San Jose Anti-Displacement Community Forum  
Alma Community Center  
August 24, 2019

Agenda:
- Welcome
- City Presentation
- Community Testimony
- Small Groups (Preservation & Production)
  - Spanish & English small groups
- Large Group (Protection)
- Next Steps / Evaluation
- Close

Human Thermometer Exercise:
Total Attendees: 20

- Q1: Do you believe San Jose is a great place to live? 18 hands raised
- Q2: Do you believe everyone is welcome in San Jose? 3 hands raised
- Q3: Do you believe displacement is an urgent matter? 22 hands raised
- Q4: Have you or someone you know had to move in the last 6 months because they couldn’t pay for housing? 15 hands raised
- Q5: Have you or someone you know ever had to decide between paying for housing and paying for basic needs? 18 hands raised
- Q6: Do you believe that solutions DO exist to help people stay in their homes? 17 hands raised

Testimony

- “I work with homeless residents, seniors, kids. Most went to school here and feel left behind.”
- I am displaced, I earn $937 per month, I am trying to stay in school at City College, then transfer to Santa Cruz.”
“The place where I live is a duplex, they keep raising the rents, the reason is there is no rent control. I’ve been informed median rent increase is 10-15%. The contract is for $1400 per month, he raised it $400 then $500. I’m looking for help so that can be stopped.”

“I’m scared of another rent increase. My husband has three jobs so we can make rent. We pay $2500. I get sad sometimes we cannot afford to buy what the kids need.”

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SPANISH LANGUAGE – Small Group Notes:

PRESERVACIÓN

- En toda la Cuidad / in the city
- Según el mapa, son áreas donde hay minorías, y bajos ingresos / according to the map where there are minority groups and low income
- Área 6 y 3 donde hay control de renta / Areas 6 & 3 there’s rent control
- Donde hay espacios públicos / where there is public space
- Donde hay pequeños negocios, alum rock / where there are small businesses
- Donde hay escuelas / where there are schools

➢ Si fuera desplazado que seria el impacto a su familia - que minimizara el impacto
- No estar preparado $ económico para poder moverte (deposito & renta + 1 mes adelanto / not being prepared to financially or economically – deposits and 1st/last months rent required)
- Que la renta fuera menos, tener servicios y recursos q ayudan / that the rent was less and have resources to help and assist.
- Se enfrenta una a 1 gigante y solo se necesita unión / we are facing a giant and we needed unity
- Para minimizar el impacto la cuidad debe pasar una política para defender a los inquilinos y restringir el abuso de los propietarios / to minimize the impact the city ought to pass a
policies to defend renters that restrict the abuse of property owners

- Esto provoca /this provokes?
  - En la atención q tenemos a nuestros hijos / the attention we give our children
- Estoy en programa centinela / I'm in the centinal program

➢ ¿Sabe de los programas de vivienda accesibles en la cuidad

- Debe haber cupo a capacidad de 50% o mas para poder dar ayuda a los residentes / there should be space for 50% of residents
- Programas que apoyan con la renta (hay mucha demanda) / Programs that help with rent (there's alot of demand)

PRODUCCIÓN

➢ ¿Que clase de vivienda será accesible y realista para usted?

- Actualizar los estándares de ingresos para cuando se va aplicar a esas viviendas / update the standards in order to apply for housing
- Y que no sean tan estrictos en los niveles donde quedan los residentes (ex que x $50 e $100 dólares de y no les pueden dar 1 apartamento) (income restraints, some families may make a bit more than poverty limits but still cant afford to pay rent)
- Documentación alternativos validas aceptadas como requisitos para aplicar a los departamentos (por ejemplo cartas de verificación)
- Cuando se tienes mas de 2 o 3 trabajos las personas desgastan físicamente y eso afecta directamente en las enfermedades / when people have 2-3 jobs, people get tired and that contributes to illness & disease.
- Las listas de espera para aplicar a los departamentos accesibles son muy grandes y se tardan 2- 3 años / the waiting lists to apply for affordable housing is long and it takes 2-3 years
- Control de la renta a todo tipo de vivienda / rent control for all types of housing
- Que consideran los ingresos mínimos realistas “bajos ingresos” / to consider the minimum wages be aligned with low income
¿Qué tipo de vivienda nuevo le gustaría ver? ¿Donde deben ser construidos?
- West side donde hay escuelas buenas / on the west side where there are good schools
- Comunidades donde hay escuelas / communities where there are schools
- Donde hay comunidades que tienen riesgos y hay desplazamiento / in communities where there is already displacement
- Donde permanezca esa conexión con la comunidad (mi propia comunidad) / where it allows me to have a connection to the community (my own community)
- Cambiar el tipo de documentos validos y también sirven para comprobar lo que requieren / change the type of valid documents to serve and satisfy their requirements

