

**Housing & Community Development Commission
Draft Accomplishments for FY 2018-19**

**HCDC AGENDA: 9-12-19
ITEM: VI-A**

#	Objective for FY 2018-19	Actions	Commission Action
1.	Voting for Chair and Vice Chair for FY 2019-20 June 13, 2019	Vote for positions of Chair and Vice Chair, nominees being Andrea Wheeler for Chair and Alex Shoor for Vice Chair, and any other Commissioners nominated at the June Commission meeting, to serve in Fiscal Year 2019-20 commencing with the August 2019 Commission meeting. (No memo.) June 13, 2019	The Commission voted for Andrea Wheeler for the Chair position. The motion passed unanimously (9-0). Yes: Tran, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Fitzgerald, Navarro, Del Buono The Commission voted for Alex Shoor for the Vice Chair Position. The motion passed unanimously (9-0). Yes: Tran, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Fitzgerald, Navarro, Del Buono June 13, 2019
2.	Housing Payment Equality Ordinance (formerly known as the Source of Income Discrimination Ordinance) and Update on Santa Clara County Housing Authority Rental Subsidy Program Improvements June 13, 2019	1) Review the staff report and provide feedback on the draft housing payment equality ordinance including, but not limited to, staff's recommended provisions on the definition of source of income, prohibited activities, applicability, and enforcement; and 2) Accept staff recommendation of a limited position to research subsidy program incentives for participation and program improvements. June 13, 2019	Vice Chair Shoor made the motion to approve staff report and recommendation of a limited position to research subsidy program incentives for participation and program improvements, with second by Commissioner Navarro. The motion passed (8-1). Yes: Tran, Quinn, O’Connell, Wheeler, Shoor, Fitzgerald, Navarro, Del Buono No: Jasinsky June 13, 2019
3.	Tenant Preference to Prevent Displacement June 13, 2019	Review the staff report, provide input to staff, and make possible recommendation to the City Council to approve an ordinance based on this framework for a preference for	Commissioner Tran made the motion to accept the staff report, with a second by Commissioner Quinn. The motion passed unanimously (9-0). Yes: Tran, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Fitzgerald, Navarro, Del Buono

	<p>Tenant Preferences for Anti-Displacement – Draft Definition of Population January 17, 2019</p>	<p>applicants to affordable apartments in order to help prevent displacement. June 13, 2019</p> <p>Accept the report and offer feedback to staff on the definition of the population to be covered by City’s forthcoming Anti-displacement Tenant Preference policy. January 17, 2019</p>	<p>June 13, 2019</p> <p>Vice Chair Shoor made the motion to accept the report and stated recommendations, with a second by Commissioner Navarro. The motion passed unanimously (7-0). January 17, 2019</p>
4.	<p>Update on Status of Work on a Citywide Anti-Displacement Strategy June 13, 2019</p>	<p>Consider staff update on Anti-displacement work and make possible recommendation to staff on outreach and/or priorities to examine. June 13, 2019</p>	<p>No action taken. June 13, 2019</p>
5.	<p>Ellis Act Ordinance Re-control Provisions August 8, 2019</p>	<p>It is recommended that the Commission</p> <ol style="list-style-type: none"> 1. Review the staff report on: <ol style="list-style-type: none"> a. Research on Ellis Act Ordinance’s existing re-control provisions including conversations with developers and lenders, b. Updated research from other communities regarding the re-control provisions in other Ellis Act ordinances in order to assess the extent they may make new 	<p>Commissioner Tran made a motion to not make any amendments to the current Ellis Act re-control provisions, with a second by Commissioner O’Connell. The motion passed 7-1. Yes: Tran, Quinn, Lardinois, Jasinsky, O’Connell, Wheeler, Shoor No: Duong August 8, 2019</p>

		<p>residential projects more difficult to build, as requested from the February 5, 2019 City Council meeting, and</p> <p>2. Make recommendations to the City Council on potential changes to the Ellis Act Ordinance including:</p> <ul style="list-style-type: none">a. Modifications to the base requirement for 50% re-control of new units capped to seven times apartments demolished, andb. Consideration of new options to meet requirements for re-control:<ul style="list-style-type: none">i. Re-control waiver if 15% of new units are affordable onsite and displaced low-income tenants are offered a right to return at prior rents escalated by the Consumer Price Index, andii. Onsite Affordable Housing Incentive where developers receive credit towards their 50% re-control requirement by providing onsite affordable housing on a three to one basis. <p>August 8, 2019</p>	
--	--	--	--

