San Jose Anti-Displacement Community Forum  
Seven Trees Community Center  
August 15, 2019

**Agenda:**
- Welcome
- City Presentation
- Community Testimony
- Small Group
- Large Group Debrief
- Next Steps / Evaluation
- Close

**Welcome and Introductions**

Total attendees: 40

Human thermometer activity:

- *Do you know someone who had to move in the last six months because they couldn’t afford housing?*
  - ~20 people agree

- *Do you know someone who has had to choose between buying food or paying rent?*
  - ~24 people agree

- *Do you believe San Jose is a great place to live?*
  - All but 3 agree

- *Do you believe that dealing with displacement is a community matter?*
  - All but 3 agree

**City Presentation**

- Jacklyn’s Presentation on Displacement:
  - ~3 people raised hands saying they know someone displaced from San Jose

**Community’s Testimonial**

- *Why did you come tonight?*
  - The reason why we came is that housing is becoming an important issue right now. (Vietnamese speaker)
  - I came because I am a worker and I believe every human being has a right to housing and as workers we have the right to let the city know what we need, want, and deserve (Spanish speaker)
  - We cannot stay in San Jose no matter what we get paid, and will likely need to leave within 3 months because housing is so expensive

- **Testimonials:**
Maria: Has genetic disease which makes it hard to work, but does not let it prevent her from providing for her daughter; her mother has to work 2 jobs, sleep 3 hrs/day; has needed to get expensive ear implants to try to work to afford housing; lower-cost housing would help her stay, and although Fresno would be cheaper, wants to stay in San Jose

Single mother, born and raised in San Jose; small amount of child support each month only; only living in San Jose thanks to cousin, with whom she lives along with 6 others; works in construction, and cannot afford a place of her own; its good to see there are other also struggling; San Jose is our city, I went to public schools here, work here, and want daughters to grow up and live here too, even though Los Banos might be more affordable.

Small Group Conversation Summary

Vietnamese Language Group (Facilitated by Jacky & Shiloh)

PRODUCTION
- more housing in south everywhere so it’s fair for everybody
- where the jobs are
- build near where we’re living now. We don’t have a choice – anywhere
- near public trans for seniors
- If it’s concentrated in just one place it’s impact someone – Gilroy will be too far, commutes a disaster, accidents
- Now low income in Saratoga and costs is still expensive - groceries – build where people won’t be impacted by costs of living
- Political will
- Housing for seniors for anyone – seniors really need alt. Lived here all my life, it doesn’t make sense
- Build higher – Quimby senior housing / Buy the land and build more units there
- Why doesn’t the City build higher? Is it because its an earthquake state? But SF builds high?
- Acquire low rise (1-2 stories) & build higher
- Evictors – problem
  - Harassment is a problem
  - Females rent a room – not as pretty as landlord. Husband keep looking – jealous – harassed and evicted her.

PRESERVATION
- Building new housing over older – do residents get to comeback after construction – where do people go? Shelter for 5 years?
• No international investors to move people out & mobile homes and build skyscrapers
• Gov sites for AH & Small Units, people can live & be happy (simple)
• Gov build skyscraper, small units, don’t need luxury just something to live & make a living
• City/County need to preserve housing. Residents need to find affordable housing
• Just asking for a place, small units
• City force high rise housing developers to pay for affordable housing – impact fees
• Adjust income limits because incomes are higher in this area – window of eligible incomes is too narrow

• Do you know AH resources?
  o There’s a lot of AH but now vacancies – waiting lists are closed

• Lots of migration here, local people can’t stay. the new $15/hr can’t survive here, college kids can’t afford their own place – we can’t support kids & seniors (parents). We don’t know what to do, where to go
• House owner passed away - new owner, $1200 → $2350 so renters moved
• We don’t qualify – too tight, can’t get low income, or too high enough to afford. Stuck in the middle
• For every homeless person in street, think about everyone living crowded & in garages

➢ What is the biggest problems?
  o Political will, leaders just care about people like him
  o No land
  o Build more we’ll be like NY – but deal with traffic & parking
  o need more AH
  o rent control

