

**From:** Huascar Castro [REDACTED]  
**Sent:** Monday, October 25, 2021 12:27 PM  
**To:** CEDCommittee [CEDCommittee@sanjoseca.gov]  
**Subject:** Fwd: 10.25 CED Agenda Item D.2 (COPA Update) Coalition Letter  
**Attachments:** 10.25 CED COPA Letter Item D.2.pdf

**Categories:** CEDCommittee Inbox

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Written comment for CED.

Huascar Castro

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**From:** **Huascar Castro** <[REDACTED]>  
**Date:** Mon, Oct 25, 2021 at 11:21 AM  
**Subject:** 10.25 CED Agenda Item D.2 (COPA Update) Coalition Letter  
**To:** <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>, Carrasco, Magdalena <[Magdalena.Carrasco@sanjoseca.gov](mailto:Magdalena.Carrasco@sanjoseca.gov)>, Peralez, Raul <[Raul.Peralez@sanjoseca.gov](mailto:Raul.Peralez@sanjoseca.gov)>, <[Maya.Esparza@sanjoseca.gov](mailto:Maya.Esparza@sanjoseca.gov)>, <[pam.foley@sanjoseca.gov](mailto:pam.foley@sanjoseca.gov)>  
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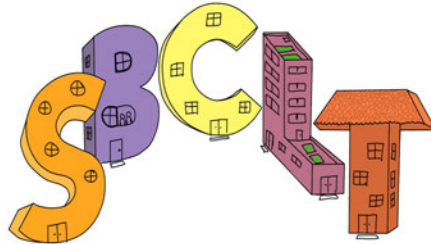
Dear CED Committee Members,

Please see our coalition's letter regarding item D.2 (Community Opportunity to Purchase Program Draft Guidelines Report) attached to this email. Thank you for the opportunity to provide comment on this matter.

Sincerely,

Huascar Castro  
Associate Director of Housing and Transportation Policy  
Working Partnerships USA  
Email: [REDACTED]  
Cell: [REDACTED]

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October 25, 2021

San Jose Community Economic Development Committee  
200 E. Santa Clara Street  
San Jose, CA 95110

**RE: Item D.2- Community Opportunity to Purchase Program Draft Guidelines Report**

Dear San Jose Community and Economic Development Community Members,

We write to you today to voice our support for the Community Opportunity to Purchase Act (COPA). COPA is a law that gives tenants or qualified non-profits (QNP) including community land trusts, nonprofit housing developers or cooperatives, the right to make the first offer to buy a property when it goes up for sale. A COPA policy is necessary, so that residents in this city who are at risk of displacement have ample opportunities to stay in their communities and have a voice in their housing options. Over the past few years the city, in collaboration with the community, came up with a strategy to address displacement taking place in San Jose. Out of this comprehensive set of strategies, it became glaringly evident that there is a need for preservation policies that preserve existing affordable homes and protect residents from being displaced or priced out of their communities.

COPA should be a key piece of any city's preservation toolkit and as San Jose moves through the process of crafting their own COPA, we ask that this committee recognize the value that this policy brings in combating the very real issue of displacement which has been affecting our community.

One particular piece of this policy we would like to highlight is that of tenant participation and overall empowerment in this, and any COPA. This policy gives tenants a voice in how their property is acquired and operated. We look forward to continued emphasis on tenant empowerment and participation in COPA, so that those who have been significantly impacted by this housing crisis, are at the center of a critical solution.

As the process to bring COPA to San Jose continues, our hope is that you keep tenant engagement, ownership opportunities for tenants and the need to identify a dedicated source of revenue to fund COPA at the forefront. In the coming months, there looks to be much more discussion on this topic. We ask you all to remember the intent of this policy, to keep homes affordable so residents of all income levels can continue to live in this city.

We look forward to continued dialogue on this matter as we all work towards critical housing solutions.

Sincerely,

Andrea Portillo, Organizing and Policy Manager  
SOMOS Mayfair

Nadia Aziz, Directing Attorney  
Housing Program  
Law Foundation of Silicon Valley

Jeffrey Buchannan, Policy Director  
Working Partnerships USA

Thao Le  
Viet Unity

Jacky Rivera, Project Coordinator  
South Bay Community Land Trust

Liz Gonzalez  
Silicon Valley De-Bug