

## Final Housing & Community Development Commission Workplan for FY 2019-20

#	Topics for FY 2019-20	Actions	HCDC Function, Power, Duty	Type of Item	Tentative Date
1.	<b>Adopt Commission FY 2018-19 Accomplishments</b>	Review, discuss, and adopt HCDC's FY 2018-19 Accomplishments based on work completed at Annual Retreat	Administrative	Governance	Sep 2019
2.	<b>Adopt Commission FY 2019-20 Workplan</b>	Review, discuss, and adopt HCDC's FY 2019-20 Workplan based on work completed at Annual Retreat	Administrative	Governance	Sep 2019
3.	<b>Annual Homeless Report</b>	Review report and provide input on overall budget, policies, and programs to address homelessness	Existing program	Report	Sep 2019
4.	<b>Consolidated Annual Performance and Evaluation Report (CAPER)</b>	Hold a public Hearing for the FY 2018-19 Consolidated Annual Performance and Evaluation (CAPER) and make possible recommendation to City Council to approve report	Federal funds	Hearing	Sep 2019
5.	<b>Assessment of Fair Housing and Five-year Consolidated Plan</b>	Review reports on process to create AFH Plan and new Five-year Consolidated Plan and make possible recommendations	Federal funds	Plans	Sep 2019
6.	<b>Ellis Act Ordinance Recontrol Provisions and Apartment Rent Ordinance Demographic Study</b>	Review report updating information on tenant demographics in apartments subject to the Apartment Rent Ordinance and review potential changes to Ellis Act Ordinance recontrol provisions and make possible recommendations	Ellis Act Ordinance	Policy	Nov 2019
7.	<b>Mobilehome Park General Plan Land Use Actions</b>	Review Planning Commission-approved GP land use actions regarding mobilehome park designations and make possible recommendation to provide comments	Revised policies	Plan	Oct/Nov 2019
8.	<b>Administrative Citations for Tenant Protection Ordinance and Housing Payment Equality Ordinance overseen by the Rent Stabilization Program</b>	Review proposed administrative citations for Tenant Protection Ordinance and Housing Payment Equality Ordinance overseen by the Rent Stabilization Program and make possible recommendations	Revised program	Policy Program	Oct/Nov 2019

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9.	<b>Inclusionary Housing Framework Revisions</b>	Review proposed revisions to the Inclusionary Housing Ordinance and related programs and make possible recommendations	Existing program	Policy	Oct 2019
10.	<b>Anti-Displacement Draft Strategy</b>	Review draft Anti-Displacement Strategy and make possible recommendation	Policies	Report	Nov 2019
11.	<b>Moderate-income Housing Strategy</b>	Review report of consultant report on Moderate-income housing strategies on proposed strategies to meet the housing needs of moderate-income residents in San José and make possible recommendation	New program	Plan	Dec 2019
12.	<b>Affordable Housing Siting (Dispersion) Policy</b>	Provide input on proposed updates to the City's Dispersion Policy for siting affordable housing and make possible recommendation	Revised policy	Policy	Jan 2020
13.	<b>HCDC Workplan Amendments</b>	Review amended 2019-20 HCDC Workplan and make possible recommendation for submission to the Community and Economic Development Committee (if necessary)	Governance	Plan	Jan 2020
14.	<b>Diridon Affordable Housing Implementation Plan</b>	Review draft Plan and make possible recommendation	New plan	Plan	Jan 2020
15.	<b>Annual Housing Element Report</b>	Review annual progress report on the Housing Element and make possible recommendation	Housing goals	Report	Feb 2020
16.	<b>Housing Crisis Workplan</b>	Review progress report on implementation of prioritized items in the Housing Crisis workplan and make possible recommendation	Housing goals	Report	Feb 2020
17.	<b>New Five-year Consolidated Plan and FY 2020-21 Annual Action Plan Funding Priorities</b>	Hold a Public Hearing and review funding priorities for 2020-25 Consolidated Plan and FY 2020-21 Annual Action Plan and make possible recommendation	Federal funds	Hearing	Feb/Mar 2020