PROTECTION
  o 50% of international investor & new housing need to be for existing residents – 100 unites – 10% not enough
  o rent control on newer units
  o tell the investors if we put all our money to rent we wont have $$ for anything else
  o Housing emergency – what would you do? What help you need? Shelters – how long can we stay there? If someone lose their housing/job need at least 3-6 months to stay. Gov. can provide food
  o Some people get loopholes to qualify for low income housing but they have money - fraud – put their property in their children’s name then move to AH
  o Not enough AH – really poor people can’t access AH, rich people - fraud
  o Monitor AH & Senior housing – Audit Section 8
Large rent increases
Trump didn’t get down to level to people who really abuse the system (did the right thing to crack down on fraud)
Evictions

**Spanish Language Group (Facilitated by Victor and Imelda)**

**PRODUCTION (Producción)**
- Norte/Sur/Oeste/Este / north, south, west, east
- Junto con transportación public / near public transit
- Junto las escuelas / near schools
- Junto las tiendas / near stores
- Areas de desplazamiento / areas of displacement
  - Construir en diferentes áreas / build in different areas
- Donde haya transporte, escuela y comercio / where there’s transportation, schools and commerce

➢ Que clase de vivienda es accesible para ti? / what type of housing is accessible for you?
  - Basado en el costo de vida / Based on cost of living
  - Formas alternativas para tramitar y aplicar en las viviendas / alternative ways to apply for housing
  - Analisis de gastos de cada hogar / analysis of costs per household
  - Impuesto a las compañías grandes p’que se utlice para construir casas accesibles en la comunidad / tax large companies in order to build accessible housing in the community

➢ Que preguntas tienen para los representantes? / what questions do you have?
  - Porque siguen construyendo para clases media y altas? / why are they building for medium to high income
  - Si construyen condominios que un porcentaje sea tambien para condominios accesibles todos en un edificio (juntos) / if they build condos a percentage should be accessible for others in the building

**PRESERVATION (Preservacion)**
➢ Conoces los servicios?: NO / Are you aware of the services?
➢ Cual ha sido su experiencia s/aplicar a casas accesibles? What has been your experience in applying for housing?
  - Comprobantes difíciles de tener SSN, Contratos, Recibos de Servicios / providing proof like SSN, contracts, receipts for services
  - Falta de proteccion a casas / lack of protection for housing
  - Listas de espera muy gdes / waiting lists are long
  - Falta de regulacion con el costa de renta / lack of regulating rents
Muchos documentos p’aplicar (idioma, traducción, pagos de / aplicación, p/ background) / lots of documents required, language, translation, payment for application

Aplicacion sencilla y con traduccion ! / simple application process with translation

➢ Crear politica de preferencia local / creates a preference for local politics

➢ Formas alternativas para aplicar: / Alternative forms for applying
  o Ex – ITIN- diferentes comprobantes / different types of proof
  o Comprobantes de las escuelas de nietos/hijos / proof of grandchildren/children’s school
  o Comprobantes de doctor de nuestros hijos y nuestros / proof of children or our own doctors
  o Reglamentas a los realtors / regulation for realtors
  o Comprobantes de impuestos p’hacer dueños de casa / proof of taxes so we can be homeowners

PROTECTION (Protección)
  o Rent Increases? (augmento de renta) 18
  o Evictions (desalojo) 3
  o Harrassment (acoso)
  o Difficult to qualify (difícil para calificar) 18
  o Adecute size of home (tamaño de casa)
  o Lack income (falta de ingresos) 18
  o Political will (voluntad política)
  o Other (otro razon)

  o Sueldo bueno / good salary
  o Sueldo equitativo / equal pay
  o Proteccion en todo tipo de vivienda / protections for all types of housing
  o Salario al igual costo de vida / Salaries equal to cost of living
  o Residents locals les den trabajo (capacitcion para trabajar aqui) / Build work capacity for local residents
  o Prioridad para residents locales / give priority to local residents
  o Inversion en la comunidad / Invest in the community
  o La ciudad debe negociar con la companies grandes para que den los beneficios a los residents locales / city should negotiate with big companies to give benefits to local residents
  o Ciudad subsidiar a la comunidad para completer la renta / city provide subsidy resources to meet rent
  o Priorizar a la comunidad / prioritize the community
  o Seguir inviriendo en la comunidad / Keep investing in the community
  o Que las companies granes contraten a gente de la comunidad (minorías) / Big companies should contract people from the community
English Language Group (Facilitated by Michael)