		<p>and the City and providing relocation consultant services to their tenants;</p> <p>b) Amend Ellis Act Ordinance’s reporting obligations to require the relocation specialist to submit a monthly report to the director after the City receives a notice of intent to withdraw; and</p> <p>c) Amend the Ellis Act Ordinance’s reporting obligations to allow the Owner to provide a copy of the notice of intent to return removing the requirement to submit a report to the Director. November 8, 2018</p>	
6.	<p>2018-2019 Rent Stabilization Program Fourth Quarterly Report for the Apartment Rent Ordinance, Tenant Protection Ordinance, and Ellis Act Ordinance August 8, 2019</p> <p>2018-2019 Rent Stabilization Program</p>	<p>Review the report and provide possible recommendations. August 8, 2019</p> <p>Review the report and provide possible recommendations.</p>	<p>No action taken. August 8, 2019</p> <p>No action taken. August 8, 2019</p>

	<p>Fourth Quarterly Report for the Mobilehome Rent Ordinance August 8, 2019</p> <p>Rent Stabilization Program Reports for FY 2018-19 Third Quarter for Apartments and Mobilehomes April 11, 2019</p> <p>Rent Stabilization Program Reports for 2018-19 First and Second Quarters for Apartments and Mobilehomes January 17, 2019</p>	<p>August 8, 2019</p> <p>Review information from the Rent Stabilization Program’s FY 2018-19 Third Quarter reports for apartments and mobilehomes. April 11, 2019</p> <p>1) Review information from two Rent Stabilization Program quarterly reports for apartments and mobilehomes, and 2) Hold a commissioner-initiated discussion on evictions tracking and possibly authorize creation of an Ad Hoc Subcommittee with the purpose being: to compile and discuss additional information on this subject, to potentially draft a letter to the City Council on State legislation changes that could help city staff better track evictions in all mobilehome parks, and to return</p>	<p>Information only. April 11, 2019</p> <p>Chair Wheeler moved to form an ad hoc committee to last no longer than six months to meet with the representatives from the City of San Jose, Housing Department, and GSMOL to discuss the parameters of tracking mobilehome resident evictions, and to return to the Commission with their results within six months, with a second by Commissioner O’Connell. The motion passed 6-1. Yes: Navarro, Quinn, Shoor, Wheeler, O’Connell, Lardinois No: Jasinsky</p> <p>Commissioners Jasinsky, Wheeler, and O’Connell will be on the ad hoc committee on mobilehome resident evictions. January 17, 2019</p>
--	---	--	--

	<p>Rent Stabilization Program Quarterly Reports for Apartments and Mobilehomes December 13, 2018</p>	<p>with information and any letter for consideration by the Commission at a future meeting. January 17, 2019</p> <p>Review information from the Rent Stabilization Program quarterly reports for apartments and mobilehomes (Informational only). December 13, 2018</p>	<p>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). December 13, 2018</p>
<p>7.</p>	<p>Rent Stabilization Program Fees April 11, 2019</p>	<p>It is recommended that the Commission:</p> <p>a) Review the proposed fee structure for Fiscal Year 2019-2020 for the Rent Stabilization Program, as stated below; and,</p> <p>b) Recommend its approval to the City Council:</p> <p>1) Annual Apartment Rent Control Fee: increase from \$77.30 to \$83.50 per unit;</p> <p>2) Annual Apartment Non-Rent Control Fee: increase from \$6.20 to \$8.00 per unit; Housing & Community Development Commission,</p>	<p>Commissioner Tran made the motion to approve the Annual Apartment Rent Control Fee increase from \$77.30 to \$83.50 per unit, with a second by Commissioner Quinn. The motion passed unanimously (9-0).</p> <p>Commissioner Jasinsky made the motion to approve the Annual Apartment Non-Rent Control Fee: increase from \$6.20 to \$8.00 per unit, with a second by Commissioner Del Buono. The motion passed unanimously (9-0).</p> <p>Commissioner O’Connell made the motion to approve the Annual Mobilehome Rent Control Fee: decrease from \$25.70 to \$23.00 per unit, with the amendment in the memo from “increase” to “decrease,” with a second by Commissioner Jasinsky. The motion passed unanimously (9-0).</p> <p>Commissioner Jasinsky made the motion to approve fees in connection with withdrawal of a building under the Ellis Act Ordinance</p>

