



**CITY OF SAN JOSÉ**  
**HOUSING AND COMMUNITY DEVELOPMENT**  
**COMMISSION**  
**REGULAR MEETING**  
**NOVEMBER 14, 2013**  
**AT 5:45 PM**  
 SAN JOSÉ CITY HALL  
 200 E. SANTA CLARA ST.  
**LOCATION: CITY HALL WING ROOMS 118 & 119**  
 SAN JOSÉ, CA 95113



Members of the public who wish to make comments on any item on the Agenda, or any other item related to the Commission's purview, may be given two (2) minutes. Please note that: (1) the Commission will only be able to discuss comments to items on the Agenda; and (2) the time schedule shown below is approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take, and items may be heard before or after the times shown.

<b>TIME</b>	<b>AGENDA ITEM</b>
5:45	(a) Call to Order/Orders of the Day
5:50	(b) Introductions
5:55	(c) <a href="#">Approval of Action Minutes</a> for the October 10, 2013 Regular Meeting
6:00	(d) 2014-22 Housing Element Update (W. Chen, Housing Department) <a href="#">Meeting Presentation</a>
6:30	(e) Legislative Update – Governor’s recent actions on housing-related legislation (W. Chen, Housing Department)
6:45	(f) <a href="#">Discuss and make Recommendations</a> on the Affordable Housing Fee Nexus Study (J. Morales-Ferrand and Patrick Heisinger) <ul style="list-style-type: none"> <li>➤ Exhibit 1: <a href="#">Summary of public comment received</a></li> <li>➤ Exhibit 2: <a href="#">Illustration of the Nexus Methodology</a></li> <li>➤ Exhibit 3: <a href="#">Residential Nexus Analysis</a></li> <li>➤ Exhibit 4: <a href="#">Supplement of the Residential Nexus Analysis</a> (Real Estate Financial Feasibility Analysis)</li> </ul> <ol style="list-style-type: none"> <li>1. Consider a recommendation that Council accept the Nexus Study and consider moving forward with an ordinance establishing a citywide Affordable Housing Impact Fee as supported by the Nexus Study</li> <li>2. Provide feedback to the Housing Department regarding the appropriate amount of a Citywide Housing Impact Fee on new residential development</li> </ol> <a href="#">Meeting Presentation</a>
7:45	(g) Director’s Report (J. Morales-Ferrand, Housing Department)

1. Commissioner Recruitment update
2. Colonial Manor Mobilehome Petition
3. Winchester Ranch MHP update

- 7:50 (h) Announcements
- 7:55 (i) Open Forum
- 8:00 (j) Adjournment

**All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City of San Jose Housing Department, 200 E. Santa Clara St., 12<sup>th</sup> Floor, San Jose, CA 95113 at the same time that the public records are distributed or made available to the legislative body.**

To request an accommodation for this meeting or an alternative format for any related printed materials, please contact Theresa Ramos at 408-975-4475 or [theresa.ramos@sanjoseca.gov](mailto:theresa.ramos@sanjoseca.gov) or 408-294-9337 (TTY) as soon as possible, but at least three business days before the meeting.

**Para residentes que hablan español:** Si desea mas información, favor de llamar a Theresa Ramos al 408-975-4475.

**Riêng đối với quý vị nói tiếng Việt :** Muốn biết thêm chi-tiết, xin vui lòng tiếp xúc với Therese Tran, Đ.T. 408-793-5349.

**對於說華語的居民:** 請電 408-975-4450 向 Ann Tu 詢問詳細事宜。說粵語的居民則請撥打 408-975-4425 與 Yen Tiet 聯絡。

**Para sa mga residenteng nagsasalita ng Tagalog:** Para sa higit na impormasyon, kontakin si Arlene Silverio sa 408-793-5542.