PRODUCTION

- **What type of housing would be affordable and realistic for you?**
  - Housing should reflect diversity of people and income levels in San Jose, the rules should be the same for everyone
  - There is too much crime
  - Housing should fit in with the neighborhood, but we can’t just have single-family homes everywhere and we need greater density to find places for people
  - We need more modular housing – small, easy to build, can be built on existing lots
  - Granny units/ADU’s for low-income renters (but parking issue should be addressed)
  - Should focus on extremely low-income housing, housing is not affordable to folks on SSI, others with fixed income that may make only a few hundred dollars a month

- **What do you think holds the city back from producing more housing?**
  - The units that are produced are not selling (vacancies in commercial properties)
  - Measure A Affordable Housing Bond: it has been difficult to find places to put affordable housing because there are a lot of misconceptions about affordable housing and the people that live there
  - Affordable housing producers cannot compete with market-rate production

➢ Where do you think most new housing in SJ should go?
  - North/East/South/West?
  - Near public transit?
  - Near good schools?
  - Near grocery stores?
  - Near areas w/high displacement?

➢ Post it comments from participants:
  - “Affordable Housing – is not affordable – who get’s the rent?”
  - “Near transit, near retail, North & East (BART)”
o  “Close REID – HILLVIEW Airport, put housing there”
o  “Near public transit, south near schools, near grocery stores”
o  “Housing – schools, better community, close to work opportunities”
o  “You should build houses (affordable) everywhere”
o  “Develop vacant lots”
o  “East San Jose”
o  “Modular housing / low income housing”
o  “North – Senter Roard is not safe, high level of child molesters in the area released”
o  “Classrooms are already crowded”
o  “producing but not affordable. Need to support affordable /low income housing / developers market-rate being produced and not even being filled.

PRESERVATION
➢ Areas:
o  Should put low-income housing in all neighborhoods and everyone should be required to accept that housing to prevent segregation
  ▪  E.g., redlining created a scenario where disinvestment has primed areas for displacement
  ▪  Should not push low-income housing into particular places
o  Should focus areas at-risk of displacement: Downtown, Alviso, Mayfair, East Side
o  Places where land is used inefficiently like golf course and Reid-Hillview
o  Mobile home parks and other areas where there is naturally-occurring affordable housing
➢ Post it note comments:
o  Not incorporating solutions from other cities
o  Rising Housing costs - “Nickel & Diming”
o  All fo the above dynamics- present in all parts of the city
o  Jobs (skills) $
o  New Units are NOT AFFORDABLE
o  Losing rent control units - Ellis

PROTECTION
➢ We need to teach people how to improve/give people opportunities to afford something more expensive than affordable housing and advance their careers and livelihoods
➢ Existing Services:
o  Destination Home (rental assistance)
➢ Things that would help:
- Incentives for LL to house folds (All the Way Home)
- Rent Control - limiting amount folks need to pay – expand existing control
- Bridge Housing
- Expanding Rapid Re-housing program to all
- Local preferences policy
- Eliminate C. Hawkins
- Protect Ellis Act Ordinance
- Build on site for inclusionary housing ordinance instead of pay
- Grants for home repair

Large Group Debrief / Q&R

Surprises from small group discussion:
- I thought I was the only one facing these issues, but it was surprising to hear so many are in the same situation”
- What happens next? What solutions will San Jose implement for us?

Next Steps / Evaluation

➢ Did this meeting work for you?
~16 people raised their hands

➢ What can we do better?
- Need more information ahead of time so that people know to come
  - Facebook, TV, Public Library, information provided through schools
  - Radio (4 hands)
- Too much repetition between 3P’s
- Need these kinds of meetings more often

➢ Which P should be prioritized?
- Protection: ~ 13 hands raised
- Preservation: 1 hand raised
- Production: ~13 hands raised (lots of repeats)
- Several comments that all three are important