		<p>3) Annual Mobilehome Rent Control Fee: increase from \$25.70 to \$23.00 per unit;</p> <p>4) Fees in connection with withdrawal of a building under the Ellis Act Ordinance: increase from \$2,258 to \$2,354 per unit for up to ten units and decrease from \$872 to \$826 per unit for over ten units.</p> <p>April 11, 2019</p>	<p>increase from \$2,258 to \$2,354 per unit for up to ten units and decrease from \$872 to \$826 per unit for over ten units, with a second by Commissioner Quinn. The motion passed unanimously (9-0)</p> <p>April 11, 2019</p>
8.	<p>Housing Trust Fund Budget FY 2019-20</p> <p>April 11, 2019</p>	<p>That the Housing and Community Development Commission, acting as the Housing Trust Oversight Committee, recommend that the Director of Housing approve the following expenditure plan for the Housing Trust Fund for \$1,972,088 for Fiscal Year 2019 – 2020.</p> <p>April 11, 2019</p>	<p>Commissioner Del Buono made the option to approve the Housing Trust Fund Budget, with a second by Commissioner Quinn (8-0). Yes: Del Buono, Fitzgerald, Wheeler, O’Connell, Quinn, Tran, Lardinois, Jasinsky Note: Commissioner Duong exited during this vote count.</p> <p>April 11, 2019</p>
9.	<p>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</p>	<p>It is recommended that Commission:</p> <p>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</p>	<p>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</p> <p>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</p>

	<p>March 7, 2019</p> <p>City Council on policy implications relevant to the reports. March 7, 2019</p>	<p>Commissioner Tran. The motion passed (7-2). Yes: Del Buono, Shoor, Tran, Lardinois, Wheeler, Fitzgerald, Duong No: O’Connell, Navarro</p> <p>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 March 7, 2019</p>
<p>General Plan 2040 Text Amendments and Other Changes regarding Affordable Housing December 13, 2018</p>	<p>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. December 13, 2018</p>	<p>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 December 13, 2018</p>
<p>General Plan 2040 Text Amendments and Other Changes regarding Affordable Housing November 8, 2018</p>	<p>Review information on proposed General Plan amendments regarding affordable housing and mobilehome park preservation issues and make possible recommendation to provide</p>	<p>Commissioner O’Connell made the motion to support these four proposed General Plan Text Amendments and other changes as written to the Planning Commission and City Council (if timing allows) and for Housing Staff to develop a letter of support, with a second by Commissioner Del Buono. The motion passed 8-2.</p>

		<p>comments to staff, the Planning Commission, and/or the City Council. November 8, 2018</p>	<p>Yes: Fitzgerald, Duong, Del Buono, O’Connell, Jasinsky, Lardinois, Wheeler, Navarro No: Shoor, Tran November 8, 2018</p>
10.	<p>Affordable Housing Investment Plan Update March 14, 2019</p>	<p>Review the staff report on the Update of the FY 2017/18 - FY 2021/22 Housing Investment Plan for expenditure of affordable housing funds, and make possible recommendation to the City Council. March 14, 2019</p>	<p>Chair Wheeler made the motion to accept the report with the recommendation, except the funding for the acquisition and rehabilitation and missing middle, with a second by Commissioner Tran. The motion passed unanimously (9-0). Yes: Navarro, Fitzgerald, Duong, Wheeler, O’Connell, Quinn, Lardinois, Tran, Shoor Commissioner Tran made the motion to approve staff’s recommendation for funding acquisition and rehabilitation, with a second by Commissioner O’Connell. The motion passed (8-1). Yes: Navarro, Fitzgerald, Duong, O’Connell, Quinn, Lardinois, Tran, Shoor No: Wheeler</p> <p>Commissioner Tran made the motion to adopt staff recommendation for the missing middle, with a second by Commissioner Navarro. The motion approved unanimously (9-0). March 14, 2019</p>
11.	<p>Housing Crisis Workplan Update March 14, 2019</p>	<p>Review staff’s report on progress in implementing the City Council-approved 2018 Housing Crisis Workplan, and make possible recommendation to the City Council. March 14, 2019</p>	<p>Information only. March 14, 2019</p>

