

## HOUSING & COMMUNITY DEVELOPMENT COMMISSION

### MEETING ACTION MINUTES

NOVEMBER 14, 2019

**MEMBERS PRESENT:** Alex Shoor Vice Chair  
Barry Del Buono Commissioner  
Martha O'Connell Commissioner  
Nhi Duong Commissioner  
Justin Lardinois Commissioner  
Victoria Partida Commissioner  
Ryan Jasinsky Commissioner

**MEMBERS ABSENT:** Andrea Wheeler Chair  
Roberta Moore Commissioner  
Ruben Navarro Commissioner  
Shavell Crawford Commissioner  
Roberta Moore Commissioner  
Julie Quinn Commissioner  
District 8 – VACANT Commissioner

**STAFF PRESENT:** Helen Chapman Council Liaison  
Kristen Clements Housing Department  
Selena Copeland Housing Department  
Theresa Ramos Housing Department  
Fred Tran Housing Department  
Korey Richardson Housing Department  
Robert Lopez Housing Department  
Viviane Nguyen Housing Department

**(I) Call to Order & Orders of the Day**

**Chair Wheeler called the meeting to order at 6:03 PM.**

**(II) Introductions** – Commissioners and staff introduced themselves.

**(III) Consent Calendar**

- A. Approve the Minutes for the special meeting of October 29, 2019  
ACTION: Approve the October 29, 2019 action minutes.

**Commissioner Lardinois made a motion to accept the minutes of the special meeting, with a second by Commissioner Del Buono. The motion passed 7-0.**

**Yes: Partida, Lardinois, Jasinsky, O'Connell, Shoor, Duong, Del Buono (7)**

**No: None (0)**

**(IV) Reports and Information Only**

- A. Chair:** None.
- B. Director:** Ms. Kristen Clements provided an update on Housing Day on November 5, 2019 on the agenda items, including cost of development, amendments to the Inclusionary Housing Ordinance, and amendments to the Ellis Act Ordinance.
- C. Council Liaison:** Ms. Helen Chapman provided an update on Housing Day on November 5, 2019.

**(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.*

**Commissioner Partida made a motion to agendaize at a future meeting and update on the Tenant Preference policy discussed previously, with a friendly amendment by Commissioner Lardinois to consider the public comments received during open forum on November 14, 2019, with a second by Commissioner O'Connell. The motion passed 6-1. Yes: Partida, Lardinois, O'Connell, Duong, Del Buono, Shoor (6)  
No: Jasinsky (1)**

**(VI) Old Business**

**(VII) New Business**

**A. Create a New Downpayment Assistance Program for Moderate-income Homebuyers (K. Richardson, Housing Department)**

**ACTION:** Review the staff report and provide possible recommendations to the City Council in response to the proposal to create a new downpayment assistance program.

**Commissioner Lardinois made the motion for staff explore increasing the maximum purchase price, with a friendly amendment by Commissioner O'Connell to potentially include mobilehomes in the program, with a second by Commissioner Jasinsky. The motion passed 6-1.**

**Yes: Lardinois, Del Buono, Shoor, O'Connell, Partida, Jasinsky (6)**

**No: Duong (1)**

**B. Accessory Dwelling Unit Forgivable Loan Program to House Moderate-Income Renters (R. Lopez, Housing Department)**

**ACTION:** Review and make possible recommendations to the City Council on the creation of a forgivable loan program for San José homeowners who build a legal accessory dwelling unit and agree to house an income-eligible household for a period of five years, including the

possible suspension of business tax collection for qualifying accessory dwelling units during the five-year compliance period.

**Commissioner Lardinois made the motion for staff to explore strategies to discourage the delaying repayment of loans if not forgiven such as penalties and fees, with a second by Commissioner O'Connell. The motion passed 4-3.**

**Yes: Shoor, O'Connell, Jasinsky, Lardinois (4)**

**No: Del Buono, Duong, Partida (3)**

**Vice Chair Shoor made the motion to minimize the financial risk to the City, with a second by Commissioner Jasinsky. The motion passed 7-0.**

**Yes: Partida, Lardinois, Jasinsky, O'Connell, Shoor, Duong, Del Buono (7)**

**No: None (0)**

**C. Rent Stabilization Program Quarter 1 Report for Apartments, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance  
(F. Tran, Housing Department)**

**ACTION:** Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.

**Commissioner Del Buono made the motion to accept the staff report, with a second by Commissioner Lardinois. The motion passed 7-0.**

**Yes: Del Buono, Duong, Shoor, O'Connell, Jasinsky, Lardinois, Partida (7)**

**No: None (0)**

**D. Rent Stabilization Program Quarter 1 Report for Mobilehomes, Including the Mobilehome Rent Ordinance  
(T. Ramos, Housing Department)**

**ACTION:** Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.

**Commissioner Jasinsky made the motion to accept the staff report, with a second by Commissioner O'Connell.**

**Yes: Del Buono, Duong, Shoor, O'Connell, Jasinsky, Lardinois, Partida (7)**

**No: None (0)**

**E. Rent Stabilization Program Rent Registry Implementation Update  
(F. Tran, Housing Department)**

**ACTION:** Review the staff report and provide possible recommendations on the Rent Stabilization Program Rent Registry Implementation update for FY 2018-19.

**Commissioner Del Buono made the motion to accept staff report, with a second by Commissioner Jasinsky. The motion passed 7-0.**

**Yes: Del Buono, Duong, Shoor, O'Connell, Jasinsky, Lardinois, Partida (7)**

**No: None (0)**

**F. Completion of the Ratio Utility Billings System Petitions Under the Apartment Rent Ordinance**

**(T. Ramos, Housing Department)**

ACTION: Review the staff report on completion of the Ratio Utility Billing Systems (RUBS) Petitions Under the Apartment Rent Ordinance in FY 2018-19.

**Commissioner Jasinsky made the motion to accept staff, with a second by Commissioner Partida. The motion passed 7-0.**

**Yes: Del Buono, Duong, Shoor, O'Connell, Jasinsky, Lardinois, Partida (7)**

**No: None (0)**

**G. Timing for Hearing Commissioner-initiated Items**

ACTION: Discuss the process and order of upcoming Commissioner-initiated items on future agendas.

**This item will be deferred.**

**(VIII) Open Forum**

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**(IX) Meeting Schedule**

The next regular Commission meeting is scheduled to be held on Thursday, January 23, 2019, at 5:45 p.m. at San José City Hall, 200 E. Santa Clara St., San José, CA 95113 in Tower Room 332.

Potential items for January (subject to change):

- Mobilehome Park Land Use General Plan Designations
- Potential Policy/Program on Affordable Housing that Encourages Transportation Mobility

**(X) Adjournment**

**Chair Wheeler adjourned the meeting at 8:51 PM.**