

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
SPECIAL MEETING ACTION MINUTES
MARCH 7, 2019

MEMBERS PRESENT: Andrea Wheeler Chair
 Alex Shoor Vice Chair (Arrived 6:17 PM)
 Martha O’Connell Commissioner
 Barry Del Buono Commissioner
 Justin Lardinois Commissioner
 Huy Tran Commissioner
 Nhi Duong Commissioner
 Michael Fitzgerald Commissioner
 Ruben Navarro Commissioner
 Julie Quinn Commissioner (Exited 7:04 PM)

MEMBERS ABSENT: Ryan Jasinsky Commissioner
 District 7 Commissioner
 District 8

STAFF: Helen Chapman Council Liaison
 Selena Copeland Housing Department
 Adam Marcus Housing Department
 Viviane Nguyen Housing Department
 Jacky Morales-Ferrand Housing Department
 Fred Tran Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler called the meeting to order at 6:15 PM.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the Meeting of February 14, 2019

ACTION: Approve the February 14, 2019 action minutes

Commissioner O’Connell approved the minutes, with a second by Commissioner Navarro. The motion passed unanimously (10-0).

Yes: Navarro, Del Buono, Fitzgerald, Duong, Shoor, Wheeler, O’Connell, Quinn, Tran, Lardinois (10-0).

(IV) Reports and Information Only

A. Chair: Chair Wheeler reminded commissioners that next Thursday, March 14, 2019 that former Commissioner Thompson will be recognized.

B. Director: Ms. Jacky Morales-Ferrand provided an update on the Council Priorities and summarized the nine priorities that involves housing. In addition, a tour of an affordable housing site development will be scheduled, and Ms. Viviane Nguyen will send out a follow up message

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to coordinate the timing and attendance. Ms. Morales-Ferrand also provided an administrative reminder that Form 700 is due.

C. Council Liaison: Ms. Helen Chapman shared that District 2 is working with the State for legislation proposal AB 705 regarding mobilehome parks closure. The provisions of the bill include requiring management give homeowners at least 60 days' written notice that the management will be appearing before a local government board, commission, or body to obtain local approval for the intended change of use of the mobilehome park.

(V) 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.

(VI) Old Business

None.

(VII) New Business

A. Annual Progress Report on the Implementation of the San José General Plan Housing Element and the Housing Success or to the Redevelopment Agency Annual Report (A. Marcus, Housing Department)

It is recommended that Commission: 1) Review the Calendar Year 2018 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element; 2) Review the Fiscal Year 2017-18 Housing Successor to the Redevelopment Agency Annual Report; and, 3) Make possible recommendations to the City Council on policy implications relevant to the reports.

Vice Chair Shoor made a recommendation to explore opening up the San José General Plan from two to four times or more as permitted, for affordable housing projects developments, with a second by Commissioner Tran. The motion passed (5-4).

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

No: Wheeler, Duong, O'Connell, Fitzgerald

Note: Commissioner Quinn exited at 7:04 PM.

Vice Chair Shoor made a recommendation that for 100% affordable housing projects built within 0.5 mile of transit options, parking minimum requirements are eliminated by the City, with a second by Commissioner Tran. The motion passed (7-2).

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

No: O'Connell, Navarro

Chair Wheeler recommended to look into options to provide transits to its residents directly, to serve residential or work areas, with a second by Commissioner Lardinois. The motion failed (2-6-1).

Yes: Wheeler, Lardinois

No: Tran, O'Connell, Duong, Fitzgerald, Navarro, Del Buono

Abstain: Shoor

B. Research Related to the Ellis Act Ordinance’s Recontrol Provisions (R. VanderVeen, Housing Department)

ACTION: 1) Review information on staff research on the Ellis Act Ordinance’s recontrol provisions; 2) Make possible recommendation to the City Council on potential revisions of the Ellis Act Ordinance, including compliance alternatives regarding in-lieu payments or restricted affordable housing units; and, 3) Possibly authorize creation of an Ad Hoc Subcommittee with the purpose being to draft a letter to the City Council on this subject, and to return to the Commission with a letter for its consideration at a future meeting.

Commissioner O’Connell made a motion to create an Ad Hoc Subcommittee comprising of Commissioner Tran, Chair Wheeler, Vice Chair Shoor, with the purpose being to draft a letter to the City Council and return at the March 14, 2019 meeting, with a second by Commissioner Lardinois. The motion was approved unanimously (9-0).

Commissioner O’Connell would like to put in the record that the motion was made at 9:50 PM and Commissioner is “exhausted.”

(VIII) Open Forum

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(IX) Meeting Schedule

The next regular meeting is scheduled to be held on Thursday, March 14, 2019 in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St, San José, CA 95113.

(X) 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 10:00 PM.