

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDAC)

SYNOPSIS OF REGULAR MEETING ON FEBRUARY 14, 2013 AT 5:45 PM

MEMBERS PRESENT: Chair Darrow, Vice Chair Tom, Commissioners Duval, Ellak, McLaughlin, Ngo
MEMBERS ABSENT: None
CITY STAFF: W. Chen (Housing), J. Morales-Ferrand (Housing), J. Nusbaum (Planning), A. Quigley (Council Liaison)
GUESTS: M. Arce (SJSU), A. Cortez (SVCN), P. Khak (SJSU), A. Nguyen (SJSU), M. O'Connell (HOME), E. Tunterro (Sacred Hearts)
LOCATION: 200 E. Santa Clara Street, Tower Room 1254, San José, CA 95113

Digital audio recording of the meeting can be obtained from the City of San Jose Housing Department

AGENDA ITEM

(a) Call to Order/Orders of the Day

The meeting was called to order at 5:51 p.m with a quorum of five Commissioners present. Chair Darrow arrived at 5:59pm.

(b) Introductions

Commissioners, staff, and public introduced themselves.

(c) Announcements

No announcements were made.

(d) Approval of Action Minutes for January 10, 2013.

Commissioner Ellak made the motion to approve the Action Minutes for the January 10, 2013 Regular Meeting, with a second by Commissioner McLaughlin. The motion passed 6-0.

(e) Presentation on Proposed Title 20 Amendments of the San José Municipal Code (the Zoning Ordinance) all to modify parking requirements for certain enumerated uses to further implement the Economic Development, Land Use, and Transportation Policies set forth within the Envision San José 2040 General Plan, and to make other technical, formatting, or other nonsubstantive changes within those Chapters of said Title 20, and possible recommendations by the Commission to City staff (J. Nusbaum, Department of Planning, Building, & Code Enforcement)

1. **Section 20.70.330 of Chapter 20.70 (Downtown Zoning Regulations)**
2. **Numerous sections of Chapter 20.90 (Parking and Loading);**
3. **Sections 20.100.1300 and 20.100.1320 of Chapter 20.100 (Administration and Permits)**
4. **Add new sections to Chapter 20.200 (Definitions) to add definitions for “Area Development Policy,” “Car-Share,” “Charge or Charging Station,” and “Urban Village”**

Planning staff made the presentation on proposed zoning ordinance changes, which includes lower allowable parking requirements for efficiency and single-resident occupancy units. The City Council will hold two hearings on the proposed changes, one on February 26 and the second on March 5.

Commissioner McLaughlin applauds the proposals and asked about how the potential impacts of parking reductions if transit does not provide a real alternative to get to the workplace.

Chair Darrow applauds the Planning Department and indicated that parking reductions could lower development costs for affordable housing by removing excess parking.

Chair Darrow made the motion to approve the Proposed Title 20 Amendments of the San José Municipal Code (the Zoning Ordinance) all to modify parking requirements for certain enumerated uses to further implement the Economic Development, Land Use, and Transportation Policies set forth within the Envision San José 2040 General Plan, and to make other technical, formatting, or other nonsubstantive changes within those Chapters of said Title 20, with a second by Commissioner McLaughlin.

Public comment was taken. M. O’Connell commented that parking accessibility and considerations should be made for seniors and the disabled. Staff indicated that federal ADA requirements mandate handicapped parking spaces regardless of local decisions.

The motion passed 6-0.

(f) Hold a Public Hearing on San Jose’s Housing and Community Development Needs for the FY 2013-14 Consolidated Annual Action Plan and Recommendation to City Council (D. Murillo, Housing Department)

Staff indicated that the proposal to extend existing contracts, as approved by the Housing Commission in its January 10, 2013 meeting, will be heard at the February 26, 2013 City Council meeting.

No public comments were made.

