

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**

**REGULAR MEETING ACTION MINUTES**

**JANUARY 14, 2016**

**MEMBERS PRESENT:** Martha O’Connell Chair  
 Davlyn Jones Vice Chair  
 Michael Fitzgerald Commissioner  
 Bob Gill Commissioner  
 Mike Graves Commissioner  
 Alex Shoor Commissioner  
 Victoria Johnson Commissioner (arrived at 6:05pm)  
 Steven Neff Commissioner  
 Lee Thompson Commissioner  
 Gary Prideaux Commissioner

**MEMBERS ABSENT:** Melissa Medina Commissioner

**STAFF:** Wayne Chen Housing Department  
 Adam Marcus Housing Department  
 Jenny Nusbaum Planning Department  
 Robert Lopez Housing Department  
 Dan Block Vice Mayor Herrera’s Office

(a) **Call to Order/Orders of the Day**—Chair O’Connell opened the meeting at 5:57pm. Commissioner Jones made the motion to approve the Orders of the Day with a second by Commissioner Graves. The motion passed unanimously (9:0).

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

(c) **Approval of the Action Minutes for the November 12, 2015 Regular Meeting**

Commissioner Graves made the motion to approve the minutes for the November 12, 2015 regular meeting with a second by Commissioner Gill. The motion passed unanimously (9:0).

(d) **Chair’s Report (Chair O’Connell)**

Chair O’Connell announced that she would be recusing herself from Items (f) and (g) based on a letter from the California Fair Political Practices Commission (FPPC) without prejudice to any future commissioner who lives in a mobilehome.

(e) **Nomination and Election of Vice Chair (M. O’Connell, Chair)**

Chair O’Connell nominated Commissioner Jones for Vice Chair with a second by Mike Graves.

Commissioner Thompson nominated Commissioner Shoor for Vice Chair with a second by Commissioner Graves.

Commissioner Jones was elected to Vice Chair with a term through June 2016 with 6 votes (O'Connell, Graves, Gill, Neff, Jones, Fitzgerald) against 3 votes for Commissioner Shoor (Prideaux, Shoor, Thompson).

Chair O'Connell left the dais to recuse herself from the next items and Vice Chair Jones assumed the role of Chair.

**(f) Mobilehome Park Conversion-Council Policy and General Plan, Zoning Ordinance Amendments (A. Marcus, Housing Department)**

Ms. Nusbaum and Mr. Marcus presented the Mobilehome Park Conversion Council Policy and General Plan Zoning Ordinance Amendments, as well as fielded questions and comments from commissioners and public.

Commissioner Shoor made the motion to change the wording of the General Plan Text Amendments from "encourage" to "require" with a second by Commissioner Neff. The motion passed 5-4 with Commissioners Graves, Thompson, Prideaux, and Fitzgerald against. Chair O'Connell recused from the vote prior to discussion.

Commissioner Thompson made the motion to recommend that the City Council accept the General Plan Text Amendments as proposed by staff except for Commissioner Shoor's motion to change the wording. The motion was seconded by Commissioner Shoor. The motion passed 7-2 with Commissioners Graves and Fitzgerald against. Chair O'Connell recused from the vote prior to discussion.

Commissioner Thompson made the motion to recommend that the City Council accept the Zoning Code Amendments to Title 20 of the San Jose Municipal Code as proposed by staff with a second by Commissioner Shoor. The motion passed 7-2 with Commissioners Graves and Fitzgerald against. Chair O'Connell recused from the vote prior to discussion.

Commissioner Thompson made the motion to recommend that the City Council accept the incorporation of a new City Council Policy new provisions for consideration of mobilehome park conversion to other uses as proposed by staff with a second by Commissioner Shoor. The motion passed 7-2 with Commissioners Graves and Fitzgerald against. Chair O'Connell recused from the vote prior to discussion.

**(g) Mobilehome "Opt-in/Stay In Business" Concept (A. Marcus, Housing Department)**

Mr. Marcus summarized the meetings with the focus groups and answered questions from the commissioners and public.

Commissioner Graves made the motion to recommend to the Community and Economic Development Committee that staff should continue to study and work on the "Opt-in/Stay in Business" Concept with a second by Commissioner Fitzgerald. The motion failed 2-7 with Commissioners Graves and Fitzgerald for the motion. Chair O'Connell recused from the vote prior to discussion.

Commissioner Thompson made the motion to recommend to the Community and Economic Development Committee that staff should cease work on the "Opt-in/Stay in Business" Concept with a second by Commissioner Johnson. The motion passed 6-2-1 with Commissioners Graves and Fitzgerald against and Vice Chair Jones abstaining from the vote. Chair O'Connell recused from the vote prior to discussion.

Chair O'Connell resumed her role as Chair

**(h) Director's Report (W. Chen, Housing Department)**

Mr. Chen reported that the Crime Free Multi-Housing program update would be heard in February. Mr. Chen also reported that the Commission will be hearing about the apartment rent ordinance in March and April. Mr. Chen alerted the Commission to recent City Council actions pertaining to Housing and Homeless can be found on the City's website.

**(k) Open Forum**

Commissioner Graves requested that he would like to hear a report from the Rental Rights group on how letters are sent out and collected.

**(l) Adjournment**

Chair O'Connell adjourned the meeting at 8:52pm.