

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

REGULAR MEETING ACTION MINUTES

JANUARY 15, 2015

MEMBERS PRESENT:

Martha O’Connell	Chair
Amanda Montez	Vice Chair
Jaime Angulo	Commissioner
Patrick Ngo	Commissioner
Robert Gill	Commissioner
Quincy Virgilio	Commissioner (5:56pm)
Gary Prideaux	Commissioner
Kassa Abay	Commissioner

MEMBERS ABSENT: Winona Nash Commissioner (excused)

STAFF:

Jacky Morales-Ferrand	Housing Department
Dave Bopf	Housing Department
Adam Marcus	Housing Department
Wayne Chen	Housing Department
Robert Lopez	Housing Department
Ray Bramson	Housing Department
Jenny Nusbaum	Planning Department
Laura Charfauros	Environmental Services Department
Ashwini Kantak	Environmental Services Department
Dan Block	Councilmember Rose Herrera’s Office

(a) **Call to Order/Orders of the Day**—Chair O’Connell called the meeting to order at 5:45pm. Vice Chair Montez made the motion to accept the orders of the day with a second by Commissioner Angulo. The motion passed unanimously (7-0).

(b) **Introductions**—Commissioners, staff, and audience introduced themselves.

(c) **Approval of the Action Minutes for the November 13, 2014 Regular Meeting**

Chair O’Connell made the motion to approve the minutes for the November 13, 2014 regular meeting with an amendment to edit a sentence in Item (e) to say “LGBT housing needs”. Vice Chair Montez seconded the motion. The motion passed unanimously (7:0). Commissioner Abay did not vote as he did not participate at the November 13 meeting.

(d) **Sanitary Sewer Flow Study and San Jose Customer Sanitary Sewer Rate Changes
(A. Kantak & L. Charfauros, Environmental Services Department)**

Ms. Charfauros and Ms. Kantak gave a presentation on the Sanitary Sewer Flow Study.

David Wall commented that the Commission needs to start reviewing treatment plant advisory commission reports.

Chair O’Connell asked staff to provide an explanation of Prop 218 from City Attorney’s Office.

Ms. Kantak explained that ESD will return to the March HCDC meeting with updated flow numbers.

DRAFT

(e) Housing Trust Fund Appropriation for Capacity Building of Non-Profit Partner Organizations (R. Bramson, Housing Department)

R. Bramson gave a presentation on the reason for the Housing Trust Fund appropriation.

Chair O'Connell requested that Mr. Bramson return to the Commission and present the nonprofits that are selected for these funds.

Commissioner Virgilio made the motion to endorse a Housing Trust Fund appropriation by the Director of Housing, in an amount not to exceed \$265,000, to provide capacity building grants for non-profit homeless services organizations with the stipulation the staff returns with a review of the funded organizations. The motion was seconded by Chair O'Connell. The motion passed unanimously (8-0).

(f) Housing Element (A. Marcus, Housing Department)

Mr. Marcus gave a brief presentation on the Housing Element edits.

Commissioner Virgilio commented that he does not feel comfortable voting because he did not have enough time to review the entire document and the edits.

Dennis Martin from the Building Industry Association (BIA) commented to reinforce BIA's concerns on the ability of the Housing Element to meet the RHNA allocations. Also stated that the Park fees need to be updated and the Housing Impact Fee should be included in the fee structure for Housing Element. Ms. Morales-Ferrand replied that the Housing Impact fee will be included in the memo to Council that the record is clarified.

Commissioner Angulo made the motion to recommend that the City Council adopt the Revised Draft Housing Element of the General Plan and approve submittal of it to the State Department of Housing and Community Development (HCD) with a second by Commissioner Montez. The motion passed 7-1 by roll call vote with Commissioner Virgilio against.

(g) 2015-2020 Consolidated Plan Update & Public Hearing (A. Marcus, Housing Department)

Mr. Marcus gave a presentation on the Consolidated Plan and explained that it is required to be updated every five years to look at and plan for local housing and community development needs. Mr. Marcus explained that the Housing Department will return to the Commission for a recommendation at a future meeting.

David Wall commented that he has a problem with the mechanics of the study because there are 10 council districts in City of San Jose, but not all council districts are represented in the outreach done by staff.

(h) Director's Report

Ms. Morales-Ferrand thanked the Commission for the commendation for Leslye and attending the retirement dinner.

Ms. Morales-Ferrand announced that the Department will be participating in the homeless count on January 27 and 28 from 6am – 10am.

Ms. Morales-Ferrand also announced changes in the City including Norberto Duenas as the interim city manager, herself as interim Director, Dave Bopf as interim assistant director, Wayne Chen as interim division manager, and Adam Marcus as interim policy manager.

DRAFT

(i) Open Forum

None

(j) Adjournment

Vice Chair Montez made the motion to adjourn the meeting with a second by Commissioner Angulo. The motion passed unanimously (8-0).

Chair O'Connell adjourned the meeting at 7:21pm.