<p>12.</p>	<p>Annual Action Plan Funding Strategies 2019-2020 February 14, 2019</p> <p>FY 2017-2018 Annual Action Plan Substantial Amendment January 17, 2019</p>	<p>1) Hold a public hearing on funding priorities for the Fiscal Year 2019-2020 Annual Action Plan for the use of federal funds from the U.S. Department of Housing and Urban Development, and</p> <p>2) Provide Housing Department staff with input on the Annual Action Plan funding. February 14, 2019</p> <p>1) Hold a public hearing on the proposed Substantial Amendments to the Fiscal Year 2017-2018 Annual Action Plan to fund a new activity not previously described in that Action Plan in order to expend \$124,764 in remaining grant funding on homelessness prevention programs, and</p> <p>2) Recommend to the City Council that it approve the proposed Substantial Amendment to the Fiscal Year 2017-2018 Annual Action Plan. January 17, 2019</p>	<p>Information only. February 14, 2019</p> <p>Commissioner Quinn moved to approve the staff recommendation, with a second by Commissioner Navarro. The motion passed unanimously (7-0). January 17, 2019</p>
<p>13.</p>	<p>Status Update on Google-related Actions</p>	<p>Receive update on the City Council’s consideration of Google-related actions for the Diridon Station Area</p>	<p>No action taken. December 13, 2018</p>

	December 13, 2018	regarding housing and community development-related issues December 13, 2018	
14.	<p>Annual Homeless Report and Homeless Emergency Assistance Program (HEAP) November 8, 2018</p> <p>Annual Homeless Programs Update and HEAP Expenditure Plan October 11, 2018</p>	<p>Review additional budget information for homeless programs (Information Only). November 8, 2018</p> <p>It is recommended that the Housing and Community Development Commission review the annual homeless report and make possible recommendations to the Housing Department staff and City Council regarding the proposed community-wide funding priorities for the Homeless Emergency Aid Program (SB 850). October 11, 2018</p>	<p>Ms. Clements provided additional budget information contained in the Annual Homeless Report and HEAP memo to the Neighborhood Services and Education Committee on November 8, 2018. November 8, 2018</p> <p>Commissioner Del Buono made the motion to accept the report, with a friendly amendment by Chair Wheeler for Housing Department Staff to return with the final version of the Annual Homeless Programs Update draft with amendments per Commission’s recommendations. This motion was seconded by Commissioner Thompson. The motion passed unanimously. October 11, 2018</p>
15.	<p>Winchester Mobilehome Park Closure and Evictions November 8, 2018</p>	<p>Review interpretation of Policy 6-33 regarding evictions per Commission question (Information Only). November 8, 2018</p>	<p>Ms. Clements provided an update on the interpretation of Policy 6-33. November 8, 2018</p>

<p>16.</p>	<p>Actions Related to the Tenant Protection Ordinance: Inclusion of Duplexes, Criminal Activity, and Domestic Violence November 8, 2018</p>	<p>Recommend to the City Council: A. Approve an ordinance amending Part 12 of Chapter 17.23 of Title 17 of the San José Municipal Code to: a) Include duplexes under the Tenant Protection Ordinance; b) Add a provision to require the posting of a notice summarizing the requirements of the Tenant Protection Ordinance including prohibiting retaliation, harassment, and intimidation against tenants based upon their immigration status; c) Add a provision to the criminal activity cause for eviction stating if the tenant is acquitted or the criminal charges which caused termination of tenancy are dismissed, the tenant is permitted to return to the rental unit if the tenant household still resides in the rental unit and consents to the return; d) Add a provision to the unapproved holdover subtenant cause of action to exempt victims of domestic violence; e) Add a provision to require a statement in the notice that the notice is served in good faith and include a reference to the Rent Stabilization Program for referral</p>	<p>Commissioner O’Connell made the motion to recommend that the Tenant Protection Ordinance apply to non-owner occupied duplexes, with a second by Commissioner Tran.</p> <p>Commissioner Fitzgerald made the motion to amend Commissioner O’Connell’s motion if the Tenant Protection Ordinance applies to non-owner duplexes, a probationary period of six months apply to all new tenants, with a second by Commissioner Duong. Motion failed 4-5. Yes: Fitzgerald, Duong, O’Connell, Jasinsky No: Del Buono, Lardinois, Shoor, Wheeler, Tran</p> <p>The original motion moved by Commissioner O’Connell passed 7-1-1. Yes: Duong, Del Buono, O’Connell, Lardinois, Shoor, Wheeler, Tran No: Fitzgerald Abstain: Jasinsky</p> <p>Chair Wheeler made the motion to recommend City Council to direct Housing Staff to investigate extending a probationary period to all units covered by the Tenant Protection Ordinance at a future date and return to the Commission for further discussion, with a second by Commissioner Lardinois. The motion passed 6-3. Yes: Fitzgerald, Duong, Del Buono, Jasinsky, Lardinois, Wheeler No: O’Connell, Shoor, Tran</p> <p>Vice Chair Shoor made the motion to include all duplexes in the Tenant Protection Ordinance as recommended by Housing Staff, with a second by Commissioner Del Buono. The motion failed 2-7. Yes: Del Buono, Shoor No: Fitzgerald, Duong, O’Connell, Jasinsky, Lardinois, Wheeler, Tran</p> <p>Commissioner Lardinois made the motion to recommend to City Council that the Noticing of Rights is presented with the lease at the</p>
------------	--	--	--

