

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

REGULAR MEETING ACTION MINUTES

APRIL 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
	Lee Thompson	Commissioner
	Melissa Medina	Commissioner
	Steven Neff	Commissioner
MEMBERS ABSENT:	Gary Prideaux	Commissioner (excused)
STAFF:	Dave Bopf	Housing Department
	Wayne Chen	Housing Department
	Paul Lippert	Housing Department
	Ray Bramson	Housing Department
	Patrick Heisinger	Housing Department
	Ann Grabowski	Housing Department
	Robert Lopez	Housing Department
	Maria Haase	Housing Department

(a) **Call to Order/Orders of the Day**—Chair O'Connell opened the meeting at 5:49pm. Chair O'Connell made the motion to approve the Orders of the Day edit the change to move the Annual Action Plan item to be heard after Item (f) Pilot Interim Housing Community for the Homeless. The motion was seconded by Commissioner Jones. Commissioner Graves asked to make a friendly amendment to defer Item (h) Mobilehome Fees to the May meeting. Chair O'Connell accepted the friendly amendment. The motion passed unanimously (10:0).

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

(c) Approval of the Action Minutes for the March 10, 2016 Regular Meeting

Chair O'Connell made the motion to approve the minutes for the March 10, 2016 regular meeting with the clarification of her Chair's comments, which should read "for City Council meetings that impacts on the public's ability to review them" in reference to the late submission of documents for public review. The motion was seconded by Commissioner Graves. The motion passed unanimously (10:0).

(d) Approval of the Action Minutes for the March 21, 2016 Regular Meeting

Commissioner Shoor made the motion to add "Shoor" after Commissioner in his comment. Commissioner Graves seconded the motion. The motion passed unanimously (10:0)

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(e) Chair's Report (Chair O'Connell)

Chair O'Connell reminded the audience to be civil while others are talking.

(f) Pilot Interim Housing Community for the Homeless (P. Heisinger, Housing Department)

Mr. Heisinger gave a brief presentation on the pilot interim housing community for the homeless and accepted comments and questions from the commission and the public.

(g) Public Hearing for the FY 2016-17 Annual Action Plan (J. Stagi, Housing Department)

Chair O'Connell opened the public hearing. No public comment. Chair O'Connell closed the public hearing.

Commissioner Graves made the motion to recommend approval of the FY 2016-17 Annual Action Plan to the City Council, with the modification that the Evans Lane project called out on page 32 of the plan to be changed to permanent affordable housing for the homeless with the priority on battered women, veterans, and families. The motion was seconded by Chair O'Connell. Commissioner Johnson requested to add a friendly amendment that the term "battered women" be changed to "victims of domestic violence". Commissioner Graves accepted the friendly amendment. The motion passed 9-0-1 by roll call vote with Commissioner Shoor abstaining from the vote.

(h) Amendments to Proposed Apartment Rent Ordinance Modifications: 1) Historically Low Rents Provision; and 2) Voluntary Mediation Program (W. Chen, Housing Department)

Recommendation #1

Chair O'Connell made the motion to the City Council that the HCDC does not recommend the Housing Department's recommendation to include a provision in the Apartment Rent Ordinance to address historically low rents, with a second by Commissioner Jones. The motion failed 3-4-3 by roll call vote.

Yeas – Medina, O'Connell Jones

Noes – Thompson, Graves, Fitzgerald, Gill

Abstained from the vote: Shoor, Neff, Johnson

Commissioner Shoor made the motion to the City Council that the HCDC does not take a position on the Housing Department's recommendation to include a provision in the Apartment Rent Ordinance to address historically low rents, but to allow the Housing Department to further study the issue. The motion was seconded by Commissioner Thompson. The motion passed 7-3 by roll call vote.

Yeas –Neff, Shoor, Thompson, Medina, Graves, Gill, Johnson

Noes – O'Connell, Jones, Fitzgerald

DRAFT

Recommendation #2

Commissioner Johnson made the motion that the City Council approve the Housing Department's recommendation to develop a voluntary mediation program to address landlord/tenant and tenant/tenant disputes, with a second by Commissioner Shoor. Chair O'Connell requested to add a friendly amendment that would include the Law Foundation's language at the end of the motion: "so as long as the program is a compliment to and not a substitute for stronger policies in enforcement." The friendly amendment was accepted by Commissioner Johnson. The motion passed unanimously (10-0) by roll call vote.

(i) Mobilehome Rent Control Fee Collection Process (D. Bopf Housing Department)

Item deferred to May meeting.

(j) Director's Report (D. Bopf, Housing Department)

Mr. Bopf reported that the Rules and Open Government Committee voted to not proceed with the Crime Free program.

(k) Open Forum

No public comment.

(l) Adjournment

Chair O'Connell adjourned the meeting at 8:23pm.