

DRAFT

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

REGULAR ACTION MINUTES

SEPTEMBER 12, 2013

MEMBERS PRESENT: Brian Darrow Commissioner-arrived at 6pm
Michael Fitzgerald Commissioner
Patrick Ngo Commissioner
Timothy Tom Commissioner
Jacquie Heffner Commissioner
Donna Cox Commissioner
Lee Ellak Commissioner
Mike Graves Commissioner

MEMBERS ABSENT: Samuel Duval Commissioner (not excused)
Ralph McLaughlin Commissioner (excused)

STAFF: Dave Bopf City Staff, Housing
Theresa Ramos City Staff, Housing
Jacky Morales-Ferrand City Staff, Housing
Daniel Murillo City Staff, Housing
Wayne Chen City Staff, Housing
Shasta Greene City Staff, City Attorney's
Aaron Quigley City Staff, Office of Councilmember Rose Herrera

- (a) **Call to Order/Orders of the Day**—Commissioner Jacquie Heffner opened the meeting at 5:50pm. Commissioner Cox made a motion to elect Commissioner Heffner as Chair Pro Tempore until Commissioner Darrow arrives to the meeting. Commissioner Fitzgerald seconded the motion. The motion passed (7:0).
- (b) **Introductions**—Commissioners, staff, and public introduced themselves.
- (c) **Approval of the Action Minutes for the August 8, 2013 Regular Meeting**—Commissioners Ellak and Graves noted a typo on item (h) that reads “apart” but should read “a part.” Commissioner Ellak made a motion to approve the action minutes for the August 8, 2013 regular meeting as amended. Commissioner Cox seconded the motion. The motion passed (7:0).
- (d) **Policy Update and Possible Recommendation to City Council regarding Housing in Urban Villages at the Urban Villages Study Session (W. Chen, Housing Department)**—Staff provided a policy update presentation regarding housing in Urban Villages at the Urban Village Study Session and provided a handout on the key issues of the development strategy of the City’s Envision 2040 General Plan. Staff announced that a public study session will take place on September 26, 2013 at 1:30pm, City Council Chambers (200 E. Santa Clara St., San José, CA 95113) and a presentation on the potential financial strategies to City Council will take place on November 19, 2013. Public comment from six residents from Winchester Mobilehome Park spoke about their concern of rezoning land use and potential impact of a park conversion and displacement of seniors currently residing at the park.

Public comment came from Jair Valez who asked if the City offered assistance to homeowners in foreclosure. Public comment also came from Mari Jo Pokriots, Davlyn Jones, David G. Tripp, Phyllis Tripp, and Warren Gannon, residents of Winchester Mobilehome Park concerned about a the possible sale of the park, potential zoning change to another use , that could result in displacement of mobilehomes, low income and seniors.

Commissioner Tom made a motion to recommend to Council that it: 1) ensure that current residents living in development areas are able to afford to live there and stay there; 2) during the time of development, look at resident displacement strategies for temporary and permanent; and 3) ensure that the work force inside San Jose is able to live in the Urban Villages and work in San José without becoming a commuter workforce. Commissioner Graves made a friendly amendment to describe the vulnerable populations to be considered (apartment, mobilehomes, transitional housing, low income, and seniors). Commissioner Graves seconded the amended motion. The amended motion passed (8:0). The Commission directed staff to agendize a Mobilehome Parks item on the next HCDC agenda.

Commissioner Heffner made a motion to move agenda item (k) Director's Report to follow agenda item (d). Commissioner Cox seconded the motion. The motion passed (8:0).

- (k) **Director's Report**—Staff provided a verbal update about: 1) City Council's discussion of the Urban Village Plan in Spring 2014; 2) Winchester Mobilehome Park, and provided a general overview of procedure that would apply if the park were to convert from its current use; 3) Inclusion Housing Ordinance litigation has been taken up for review by the Supreme Court; and 4) AB 1229, bill overturning the Palmer case is pending governor approval.
- (e) **Overview of Federal Funding—Presentation and Discussion (D. Murillo, Housing Department)**—Staff provided a presentation, had a discussion about an overview of federal funding and made available handouts of the presentation.
- (f) **Public Hearing of the FY 2012-13 Consolidated Annual Performance and Evaluation (CAPER)-Recommendation to City Council to approve Report (J. Morales-Ferrand, Housing Department)**—Staff provided a memorandum dated August 26, 2013 regarding Public Hearing on the FY 2012-2013 Consolidated Annual Performance Evaluation Report (CAPER) and Approval of the Document. The Commission held a public hearing on the CAPER but no public comment was received during the hearing. Commissioner Graves made a motion to approve the report. Commissioner Heffner seconded the motion. The motion passed (8:0).
- (g) **Public Hearing on the Substantial Amendment to the FY 2013-14 Annual Action Plan-Recommendation to City Council to approve Amendment (D. Murillo, Housing Department)**—Staff provided a memorandum dated September 3, 2013 regarding Public Hearing on and Recommendation for Approval of a Substantial Amendment to the FY 2013-2014 Annual Action Plan. The Commission held a public hearing on the Substantial Amendment to the FY 2013-14 Annual Action Plan but no public comment was received during the hearing. Commissioner Ellak made a motion to approve the FY 2013-14 Annual Action Plan. Commissioner Graves seconded the motion. The motion passed (8:0).
- (h) **Public Hearing on Amendment to Citizen Participation Plan-Recommendation to City Council to approve Amendment (J. Morales-Ferrand, Housing Department)**—Staff provided a memorandum dated September 4, 2013 regarding Amendment to the Citizen Participation Plan. The Commission held a public hearing on the Amendment to that Citizen Participation Plan but no public comment was received during the hearing. After the public hearing, there was additional public comment from Gail Osmer asked why the word "mobilehome" was not included in the naming of the new Commission. Commissioner Graves made a motion to approve the Amendment to Citizen Participation Plan. Commissioner Cox seconded the motion. The motion passed (8:0).
- (i) **Grants Subcommittee-Action to appoint members for a term running through December 31, 2013 (D. Bopf, Housing Department) Update**— Commissioner Graves made a motion to keep and extend the appointment of Commissioners Ellak, Duval, and Heffner to the Grants Subcommittee through December 31, 2013. Commissioner Ngo seconded the motion. The motion passed (8:0).

(j) New Commission Selection Process-Presentation (D. Bopf, Housing Department)—Staff provided a general overview of the City Clerks’ proposed policy change to Boards and Commission selection and appointment that will be presented in the near future to the City Council.

(l) Adjournment—The HCDC meeting adjourned at 7:55pm.