		<p>information (including homeless prevention); and B. Provide recommendations to the City Council extending the Non-Rent Control fee to duplexes on a pro-rata basis for 2018-2019. November 8, 2018</p>	<p>beginning of tenancy with a friendly amendment by Chair Wheeler to replace Staff recommendation of “summarizing” to “listing” of rights under the Tenant Protection Ordinance on the Noticing of Rights, with a second by Commissioner Jasinsky. The motion passed unanimously (9-0).</p> <p>Commissioner Tran made the motion to recommend approve staff recommendation to add a provision to the criminal activity cause for eviction stating if the tenant is acquitted or the criminal charges which caused termination of tenancy are dismissed, the tenant is permitted to return to the rental unit if the tenant household still resides in the rental unit and consents to the return, with a second by Commissioner Duong. The motion passed unanimously 9-0.</p> <p>Commissioner Jasinsky made the motion to reject Staff recommendation to add a provision under the unapproved holdover subtenant cause of action to exempt victims of domestic violence, with a second by Commissioner O’Connell. The motion passed 7-1. Yes: Fitzgerald, Duong, Del Buono, O’Connell, Jasinsky, Wheeler, Tran No: Lardinois</p> <p>Commissioner Lardinois made the motion for Housing Staff to return with additional options to City Council to protect survivors of domestic violence, with a friendly amendment by Chair Wheeler to explain that the Commission objected to the unlawful tenancy rights without contract, with a second by Commissioner Jasinsky. The motion passed 8-0-1. Yes: Fitzgerald, Duong, Del Buono, O’Connell, Jasinsky, Lardinois, Wheeler, Tran No: None Abstain: Shoor</p> <p>Commissioner Tran made the motion to support Staff recommendation to include a statement in the notice that the notice</p>
--	--	---	--

			<p>is served in good faith and include a reference to the Rent Stabilization Program for referral information (including homeless prevention), with a second by Commissioner Lardinois. The motion passed unanimously (9-0).</p> <p>Commissioner Tran made the motion to recommend to City Council to extend the Non Rent Control fee to non-owner occupied duplexes on a pro-rata basis for 2018-2019, with a second by Commissioner Del Buono. The motion passed unanimously (8-0). November 8, 2018</p>
17.	<p>Statewide Ballot Initiatives September 13, 2018</p>	<p>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. September 13, 2018</p>	<p>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).</p> <p>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</p> <p>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 No: Quinn, Thompson, Jasinsky, O’Connell</p> <p>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</p>

			<p>Commission meeting in October for possible position, with a second by Commissioner Navarro. The motion passes unanimously (11-0).</p> <p>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</p> <p>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 September 13, 2018</p>
18.	<p>Potential Commercial Impact Fee for Affordable Housing October 11, 2018</p>	<p>Consider information and discuss potential policy recommendations regarding the creation of a commercial impact fee for affordable housing, and possibly create an Ad Hoc Committee for the next six months consistent with Council Policy 0-4 with the purpose being to: meet, compile, and discuss additional information on this topic;</p>	<p>Commissioner Tran made the motion to recommend to City Council to direct Housing Department Staff to conduct and engage in a nexus and feasibility study, with a second by Commissioner Del Buono. The motion passed 8-4. Yes: Tran, Lardinois, Quinn, Wheeler, Shoor, Duong, Del Buono, Navarro</p> <p>No: Jasinsky, O’Connell, Fitzgerald, Thompson October 11, 2018</p>

