

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**  
**SPECIAL MEETING ACTION MINUTES**  
**DECEMBER 13, 2018**

**MEMBERS PRESENT:**

Andrea Wheeler	Chair
Alex Shoor	Vice Chair (Arrived 5:56 PM)
Martha O’Connell	Commissioner
Barry Del Buono	Commissioner (Arrived 6:17 PM)
Ruben Navarro	Commissioner (Arrived 6:38 PM)
Huy Tran	Commissioner
Nhi Duong	Commissioner (Arrived 5:56 PM)
Ryan Jasinsky	Commissioner
Justin Lardinois	Commissioner
Michael Fitzgerald	Commissioner
Julie Quinn	Commissioner
Lee Thompson	Commissioner (Arrived 6:48 PM)

**MEMBERS ABSENT:** Ryan Jasinsky Commissioner

**STAFF:**

Helen Chapman	Council Liaison
Kristen Clements	Housing Department
Selena Copeland	Housing Department
Viviane Nguyen	Housing Department
Fred Tran	Housing Department

**I. Call to Order & Orders of the Day**

A. Item VII.C, Status Update on Google-related Actions, is subject to staff availability.

**II. Consent Calendar**

A. Approve the Minutes for the Regular Meeting of November 8, 2018  
ACTION: Approve the November 8, 2018 action minutes

**Commissioner Fitzgerald moved to approve the motion to approve the November 8, 2018 minutes, with a second by Commissioner O’Connell, with the correction to explain the reason why Commissioner O’Connell abstained per recording. Motion passed 7-0-1. Yes: Wheeler, Shoor, Tran, Lardinois, Duong, O’Connell, Fitzgerald  
No: None  
Abstain: Quinn**

*Note: The record for the November 8, 2018 has been corrected by Ms. Nguyen to include “Commissioner O’Connell abstained because ‘I’m exhausted and I can’t even, I can’t even think straight about this’ and requested that the record reflect the comment.”*

**III. Reports and Information Only**

A. **Chair:** Chair Andrea Wheeler thanked the Housing Staff for efforts with coordination for HCDC.

## FINAL

- B. Director:** Ms. Kristen Clements provided an update on the December 11, 2018 City Council action items on Commercial Impact Fee, Tenant Protection Ordinance, and Source of Income.
- C. Council Liaison:** Ms. Helen Chapman provided an update on the December 11, 2018 City Council meeting.

### IV. **Open Forum**

*Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.*

### V. **Old Business**

#### **A. Rent Stabilization Program Quarterly Reports for Apartments and Mobilehomes (F. Tran, Housing Department)**

ACTION: Review information from the Rent Stabilization Program quarterly reports for apartments and mobilehomes (Informational only).

**Commissioner O'Connell made the motion to defer VI-A to the January 2019 meeting, with a second by Commissioner Tran. Motion passed unanimously by roll call vote (8-0).**

### VI. **New Business**

#### **A. Mobilehome Park Conversion Policy 6-33 Regarding Evictions Monitoring (K. Clements, Housing Department)**

ACTION: Consider writing a letter to City Council to request additional scrutiny of evictions at mobilehome parks subject to potential conversions in land use.

**Commissioner O'Connell made the motion to approve the letter as amended, with a second by Commissioner Lardinois. The motion passed unanimously (10-0).**

*Arrival: Del Buono, Navarro (Currently 10 commissioners)*

#### **B. General Plan 2040 Text Amendments and Other Changes regarding Affordable Housing (K. Clements, Housing Department)**

ACTION: Provide input on draft letter and approve submission of final letter of Commission support for the four proposed General Plan Text Amendments and other changes as written considered by the Commission at its November 2018 meeting concerning mobilehome parks, housing preservation, and affordable housing to the Planning Commission and City Council, as timing allows.

**Commissioner Navarro made the motion to approve the letter, with a second by Commissioner Lardinois. The motion passed 10-0-1.**

**Yes: Wheeler, Shoor, Tran, Quinn, Lardinois, Navarro, Del Buono, Duong, O'Connell, Fitzgerald**

**No: None**

**Abstain: Thompson**

*Arrival: Thompson (Currently 11 Commissioners)*

**C. Status Update on Google-related Actions**

**(K. Clements, Housing Department)**

ACTION: Receive update on the City Council's consideration of Google-related actions for the Diridon Station Area regarding housing and community development-related issues (Informational only).

**VII. Open Forum**

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**Resident expressed that he is observing the meeting.**

**Commissioner O'Connell made the motion to revisit Commissioner Thompson's proposal to establish a curfew to add to the upcoming agenda, with a second by Commissioner Thompson. The motion passed unanimously (11-0).**

**Commissioner O'Connell made a motion to draft a letter on the topic of evictions in Mobilehome parks for future approval by the Commission, with a second by Commissioner Tran. The motion passed unanimously (11-0).**

**Commissioner Thompson expressed concerns regarding using the Roosevelt Community Center.**

**Commissioner O'Connell expressed concerns regarding ADA Office compliance.**

**Commissioner Thompson shared a picture of himself on the front page of the newspaper of the San Jose Mercury News regarding the tiny home model on display.**

**Commissioner Thompson shared a news article on source of income discrimination.**

**Commissioner Tran requested to add the parcel tax on the March 2019 agenda.**

**Commissioner Shoor made the motion to agendize an open ended discussion among commissioners about recommendations on community benefits regarding the Google Master Plan with possible recommendation to City Council by drafting a letter after March 2019, with a second by Commissioner Lardinois. The motion passed unanimously.**

**Commissioner Duong shared about a community meeting in District 7 regarding crimes with San Jose Police Department.**

**Staff is requesting the meeting in January to be moved a week later to Thursday, January 17th.**

## FINAL

Chair Wheeler made the motion to move the meeting from Thursday, January 10th to January 17th, with a second by Commissioner Thompson. The motion passed 10-1.

Yes: Wheeler, Tran, Quinn, Lardinois, Navarro, Del Buono, Duong, O'Connell, Fitzgerald, Thompson

No: Shoor

### VIII. Meeting Schedule

The next regular meeting is scheduled to be held on **Thursday, January 17, 2019** at San Jose City Hall, Wing Rooms 118-120 at 200 E. Santa Clara St, San Jose, CA 95113.

### IX. Adjournment

*The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.*

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

### (IX) Adjournment

Chair Wheeler adjourned the meeting at 7:44 PM.