

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
MEETING ACTION MINUTES

September 14, 2023

MEMBERS PRESENT:	Roma Dawson Vacant Barry Del Buono Ruben Navarro Jen Beehler Victoria Partida Huy Tran Ryan Jasinsky Zenia Cardoza	Commissioner (D1) Commissioner (D2) Commissioner (D3) Commissioner (D5) <i>Left @ 7:41pm</i> Commissioner (D6) Vice Chair (D7) Commissioner (D8) Chair (ML) Mayor (CW)
MEMBERS ABSENT:	Linh Vong Don Jackson Sketch Oppie Daniel Finn	Commissioner (D4) Commissioner (D9) Lived Experience (CW) Commissioner (MR)
STAFF PRESENT:	Rachel VanderVeen Luisa Cantu Rosalynn Hughey Kristen Clements Stephanie Gutowski Avni Desai	Assistant Director Housing Commission Assistant Secretary, Housing Acting Housing Director, Housing Department Acting Deputy Director, Housing Department Sr. Development Officer, Housing Department Fuse Fellow

(I) Call to Order & Orders of the Day

- A. Chair Jasinsky called the meeting to order at 5:49 p.m. and reviewed logistics for Zoom meetings**

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

- A. Approve the Minutes for the Regular Meeting of August 10, 2023.**
- B. Approve the Minutes for the Annual Retreat Special Meeting of August 26, 2023.**
- C. Approve the Housing and Community Development Commission’s Fiscal Year 2022-23 Accomplishments Report and Fiscal Year 2023-24 Workplan.**

ACTION: Approve the Minutes for the Regular meeting of August 10, 2023, Minutes for the Annual Retreat meeting of August 26, 2023 and the Housing and Community Development Commission’s Fiscal Year 2022-23 Accomplishments Report and Fiscal Year 2023-24 Workplan

**Housing & Community Development Commission
FINAL Minutes – Regular Meeting of September 14, 2023**

Commissioner Moore made the motion to approve the Minutes for the Regular meeting of August 10, 2023, Minutes for the Annual Retreat meeting of August 26, 2023 and the Housing and Community Development Commission’s Fiscal Year 2022-23 Accomplishments Report and Fiscal Year 2023-24 Workplan, with a second by Commissioner Dawson. The motion passed 9-0.

Yes	Jasinsky, Dawson, Del Buono, Navarro, Beehler, Partida, Tran, Cardoza, Moore (9)
No	None (0)
Absent	Finn, Vong, Jackson, Oppie (4)

(IV) Reports and Information Only

- A. Chair:** Chair Ryan Jasinsky reviewed logistics and guidelines for participation.
- B. Director:** Ms. Rachel VanderVeen thanked the commission for a positive and productive retreat on August 26, 2023. In addition, Ms. VanderVeen updated commission regarding the Housing Element that staff will be making updates and resubmitting to the Housing and Community Development department of the state. Ms. VanderVeen provided an update on a recent City Council study session the Housing Department hosted on September 7, 2023 regarding the 3P’s – Production, Preservation and Protections.
- C. Council Liaison:** No Report (absent).

(V) Open Forum

(VI) Old Business

(VII) New Business

**A. Public Hearing on the Draft Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER)
(S. Gutowski, Housing Department)**

ACTION: Conduct a public hearing on the report on the progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan and the FY 2022-2023 Annual Action Plan (Housing) regarding the use of federal funds from the U.S. Department of Housing and Urban Development (HUD), and recommend that the City Council approve the FY 2022-2023 CAPER.

Commissioner Tran made the motion to recommend that City Council approve the FY 2022-23 Consolidated Annual Performance and Evaluation Report

(CAPER), with a second by Commissioner Navarro. The motion passed 9-0.

Yes	Jasinsky, Dawson, Del Buono, Navarro, Beehler, Partida, Tran, Cardoza, Moore (9)
No	None (0)
Absent	Finn, Vong, Jackson, Oppie (4)

**B. Draft Program Frameworks for Proposed Tenant Preferences that Deter Displacement
 (J. Ishimatsu, Housing Department)**

ACTION: Review the proposed framework for the proposed Anti-Displacement and Neighborhood Tenant Preferences for city-funded affordable housing and make recommendations to staff and/or the City Council.

Commissioner Moore made the motion to recommend that staff investigate demonstration of community ties (as demonstrated by other sample cities -- e.g., residence, family, connection to organizations) as a requirement for accessing these preferences. Community ties should be 3 or more years, with a second by Commissioner Cardoza. The motion passed 8-0.

Yes	Jasinsky, Dawson, Del Buono, Beehler, Partida, Tran, Moore, Cardoza (8)
No	None (0)
Absent	Finn, Vong, Jackson, Oppie, Navarro (5)

**C. Establish an Ad-Hoc Committee to Research Soft Story Seismic Retrofit Policy and Programs
 (R. Jasinsky, Chair)**

ACTION: Form an ad hoc committee and authorize the ad hoc committee to research soft story seismic retrofit policies and programs and report back to the Commission at a future meeting.

Commissioner Jasinsky made the motion, subject to City Attorney review, conditionally create Ad-Hoc Committee to research soft story seismic retrofit policy and programs and to report back to Commission, with a second by Commissioner Moore. The motion passed 8-0.

Yes	Jasinsky, Dawson, Del Buono, Beehler, Partida, Tran, Moore, Cardoza (8)
No	None (0)
Absent	Finn, Vong, Jackson, Oppie, Navarro (5)

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(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.

(IX) Meeting Schedule

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, October 12, 2023, at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113.** Items expected to be heard are (updated):

- Draft Soft Story Retrofit Program
- Rent Stabilization Program Fiscal Year 2022-23 Quarter 4 Report for Apartments, Including the Apartment Rent Ordinance, Tenant Protection Ordinance, and Ellis Act Ordinance
- Rent Stabilization Program Fiscal Year 2022-2023 Quarter 4 Report for Mobilehomes

(X) Adjournment

Chair Jasinsky adjourned the meeting at 8:48 p.m.