

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

MEETING ACTION MINUTES

MAY 9, 2019

MEMBERS PRESENT: Andrea Wheeler Chair
Alex Shoor Vice Chair
Martha O’Connell Commissioner
Justin Lardinois Commissioner
Huy Tran Commissioner
Ruben Navarro Commissioner
Barry Del Buono Commissioner
Ryan Jasinsky Commissioner
Julie Quinn Commissioner

MEMBERS ABSENT: Nhi Duong Commissioner
Michael Fitzgerald Commissioner
District 7 Vacant
District 8 Vacant

STAFF: Helen Chapman Council Liaison
Kristen Clements Housing Department
Selena Copeland Housing Department
Viviane Nguyen Housing Department
Robert Lopez Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler called the meeting to order at 5:47 PM.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the minutes for the meeting of April 11, 2019

ACTION: Approve the April 11, 2019 action minutes

Commissioner O’Connell made the motion to correct the record to reflect Commissioner Del Buono’s attendance as he was inadvertently omitted, with a second by Commissioner Navarro. The motion passed 8-0-1 as amended.

Yes: Wheeler, O’Connell, Lardinois, Tran, Navarro, Del Buono, Jasinsky, Quinn

Abstain: Shoor

(IV) Reports and Information Only

A. Chair: No report.

B. Director: Ms. Clements provided the following update. The Ellis Act was moved to September 10th along with the Inclusionary framework and Cost of Development. There was a study session with County on Housing & Homeless and there were difficult tension between providing services but also sweeping encampments. At the May 14th City Council meeting, there was a general plan

DRAFT

changes and the release of the area development plan to achieve affordable housing. Soft story did get heard as an updated at CEDC on April 22nd and City Council on May 7th; it is still pending a grant request by the State and once approved, will return to CEDC with a program framework.

C. Council Liaison: Ms. Helen Chapman is working on the mobilehome legislation.

(V) Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

(VI) Old Business

None.

(VII) New Business

A. Ad hoc committee Report-back on Mobilehome Resident Evictions Tracking (Chair A. Wheeler)

ACTION: Review and edit the draft letter prepared by Chair Wheeler for the ad hoc committee on tracking mobilehome resident evictions, and make possible motion to send the letter to the City Council on behalf of the Commission.

Commissioner O'Connell made the motion to approve the draft letter as amended, with a second by Commissioner Navarro. The motion passed unanimously (9-0).

Yes: Lardinois, Tran, Quinn, Jasinsky, O'Connell, Wheeler, Shoor, Del Buono, Navarro

B. Public Hearing for the draft 2019-2020 Annual Action Plan (R. Lopez, Housing Department)

ACTION: 1) Conduct a Public Hearing on the Draft FY 2019-2020 Annual Action Plan (Plan), as required by the U.S. Department of Housing and Urban Development (HUD); 2) Provide Housing Department staff with input on the draft FY 2019-2020 Annual Action Plan and funding priorities; and, 3) Make possible recommendation to the City Council to approve the Draft Plan.

Commissioner Del Buono made the motion to approve the draft plan with the proposed changes and recommend to City Council to approve the staff plan, with a second by Commissioner Tran.

Commissioner Jasinsky made a substitute motion to increase funding for Meals on Wheels by the Health Trust and Habitat for Humanity East Bay Silicon Valley, with a second by Commissioner O'Connell. The motion failed 3-6.

Yes: Lardinois, Jasinsky, O'Connell

DRAFT

No: Tran, Quinn, Wheeler, Shoor, Del Buono, Navarro

The commissioners returned to vote on the original motion. Motion passed 7-2.

Yes: Lardinois, Tran, Quinn, Wheeler, Shoor, Del Buono, Navarro

No: O'Connell, Jasinsky

C. Moderate-income Housing Strategy Update (K. Clements, Housing Department)

ACTION: Review the staff report on current strategies to support the creation of housing for moderate-income and other “missing middle” residents in San José, and make possible recommendation to staff on moderate-income housing strategies.

Information only.

Note: Commissioner Quinn recused herself from the discussion.

D. Nominations for Chair and Vice Chair for FY 2019-20 (Chair A. Wheeler)

ACTION: Nominate Commissioners for positions of Chair and Vice Chair to serve in Fiscal Year 2019-20 in preparation for voting at the June 2019 Commission meeting (no memo).

Commissioner Jasinsky nominated Chair Wheeler for the position of Chair. Chair Wheeler accepted the nomination.

Commissioner Quinn nominated Vice Chair Shoor for the position of Vice Chair. Vice Chair Shoor accepted the nomination.

E. Ad hoc committee Report-back on Potential Vacant Housing Tax (Commissioners A. Shoor and H. Tran)

ACTION: 1) Discuss the report back of the ad hoc committee on a potential vacant housing tax; 2) Consider an expansion of the ad hoc committee’s scope also to include vacant land entitled for residential uses, vacant land entitled for commercial uses, and empty existing commercial spaces; and, 3) Authorize the ad hoc committee to return to the Commission in June with a draft letter to the City Council supporting potential strategies.

Chair Wheeler made a motion for the ad hoc to draft a letter suggesting that City Council prioritize the issue of vacant residential units and lots, including investigating causes of vacancies and means to reduce them, with a second by Commissioner Lardinois. The motion passed unanimously (9-0).

Yes: Lardinois, Tran, Quinn, Jasinsky, O'Connell, Wheeler, Shoor, Del Buono, Navarro

Commissioner Tran made the motion to expand the ad hoc committee scope to include vacant land entitled for residential uses, vacant land entitled for commercial uses, and empty existing commercial spaces, with a second by Vice Chair Shoor. The motion passed unanimously (9-0).

Yes: Lardinois, Tran, Quinn, Jasinsky, O'Connell, Wheeler, Shoor, Del Buono, Navarro

DRAFT

Commissioner Tran made a motion to approve the ad hoc committee to return to the Commission in June with a possible draft letter to City Council supporting potential strategies, with a second by Commissioner Lardinois. The motion passed unanimously (9-0). Yes: Lardinois, Tran, Quinn, Jasinsky, O'Connell, Wheeler, Shoor, Del Buono, Navarro

(VIII) Open Forum

Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Commissioner Quinn shared an update on Affordable Housing Week in Santa Clara County with multiple events and workshops available on SV@Home calendar.

Chair Wheeler reminded Commissioners of attendance and retreat dates.

Vice Chair Shoor has a Catalyze SV has an event on Wednesday, June 5th.

Ms. Kristen Clements shared that the Housing Department will be sponsoring a movie on race and to discuss racial issues.

(IX) Meeting Schedule

The next regular meeting is scheduled to be held on at 5:45 p.m. on Thursday, June 13, 2019, in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St, San José, CA 95113.

(X) Adjournment

Chair Wheeler adjourned the meeting at 9:37 PM.

The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.