		possibly draft a letter to the City Council; and to return with information and any letter for consideration at a future Commission meeting. October 11, 2018	
19.	Consolidated Annual Performance and Evaluation Report (CAPER) September 13, 2018	Hold a Public Hearing for the FY 2017-18 Consolidated Annual Performance and Evaluation (CAPER) and possible recommendation to City Council to approve CAPER. September 13, 2018	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) September 13, 2018
20.	Regional Housing Needs Allocation Subregion September 13, 2018	Report on City Council’s discussion of potentially joining a Regional Housing Needs Allocation Subregion (Information only). September 13, 2018	The Commission heard the Regional Housing Needs Allocation Subregion presented by Mr. Adam Marcus. September 13, 2018
21.	City Response to the Santa Clara County Civil Grand Jury Report on the Affordable Housing Crisis September 13, 2018	None (Information only). September 13, 2018	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. September 13, 2018

22.	City's Affordable Housing Investment Plan September 13, 2018	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). September 13, 2018	The Commission heard the City's Affordable Housing Investment Plan presented by Ms. Kristen Clements. September 13, 2018
23.	General Obligation Bond Expenditure Plan for Affordable Housing - Measure V September 13, 2018	ACTION: None (Information only) September 13, 2018	The Commission heard the General Obligation Bond Expenditure Plan for Affordable Housing presented by Ms. Kristen Clements. September 13, 2018

Commissioner Initiated Items*

24.	Policy 0-4 regarding Commissioners' Use of their Titles and Process for Possible Future Edits June 13, 2019*	1) Review and edit a draft letter prepared by Chair Wheeler to the City Council regarding the City Council's prioritization of staff work on potential edits to Policy 0-4; and, 2) Make possible motion for staff to submit the letter on behalf of the Commission. Commissioner O'Connell made the motion to consider and edit the letter drafted by Chair Wheeler and approve with amendments, with a second by Commissioner Tran. The motion passed 8-0-1. June 13, 2019*	Commissioner O'Connell made the motion to consider and edit the letter drafted by Chair Wheeler and approve with amendments, with a second by Commissioner Tran. The motion passed 8-0-1. Yes: Tran, Quinn, O'Connell, Wheeler, Jasinsky, Shoor, Fitzgerald, Navarro No: None Abstain: Del Buono June 13, 2019*
-----	---	---	---

25.	<p>Potential Policy/Program for Affordable Housing that Encourages Transportation Mobility – Commissioner-initiated Item June 13, 2019*</p>	<p>1) Consider information presented by Commissioner Shoor and discuss potential policy recommendations regarding affordable housing policies or programs that encourage transportation mobility;</p> <p>2) Possibly authorize the creation of an ad hoc subcommittee to do further research and/or to draft a letter for staff to submit to the City Council, and return with information and any letter for consideration by the Commission at a future meeting. June 13, 2019*</p>	<p>Chair Wheeler made the motion to form an ad hoc committee and return to the Commission within six months with further recommendation either at the retreat or next Commission meeting, with a second by Vice Chair Shoor. The motion passed (5-3). Yes: Tran, Wheeler, Shoor, Del Buono, Fitzgerald No: Quinn, Navarro, O’Connell Note: Commissioner O’Connell volunteered to be on the ad hoc committee. June 13, 2019*</p>
26.	<p>Ad hoc committee Report-back on Ellis Act Recontrol Provisions March 14, 2019*</p>	<p>Discuss the report back of the ad hoc committee on Ellis Act recontrol provisions, review the committee’s draft letter to Council and authorize submittal of the letter as amended consistent with Policy 0-4, or request the ad hoc committee to return to the Commission with a letter to the City Council on this subject for approval at a future meeting. March 14, 2019*</p>	<p>Commissioner Shoor made the motion to replace the word “meaningless” with “the council devalues our input as well as the inputs of the residents in San Jose” with a second by Commissioner Duong. The motion failed (3-6). Yes: Fitzgerald, Duong, Shoor No: Navarro, O’Connell, Quinn, Lardinois, Tran, Wheeler</p> <p>Commissioner Lardinois moved to accept the letter, with a second by Commissioner Tran. The motion passed (8-1). Yes: Navarro, Duong, O’Connell, Quinn, Lardinois, Tran, Shoor, Wheeler</p>

