

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
REGULAR MEETING ACTION MINUTES

SEPTEMBER 13, 2018

MEMBERS PRESENT:

Andrea Wheeler	Chair
Alex Shoor	Vice Chair
Martha O’Connell	Commissioner
Barry Del Buono	Commissioner
Ruben Navarro	Commissioner
Julie Quinn	Commissioner (Exited 7:54 PM)
Huy Tran	Commissioner
Lee Thompson	Commissioner
Nhi Duong	Commissioner
Ryan Jasinsky	Commissioner (Arrived 7.04 PM)
Justin Lardinois	Commissioner

MEMBERS ABSENT:

Melissa Medina	Commissioner
Michael Fitzgerald	Commissioner
Helen Chapman	Council Liaison

STAFF:

Viviane Nguyen	Housing Department
Selena Copeland	Housing Department
Jacklyn Joanino	Housing Department
Adam Marcus	Housing Department
Robert Lopez	Housing Department
Kristen Clements	Housing Department

(I) Call to Order/Orders of the Day – Chair Wheeler opened the meeting at 5:48 PM.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the Regular Meeting of August 9, 2018

ACTION: Approve the August 9, 2018 action minutes

Commissioner Thompson made the motion to approve the minutes subject to correct:

- under VI-E that Commissioner Navarro, not Commissioner Thompson, made the motion, and
- under Open Form, that Commissioner Thompson voted no

by staff for the August 9, 2018 regular meeting, with a second by Commissioner Tran. The motion passed unanimously (11-0).

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B. Approve the Minutes for the Annual Retreat of August 25, 2018

ACTION: Approve the August 25, 2018 action minutes

Commissioner Thompson made the motion to approve the minutes for the August 25, 2018 regular meeting, with a second by Commissioner Tran. The motion passed unanimously (11-0).

(IV) Reports and Information Only

A. **Chair** – Chair Wheeler thanked the Commission for a productive meeting.

B. **Director’s Report** – Ms. Kristen Clements also thanked the Commission for a productive retreat. Ms. Clements also expressed acknowledgement that sending additional attachments on the day of can pose a challenge to read all the materials prior to the meeting. Ms. Clements noted that it will be a priority to send additional materials well in advance if documents were outside of the packet mailed.

C. **Council Liaison** – None.

(V) Old Business – None

(VI) New Business

A. Adopt Commission FY 2017-18 Accomplishments (K. Clements, Housing Department)

ACTION: Review, discuss, and adopt HCDC’s FY 2017-18 Accomplishments based on work completed at Annual Retreat.

Commissioner O’Connell made the motion to approve and adopt Commission FY 2017-18 Accomplishments, with a second by Commissioner Quinn. The motion passed unanimously (11-0).

B. Adopt Commission FY 2018-19 Workplan (K. Clements, Housing Department)

ACTION: Review, discuss, and adopt HCDC’s FY 2018-19 Workplan based on work completed at Annual Retreat.

Commissioner Del Buono made the motion to approve and adopt Commission FY 2018-19 Workplan, with a second by Commissioner Lardinois. The motion passed unanimously (11-0).

C. Consolidated Annual Performance and Evaluation Report (CAPER) (R. Lopez, Housing Department)

ACTION: Hold a Public Hearing for the FY 2017-18 Consolidated Annual Performance and Evaluation (CAPER) and possible recommendation to City Council to approve CAPER.

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Commissioner Del Buono made the motion to approve the CAPER, with friendly amendment by Chair Wheeler, to accept with recommended improvements for readability and indicate effectiveness of program, with a second by Commissioner Thompson. The motion passed unanimously (11-0).

**D. Regional Housing Needs Allocation Subregion
(A. Marcus, Housing Department)**

ACTION: Report on City Council's discussion of potentially joining a Regional Housing Needs Allocation Subregion (Information only).

The Commission heard the Regional Housing Needs Allocation Subregion presented by Mr. Adam Marcus.

**E. City Response to the Santa Clara County Civil Grand Jury Report on the Affordable Housing Crisis
(A. Marcus, Housing Department)**

ACTION: None (Information only).

The Commission heard the City Response to the Santa Clara County Civil Grand Jury Report on the Affordable Housing Crisis presented by Mr. Adam Marcus.

**F. Statewide Ballot Initiatives
(J. Joanino, Housing Department)**

ACTION: Review and discuss statewide ballot propositions 1, 2 5, and 10 related to the Commission's jurisdiction per SJMC Part 28 – and possibly authorize creation of an Ad Hoc Subcommittee, consistent with Council Policy 0-4, with the purpose being: to meet, compile and discuss additional information on one or more of the listed ballot measures; to potentially draft a letter to the City Council; and to return with information and any letter for consideration by the Commission at a future meeting.

