

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
MEETING ACTION MINUTES

March 12, 2020

MEMBERS PRESENT: Andrea Wheeler Chair (D6)
Alex Shoor Vice Chair (D2)
Barry Del Buono Commissioner (D3)
Shavell Crawford Commissioner (D4) – Arrived at 6:15 PM
Ruben Navarro Commissioner (D5)
Victoria Partida Commissioner (D7)
Martha O’Connell Commissioner (MR)

MEMBERS ABSENT: Nhi Duong Commissioner (Mayor)
Justin Lardinois Commissioner (D1)
District 8 – VACANT Commissioner (D8)
Julie Quinn Commissioner (D9)
Roberta Moore Commissioner (D10)
Ryan Jasinsky Commissioner (ML)

STAFF PRESENT: Helen Chapman Council Liaison
Kristen Clements Housing Department
Selena Copeland Housing Department
Noel Padilla Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler started the meeting at 5:50 PM.

Chair Wheeler could not call the meeting to order due an absence of quorum at 5:50pm. Until quorum was reached at 6:15pm, items (II) Introductions and (IV) Reports were discussed.

Items VII-A and VII-C were deferred until later dates, as requested by Housing Department staff.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the special meeting of February 13, 2020

ACTION: Approve the February 13, 2020 action minutes.

Commissioner Shoor made the motion to approve the minutes, with a second by Commissioner O’Connell.

Yes: Wheeler, Shoor, Del Buono, Navarro, Partida, O’Connell, Crawford (7)

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No: None (0)

[Absent: Duong, Lardinois, Quinn, Moore, Jasinsky (5)]

(IV) Reports and Information Only

A. Chair: Chair Wheeler did not have a report.

B. Director: Ms. Kristen Clements provided an update that City Council on March 10, 2020, approved a land use designation for use on all mobilehome parks. There will also be an eviction moratorium for tenants who have lost income due and unable to afford rents due to COVID-19. The eviction moratorium will cover all tenants in rental units, including single family homes and duplexes.

C. Council Liaison: Ms. Helen Chapman did not have a report.

(V) Open Forum

(VI) Old Business

(VII) New Business

A. Annual Progress Report On the Implementation of the San José General Plan Housing Element and the Housing Successor to the Redevelopment Agency Annual Report (R. Cueto & K. Clements, Departments of Planning, Building and Code Enforcement & Housing)

ACTION: Receive the staff reports for the draft 2019 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element, and the draft 2018-19 Housing Successor to the Redevelopment Agency Annual Report, and make possible recommendations to staff and/or the City Council.

This item was deferred to a later date.

B. Draft Five-Year Consolidated Plan 2020-25 Funding Priorities (K. Clements, Housing Department)

ACTION: Hold a public hearing on funding priorities for the next Five year Consolidated Plan, which will govern the use of federal funding from the U.S. Department of Housing and Urban Development from 2020 through 2025, and provide Housing Department staff with input on the funding priorities.

Commissioners gave staff feedback as requested, which will be reflected to the City Council and to HUD.

Commissioner Shoor made the motion that all goals related to grassroots outreach skills development and neighborhood leadership development be quantitatively related to housing development, preservation and protection issues, with a second by Commissioner Wheeler. The motion passed 4-3.

Yes: Wheeler, Shoor, Del Buono, Crawford (4)

No: Navarro, Partida, O'Connell (3)

[Absent: Duong, Lardinois, Quinn, Moore, Jasinsky (5)]

C. Inclusionary Housing Ordinance Follow-Ups

(R. VanderVeen, Housing Department)

ACTION: Receive an update on proposed amendments to Inclusionary Housing Ordinance with three of the remaining outstanding items following November 5, 2019, City Council:

- (a) Evaluate financing impacts of extending the period of affordability to 99 years;
- (b) Incentivize density for small projects between 5 to 19 units; and,
- (c) Encourage innovative partnerships by exploring the minimum contribution to off-site developments in order to maximize affordable housing.

This item was deferred to a later date.

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 Shoor expressed the importance of having remote commission meetings and using digital means to be part of the meetings, especially for individuals with disabilities, and that this crisis could offer an opportunity to increase access.

Commissioner O'Connell expressed her strong support for remote access, particularly for disabled commissioners, and her interest to be part of the conversation regarding remote meetings.

Commissioner Partida shared that the U.S. Census started today.

IX. Meeting Schedule

The next scheduled Commission meeting was a special meeting scheduled to be held on Thursday, March 26, 2020, at 5:45 p.m. at San José City Hall, 17th Floor, 200 E. Santa Clara St., San José, CA 95113. (This meeting was cancelled due to COVID-19, as were all Commission meetings through July 2020).

X. Adjournment

Chair Wheeler adjourned the meeting at 7:44 PM.