			No: Fitzgerald March 14, 2019*
27.	Ad hoc committee Report-back on Mobilehome Resident Evictions Tracking April 11, 2019*	Discuss the report back of the ad hoc committee on tracking mobilehome resident evictions, and authorize the ad hoc committee to return to Commission with a letter to the City Council on tracking mobilehome resident evictions for approval within six months of the ad hoc committee's January 17, 2019 formation date. April 11, 2019*	Chair Wheeler provided an update that the ad hoc committee had a conference call to discuss the issue regarding tracking of the mobilehome evictions, including perspective from the attorney from Golden State Manufactured Homeowners League (GSMOL) regarding tracking evictions. Commissioner Jasinsky provided information that the State provisions 798.56 already provides seven just causes for residents. In addition, the proposed legislation AB 3366 (Stone) will provide additional protections. Commissioner O'Connell expressed the importance of evictions tracking and that anecdotal information is not sufficient. Commissioner O'Connell made a motion to authorized Chair Wheeler to draft a letter tracking mobilehome evictions and return to the next HCDC, with a second by Commissioner Lardinois. The motion passed (8-1). Yes: Del Buono, Fitzgerald, Duong, Wheeler, O'Connell, Quinn, Tran, Lardinois No: Jasinsky April 11, 2019*
28.	Mobilehome Park Conversion Policy 6-33 Regarding Evictions Monitoring December 13, 2018	Consider writing a letter to City Council to request additional scrutiny of evictions at mobilehome parks subject to potential conversions in land use. December 13, 2018	Commissioner O'Connell made the motion to approve the letter as amended, with a second by Commissioner Lardinois. The motion passed unanimously (10-0). December 13, 2018

<p>29.</p>	<p>Station Area Advisory Group (SAAG) Status Update November 8, 2018</p>	<p>Hold Commission-initiated discussion on the Diridon Station Area SAAG civic engagement process status and on its housing and community development-related issues, and make possible recommendation to provide input on these issues to staff or the City Council identified through the SAAG process. November 8, 2018</p>	<p>Commissioner Fitzgerald made the motion to defer this item for the next agenda, with a second by Commissioner Del Buono. The motion failed 2-6. Yes: Fitzgerald, Del Buono No: Duong, O’Connell, Lardinois, Wheeler, Tran, Shoor</p> <p>Commissioner Tran made the motion for stakeholders to evaluate the benefits of a Commercial Impact Fee for businesses in any part of the Diridon Station Area, with a second by Commissioner Lardinois. The motion passed 6-0-2. Yes: Duong, Del Buono, Lardinois, Wheeler, Tran, Shoor No: None Abstain: O’Connell, Fitzgerald Commissioner Shoor made the motion to recommend to City Council that it require that all housing in the Diridon Station Area developed by Google or its affiliates would be completed within 10 years of conveyance of the City sites to Google, with a second by Commissioner Tran. The motion passed 6-1-1. Yes: Shoor, Lardinois, Jasinsky, Del Buono, Duong, Tran No: Fitzgerald Abstain: O’Connell</p> <p>Chair Wheeler made the motion that Housing Staff draft a letter on behalf of the Commission recommending these three issues from the August 29, 2018 Station Area Advisory Group Outcomes: 1) “ensure that at least 25% of housing units are offered at below-market rates for lower-income households (ranging from extremely low to moderate),” 2) “build Inclusionary Housing units on-site, rather than pay in lieu fees or build off-site,” and 3) “the ultimate goal is no direct/indirect displacement from San Jose, and no increase in homelessness,” as the highest priority issues from the Station Area Advisory Group suggestion and delegate the letters’ signature to the</p>
------------	---	---	---