PROTECCIÓN

¿Qué clases de protección le gustaría ver para usted y los demás en la viviendas?
- Financiera / financial
- Causa justa , control de renta / just cause, rent control
- Extender el control de renta en nuevas viviendas y edificios / extend rent control on new housing and buildings
- Debe haber 50% mas en el cupo de las viviendas / there should be more the 50% of available space
- Que aprueben documentación valida que ralamente tenemos (documentos opcionales) / they should accept valid documentation the we have (optional documentation)
- Apoyar a los residentes q han aplicado y que siga una extensión en el control de rentas para nuevas viviendas / support residents that have applied and extend rent control for new housing
- Extender mas recursos para la vivienda / extend more resources for housing
- La ciudad debe refinar los conceptos de “homless” para que no quede en in solos grupo / the city needs to redefine the definition on what is “homeless” so that they stay in one group
- Hay diferentes tipos de gente sin viviendas / there’s alot of different type of people w/out housing
- Usar espacios de google (propiedad vacía) como espacios para vivienda / use google’s empty property / space for housing
- Línea (telefónica) de ayuda de emergencia / set up an emergency telephone line
- mas prevención de vivienda para que no haya dislocamiento / more prevention for housing so there’s no dislocation (displacement)
- Honorarios pagados x el comercio para construir casa accesibles / provide paid honorariums to construct affordable housing
- Definir que bajos ingresos son en la cuidad $175,000 no es igual a $35000 / define low income in the city, $175,000 is not equal to $35,000 ($175 for a family of 4 is considered low income while people who are barely making $35K are struggling)
- Un equipo para dirigir a los residentes a la protección de vivienda / a task force group (team) to lead and support residents to protect their housing
- El fraude para las viviendas – es necesario investigar / fraud in housing, it’s necessary to investigate

(Producción)
- No se puede perder más tiempo la gente a perdido desde hace mucho tiempo atrás sus vivienda y se desplazado hasta hoy Y tienen que actuar YA! / can’t lose anymore time, people have been losing their housing for a long time and being displaced as of today and they need to act NOW!

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ENGLISH LANGUAGE SMALL GROUPS

PRESERVATION:
- What areas in the city should be preserved? (As it relates to housing)
- If your home/complex were to be re-developed, What would reduce the impact for you/your family?
Are you aware of the city’s affordable housing program? What has been your experience? What info do you need?

(Answers)
- Alum Rock
- Including culture as an “area” – Business too.
- Make sure community is central – Example of murals by people outside the community
- Areas that are about to be developed – Urban Villages
- Put affordable housing onsite for new development
  - Don’t fee out
- Preserve areas that have been red-lined
- Rent to own policies
- First right of refusal
- Assistance for people who are displaced in the interim
- Service, very proactive, to help people understand what assistance & legal options are available

PRODUCTION:
- What type of housing is affordable & realistic for you?
- What type of housing would you like to see?
- Where should it go?
  - North/South/East/West SJ?
  - Near good schools?
  - Near stores/commerce?
  - Near public transit?
  - Near areas with high displacement?

(Answers)
- Ground Floor
- Split room is okay
- Shelter requires a referral
- $600/mo. (live with parents)
- Cheap rent=surrounded by students & partying
- Smaller properties (not corporate) are easier to work with
- Student housing is more flexible
- $700/mo. for a room but would prefer his own place or something with a separate entrance
- Everyone should be able to have their own place
- As a retired individual on a fixed income, should not have to worry (about) housing
- Student housing area the schools
- “Shared” housing or incentives for folks who have extra space to rent it out
- Mixed income housing. – Especially downtown
- Too many luxury Apartment downtown – need affordable
- Near transit & jobs
- Spread affordable housing across cit to districts that aren’t covered
- Build taller @ MACSA & Reed Hillview airport
- Church properties
- Bring Churches, developers etc., into conversation

**PROTECTION:**

➢ What type of protections would you like to see for yourself/other who are in danger of displacement?

(Answers)

- Financial support for people displaced
- More/stronger rent control & single family homes and new building too & just cause
- 50% of new development=affordable
- Local preference
- Relax paperwork requirements for getting housing
- Proactive access to legal services
- Rent increase tagged to COLA
- More funding & services
- Transitional housing
- Focus on areas most threatened – Resource centers
- Use Google properties for service centers & at city hall one-stop shopping
- Hot line for services – Like rapid response
- Focus on prevention
- Require on-site production – Don’t allow ability for fee out
- Task force to address protection
- Commercial linkage fees
- Re-define low income to be lower
- Airbnb conversions – Prevent that
  - Policies that address treat real estate as an investment
- More urgency needed. We cannot wait!
Fraud checking, especially through application process

Which of the 3’s P’s are top priority for you?
- Preserve: 1 hand raised
- Produce: 13 hands raised
- Protect: 16 hands raised

MEETING EVALUATION:

What worked well about this meeting?
- Bringing people together
- Staying on topic
- Hearing the 3 proposals (strategies)
- Hearing each other's stories/experiences
- Having concrete ideas

What would you change?
- Better outreach
- More parking
- Have more frequent meetings, longer meeting,
- Have a microphone hard to hear over fans
- Traer gente junto con nosotros