

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

REGULAR MEETING ACTION MINUTES

MAY 11, 2017

MEMBERS PRESENT:

Mike Graves	Chair
Melissa Medina	Vice Chair
Davlyn Jones	Commissioner
Martha O’Connell	Commissioner
Bob Gill	Commissioner
Andrea Wheeler	Commissioner
Alex Shoor	Commissioner
Lee Thompson	Commissioner
Michael Fitzgerald	Commissioner
Nhi Nguyen	Commissioner (6:02pm)

MEMBERS ABSENT: None

STAFF:

Dave Bopf	Housing Department
Rachel VanderVeen	Housing Department
Robert Lopez	Housing Department
Helen Chapman	Councilmember Jimenez’s Liaison

(I) Call to Order/Orders of the Day— Chair Graves opened the meeting at 5:47pm.

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

(III) Consent Calendar

A. Approve the Minutes for the Special Meeting of April 13, 2017

Commissioner Jones made the motion to approve the minutes for the April 13, 2017 regular meeting with a second by Vice-Chair Medina. The motion passed unanimously (9-0).

(IV) Reports and Information Only

A. Chair – No report.

B. Director’s Report

Mr. Bopf reported on upcoming items to be considered by the Commission and City Council as well as commission vacancies and recruitment.

C. Council Liaison – No report.

(V) Old Business

A. Update on City Council Action Regarding the Ellis Act, Tenant Protection Ordinance and Apartment Rent Ordinance (R. VanderVeen, Housing Department)

Ms. VanderVeen updated the Commission on the City Council’s actions.

DRAFT

B. Quarterly Rental Rights and Referrals Program Report (R. VanderVeen, Housing Department)

Ms. VanderVeen provided a report on the Rental Rights and Referrals program.

(VI) New Business

A. Proposed Fiscal Year 2017-2018 Fee Structure for the Rental Rights and Referrals Program (R. VanderVeen, Housing Department)

Commissioner O'Connell made the motion to recommend to the City Council to fully fund the Rental Rights and Referrals Program from the general fund with a second by Commissioner Fitzgerald. The motion passed 6-4.

Yes: O'Connell, Jones, Nguyen, Fitzgerald, Graves, Medina

No: Wheeler, Gill, Shoor, Thompson

Commissioner Wheeler the motion to fund 50% of the Rental Rights and Referrals program from the general fund with a second by Commissioner Gill. The motion failed 2-7-1.

Yes: Wheeler, Gill

No: O'Connell, Jones, Fitzgerald, Graves, Medina, Shoor, Thompson

Abstained: Nguyen

Commissioner Jones made the motion to approve staff's recommendation to increase the Apartment Rent Control Fee from \$19.29 to \$30.30 annually per unit with a second by Commissioner Shoor. The motion failed 4-5-1.

Yes: Jones, Wheeler, Gill, Shoor

No: O'Connell, Fitzgerald, Graves, Medina, Thompson

Abstained: Nguyen

Commissioner Thompson made the motion to approve half (50%) of the proposed Apartment Rent Control fee increase based on staff's recommendation with a second by Commissioner Wheeler. The motion passed 6-4.

Yes: Jones, Wheeler, Gill, Nguyen, Medina, Thompson

No: O'Connell, Fitzgerald, Graves, Shoor

Commissioner Thompson made the motion to approve half (50%) of the proposed Apartment Non-Rent Control fee increase based on staff's recommendation with a second by Commissioner Wheeler. The motion passed 6-3-1 with Commissioner Shoor recusing himself from the vote.

Yes: Jones, Wheeler, Gill, Nguyen, Medina, Thompson

No: O'Connell, Fitzgerald, Graves

Recused: Shoor

Commissioner Shoor made the motion to approve the Mobilehome Rent Control Fee increase from \$33.48 to \$34.10 with a second by Commissioner Wheeler. The motion passed 8-2.

Yes: O'Connell, Jones, Wheeler, Gill, Nguyen, Medina, Shoor, Thompson

No: Fitzgerald, Graves

DRAFT

B. Proposed Fiscal Year 2017-2018 Housing Trust Fund Expenditure Plan (R. Bramson, Housing Department)

Commissioner Shoor made the motion to defer the proposed fiscal year 2017-2018 Housing Trust Fund Expenditure Plan to the June meeting with a request for more information from staff on what is to be funded. Commissioner Gill seconded the motion. The motion passed unanimously (10:0).

C. Nomination of Commission Chair and Vice Chair (D. Bopf, Housing Department)

Commissioner Fitzgerald nominated Commissioner Medina for Commission Chair with a second by Chair Graves.

Commissioner Wheeler nominated Commissioner Shoor for Commission Chair with a second by Commissioner Gill.

Commissioner Fitzgerald nominated Chair Graves for Commission Vice Chair with a second by Commissioner Jones.

Commissioner Shoor nominated Commissioner Thompson for Commission Vice Chair. Commissioner Thompson respectfully declined the nomination.

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

(VII) Public Comment

Ms. Cartwright commented on the State's Costa-Hawkins efforts as well as the lack of safety at the City Council Meeting when the Tenant Protection Ordinance/Ellis Act topics were being heard.

Commissioner Thompson commented that the Commission should have a say on issue concerning the private property owner who uses to build affordable teacher housing on their property.

Commissioner Shoor inquired about a community meeting about emergency shelters.

Commissioner Jones requested an update on the Mobilehome Closure Ordinance.

(VIII) Meeting Schedule

The next regular meeting will be on Thursday, June 8, 2017 at 5:45PM, in the San Jose City Hall Wing Rooms 118-120.

(IX) Adjournment

Chair Graves adjourned the meeting at 8:42pm.