			Chair, with a second by Commissioner O’Connell. The motion passed unanimously 8-0. November 8, 2018
30.	Potential Policy Concerning Family Affordable Housing October 11, 2018	Consider report and draft letter from Ad Hoc Committee on a Potential Policy Concerning Family Affordable Housing and take possible action, including amending or approving the draft letter, to recommend a policy supporting affordable housing for families for possible City Council consideration. October 11, 2018	Commissioner Thompson made a motion to approve the letter as revised and send to City Council, with a second by Commissioner O’Connell. The motion passed unanimously. October 11, 2018
31.	Statewide Ballot Propositions October 11, 2018	Consider report from Ad Hoc Committee on Statewide Proposition 5, the Property Tax Transfer Initiative, and take possible action including recommending that the City Council take a position on Proposition 5 and drafting a letter to the City Council communicating that recommendation October 11, 2018	Commissioner Thompson made a motion to recommend that the City Council take a “no” position on Proposition 5, with a second from Commissioner Quinn. The motion passed (10-2). Yes: Tran, Lardinois, Quinn, Wheeler, Shoor, Fitzgerald, Del Buono, Thompson, Navarro, Duong No: Jasinsky, O’Connell October 11, 2018
32.	Winchester Mobilehome Park Closure and Evictions October 11, 2018*	Consider information, discuss potential policy or program recommendations, and make possible recommendations related to the potential closure of Winchester Mobilehome Park to:	Commissioner Tran made the motion to request the Office of the City Attorney to clarify City Council 6-33 Section D, “no unjust or unreasonable evictions should have occurred and no residents should have coerced to sell without relocation benefits” applies to evictions prior to the conversion, with second by Commissioner Del Buono. The motion passed unanimously.

		<p>1) request staff provide additional information on evictions and land use entitlement actions; and, 2) create an Ad Hoc Committee for the next six months consistent with Council Policy 0-4 with the purpose being to: research, meet and discuss additional information about the evictions and conversion status at Winchester Ranch, and possibly draft a comment letter, and to return with information and any letter for consideration at a future Commission meeting. October 11, 2018*</p>	<p>Commissioner Jasinsky made the motion to request Housing Department Staff to have additional monitoring of evictions in Mobilehome parks expecting to conversion, subject to Standards for Program of Relocation and Purchase Assistance, with a second by Commissioner O’Connell. The motion passed unanimously. October 11, 2018*</p>
<p>33.</p>	<p>Strategies to Reduce Meeting Length January 17, 2019*</p>	<p>Hold a commissioner-initiated discussion on strategies to reduce meeting length, including establishing a meeting adjournment time (curfew) for Commission meetings, and possible recommendation to staff to return with a resolution establishing a curfew for the Commission’s regular meetings, subject to an override to be defined. (No memo) January 17, 2019*</p>	<p>The Commission’s suggestions to reduce meeting length were as follows: 1. When there are new topics (especially with new commissioners), Housing Staff will facilitate a phone conference call in advance of the meeting. 2. Study the materials beforehand. 3. Regularly hold December meetings. 4. Create guidelines to limit public comment from 2 minutes to 1 minute, and include in the amendment in the agenda to inform the public about the change. 5. Defer commissioner-initiated discussion items in the Orders of the Day if there are a lot of items on the agenda. 6. Review meeting packets ahead of time and send questions to Housing Staff, who will send out questions and answers to all commissioners.</p>

			<p>7. Once every six months, hold two meetings a month and save the date in advance.</p> <p>8. Inform staff and commissioners of planned commissioner departure times from meetings in advance.</p> <p>9. Commissioners may make the motion at any point in the meeting.</p> <p>10. Staff should consider sending meeting materials earlier.</p> <p>11. Have staff send presentations in advance (perhaps 2-3 days electronically before).</p> <p>January 17, 2019*</p>
34.	<p>Potential Policy Concerning Family Affordable Housing</p> <p>September 13, 2018*</p>	<p>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 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.</p> <p>September 13, 2018*</p>	<p>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).</p> <p>September 13, 2018*</p>
35.	<p>Ad hoc Committee Report-back on Potential Vacant Residential and</p>	<p>1) Review, edit and approve the draft letter to the City Council prepared by the ad hoc committee regarding vacant residential properties;</p>	<p>Commissioner Tran made the motion to accept the draft letter as amended, with a second by Commissioner Navarro. The motion passed (6-1-1).</p>

	<p>Commercial Properties June 13, 2019*</p>	<p>2) Make a possible motion for staff to submit the letter on behalf of the Commission; 3) Discuss the report back of the ad hoc committee regarding vacant commercial land and buildings; and, 4) Authorize the ad hoc committee to return to the Commission at a future meeting with a draft letter to the City Council regarding potential strategies for vacant commercial properties, or otherwise amend the draft letter on residential properties to include the Commission’s comments on commercial properties. June 13, 2019*</p>	<p>Yes: Tran, Quinn, Wheeler, Shoor, Navarro, Del Buono No: Fitzgerald Abstain: O’Connell June 13, 2019*</p>
--	--	--	--