(g) Informational Item on City Commitments to the Japantown and Donner Lofts Development Proposals and Possible Recommendation to City Council (J. Morales-Ferrand, Housing Department)

Staff provided information on two affordable housing development proposals, and indicated that the Housing Department has started lending on developments again.

A public comment was made regarding the low frequency of transit and the lack of available drugstores and commercial spaces. It was asked whether commercial development could be encouraged. Staff indicated that housing funds could only fund housing activity and that it can be difficult to access other funding sources for commercial space in mixed-use development.

A question was asked if there could be more than one homeless individual in a room. Staff indicated they would check with the Planning Department.

Commissioner McLaughlin made the motion to approve the City Commitments to the Japantown and Donner Lofts Development Proposals, with a second by Vice Chair Tom.

Chair Darrow asked if more discussions could be had with VTA to link housing with transit.

The motion passed 6-0.

(h) Legislative & Policy Updates and Possible Recommendations to Council (W. Chen, Housing Department)

- **Homes & Jobs Act 2013**
- **California Redevelopment Law Cleanup**
- **Administrative Funding**
- **Palmer**
- **Cap & Trade**

Chair Darrow indicated that the Homes and Jobs Act has the greatest impact. For inclusionary housing, reviewing the cost of new rentals shows how expensive housing is in the area.

Commissioner Ellak made the motion to approve each of the legislative and policy items. Commissioner Ellak amended the motion to approve the first four legislative items, with a second by Commissioner Duval. The motion passed 6-0.

Commissioner McLaughlin commented that cap and trade is more of a regional issue and should potentially be funded at that level with funding for affordable housing.

Commissioner McLaughlin made the motion to recommend that cap and trade dollars be allocated to a regional metropolitan planning organization, with a second by Commissioner Ellak. The motion passed 6-0

(i) Update on the Housing Investment Plan and Possible Recommendation to Staff (W. Chen, Housing Department)

Chair Darrow recommended that the housing impact fee should be explored as a potential revenue source for affordable housing.

(j) Commission Selection of Grants Subcommittee Members and Officers (W. Chen, Housing Department)

Vice Chair Tom made the motion to appoint Commissioner McLaughlin to the Grants Subcommittee, with a second by Commissioner Ellak. The motion passed 5-0-1 with Commissioner McLaughlin abstaining.

Commissioner McLaughlin made the motion to appoint Commissioner Ellak as the Chair of the Grants Subcommittee and Commissioner Duval as the Vice Chair, with a second by Commissioner Duval. The motion passed 6-0..

(k) Update on the Consolidation of Boards & Commissions and Possible Recommendation to Staff (W. Chen, Housing Department)

Staff provided an update on the Boards & Commissions consolidation process.

Commissioner McLaughlin asked about the potential benefit of having expertise in non-profits or affordable housing on the Commission.

Chair Darrow indicated that the Commission should have low-income membership, with a minimum of two seats.

Commissioner Ellak asked that having a homeless representative be considered.

Public comment: City Team should be contacted.

(l) Discussion on 2013 Affordable Housing Week and Potential Recommendation to Staff on Themes, Events, and Commission Participation (W. Chen, Housing Department)

Staff provided information on the 2013 Affordable Housing Week planning process.

Commissioners suggested exploration of the following topics: information to young students who are not aware of the process of applying for housing, including emancipated youth; legislation; and senior housing.

Location recommendations included San Jose State University or a community center.

The Council Liaison indicated the Councilmember Herrera can provide assistance in planning Affordable Housing Week.

Public comment: include non-profits.

(m) Make a Recommendation to Staff on How to Thank the Office of the Vice Mayor for Its Previous Liaison Role to the Commission (W. Chen, Housing Department)

The Commission suggested a handwritten thank you letter and a photo of the Commission.

(n) Standing Reports

No discussion.

(o) Future Agenda Items

No discussion.

(p) Open Forum

No comments.

(q) Adjournment

The meeting was adjourned at 8:15 p.m.