Commissioner Tran made the motion to recommend that the City Council endorse Proposition 2, with a second by Vice Chair Shoor. The motion passed unanimously (11-0).

Motion: Commissioner Lardinois made the motion to recommend that the City Council oppose Proposition 5, with a second by Commissioner Thompson. The motion fails by roll call vote 4-7.

Yes: Lardinois, Quinn, Thompson, Shoor

No: Tran, Jasinsky, O'Connell, Wheeler, Duong, Del Buono, Navarro

Commissioner Tran made the motion to defer to ad hoc committee for further research to return next month to the Commission for potential action, with a second by Commissioner Lardinois. The motion passes 7-4.

Yes: Lardinois, Tran, Wheeler, Shoor, Duong, Del Buono, Navarro

DRAFT

No: Quinn, Thompson, Jasinsky, O’Connell

Chair Wheeler made the motion to form an ad hoc committee comprised of Chair Wheeler and Commissioner Tran to research Proposition 5 to return at next Housing and Community Development Commission meeting in October for possible position, with a second by Commissioner Navarro. The motion passes unanimously (11-0).

Vice Chair Shoor made the motion to support Proposition 10, with a friendly amendment by Commissioner Thompson that recommend that the City Council endorse it, with a second by Commissioner O’Connell. The motion passes 9-2.

Yes: Lardinois, Tran, Quinn, Thompson, O’Connell, Wheeler, Shoor, Del Buono, Navarro

No: Jasinsky, Duong

Commissioner Tran made the motion to write a letter with the following language “Housing and Community Development Commission recommend that the City Council endorse Proposition 2 and Proposition 10,” with a second by Wheeler. The motion passes 10-1.

Yes: Lardinois, Tran, Quinn, Thompson, Jasinsky, O’Connell, Wheeler, Shoor, Del Buono, Navarro

No: Duong

**G. City’s Affordable Housing Investment Plan
(K. Clements, Housing Department)**

**ACTION: Report on the City Council’s discussion of the City’s plan for available resources and priorities for funding and supporting affordable housing.
(Information only).**

The Commission heard the City’s Affordable Housing Investment Plan presented by Ms. Kristen Clements.

**H. General Obligation Bond Expenditure Plan for Affordable Housing - Measure V
(K. Clements, Housing Department)**

ACTION: None (Information only).

The Commission heard the General Obligation Bond Expenditure Plan for Affordable Housing presented by Ms. Kristen Clements.

**I. Potential Policy Concerning Family Affordable Housing
(A. Shoor, Commissioner)**

ACTION: Consider information and discuss potential policy recommendations regarding the creation of affordable housing opportunities for families and possibly authorize creation of an Ad Hoc Subcommittee, consistent with Council Policy 0-4, the purpose of the subcommittee is: to meet, compile and discuss additional information on the creation of affordable housing

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opportunities for families, and to potentially draft a letter to the City Council; and to return with information and any letter for consideration by the Commission at a future meeting.

Vice Chair made the motion to form an ad hoc committee consisting of Commissioner Del Buono and Vice Chair Shoor to discuss the topic of family affordable housing and to do further research, return for future discussion and possible action at a future meeting no later than March 13, 2019, with a second by, Commission Thompson. The motion passes unanimously (11-0).

J. Station Area Advisory Group (SAAG) Status Update (A. Wheeler, Commissioner)

ACTION: Review and discussion of SAAG process and report-out regarding housing and community development-related issues.

Chair Wheeler made the motion to defer Station Area Advisory Group (SAAG) Status Update to the next HCDC meeting, with a second by Commissioner Thompson.

(VII) Open Forum

Commissioner O'Connell shared that low-income, Vietnamese residents are facing challenges at the Peppertree Mobilehome Park. In addition, Housing Department staff Theresa Ramos has been advised of illegal rent increases at Mayfair, Commissioner O'Connell has provided evidence, but is concerned that resident has to initiate a formal complaint per the procedures. Commissioner O'Connell also invited the Commission to visit the park to address the problem.

Ms. Glenna Howcroft is the GSMLOL president and shared the challenge for her to post a flyer on the bulletin board that Councilmember Tam Nguyen was coming to visit the Peppertree Mobilehome Park. Every clubhouse has a bulletin board for their residents, but Peppertree Mobilehome Park placed their board in the laundry room where there are limited opportunities for the residents to see the flyers and announcements.

Commissioner Tran asked for further clarification on the political campaign protocols.

Commissioner Thompson asked for more information on Hope Village and requested staff to provide an update at the next meeting.

Commissioner Quinn invited the commission and community hosted by Housing Trust Silicon Valley on September 24, 2018.

(VIII) Meeting Schedule

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The next meeting will be on Thursday, October 11, 2018 at 5:45 PM, in the San José City Hall Wing Rooms 118-120.

(IX) Adjournment

Chair Wheeler adjourned the meeting at 10:44 PM.

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