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18.	<b>Assessment of Fair Housing Draft Plan</b>	Review draft plan on housing challenges and community needs and make possible recommendation	New plan	Plan	Mar 2020
19.	<b>Rent Stabilization Program Budget (Fee) Recommendations</b>	Review and discuss the RSP annual fee structure and staffing levels concerning Mobilehomes and Apartments and make possible recommendation	Fees for ARO & Mobilehome Rent Ordinance	Fee Report	Mar 2020
20.	<b>Draft Five-year Consolidated Plan and FY 2020-21 Annual Action Plan</b>	Hold a Public Hearing and review draft 2020-25 Consolidated Plan and FY 2020-21 Annual Action Plan and make possible recommendation	Federal funds	Hearing	Apr 2020
21.	<b>Housing Trust Fund Budget</b>	Review and provide input on proposed expenditures for FY 2020-21 from the Housing Trust Fund for homeless programs and make possible recommendation	Local funds	Plan	Apr 2020
22.	<b>Commission Nominations</b>	Nominate and select Chair and Vice Chair for FY 2020-21	Governance	Administration	May/June 2020
23.	<b>Quarterly and Annual Reports</b>	Review quarterly and annual reports on the Rent Stabilization Program including the Apartment Rent Ordinance, Ellis Act Ordinance, Tenant Protection Ordinance, and Mobilehome Rent Ordinance programs and make possible recommendations	Report on ARO & Mobilehome Rent Ordinance	Report	Quarterly, Annual
24.	<b>Soft Story Program Framework and Ordinance</b>	Review draft soft story program framework and ordinance and make possible recommendation	New program	Program	TBD
25.	<b>Commercial Impact Fee</b>	Review report on Commercial Impact Fee Nexus Study and Feasibility Study and make possible recommendation	Local funds	Report	TBD
26.	<b>Regional Housing Needs Allocation Subregion</b>	Review the status of potential formation of a Regional Housing Needs Allocation Subregion	New policies	Strategy	TBD

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		(informational) and make possible recommendation			
27.	<b>Policy 0-4 and 2.08 Amendments</b>	Review changes to the versions circulated by the Clerk's office and make possible recommendation	Administrative	Governance	TBD
28.	<b>Amended Commission Bylaws</b>	Review, make possible changes, and approve amended Commission Bylaws	Administrative	Governance	TBD
29.	<b>Outreach Authorization for Commissioners</b>	Consider, and by motion, authorize identified Commissioners to use their titles in seeking public input on items within the purview of the Commission subject to Council Policy 0-4 for FY 2020-21 and to report back to the Commission after the conclusion of such meetings	Administrative	Governance	TBD after changes to Policy 0-4 finalized
30.	<b>Reports on Housing Data</b>	Review reports on housing data	Report	Report	As required
31.	<b>Proposed State/Federal Legislation</b>	Discuss and make possible recommendations on proposed legislation and ballot measures pertaining to subjects under the purview of the Commission, per Policy 0-4	New, revised policies	Policy	As required
32.	<b>Topics related to Chapters 17.22 and 17.23 of the San José Municipal Code</b>	Discuss items related to SJMC Chapters 17.22 and 17.23 regarding the Mobilehome Rent Ordinance and related regulations and take possible action	New, revised programs and policies	Program Policy	As needed
33.	<b>Topics related to Chapter 20.180 of the San José Municipal Code</b>	Discuss items related to SJMC Chapter 20.180 regarding mobilehome parks and related policies and take possible action	New, revised programs and policies	Policy	As needed

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<b>Commissioner-initiated Items*</b>					
34.	<b>Potential Policy or Program on Affordable Housing that Encourages Transportation Mobility*</b>	Continue the Commissioner-initiated discussion on potential policy or program to foster affordable housing creation that encourages transportation mobility and take possible action	New, revised programs or policies	Program Policy	TBD
35.	<b>Board and Care Regulations and Properties*</b>	Hold a Commissioner-initiated discussion of board and care regulations and properties located in San José and take possible action	New programs or policies	Program Policy	TBD
36.	<b>Mental Health Proposition 2 Funding*</b>	Hold a Commissioner-initiated discussion of Mental Health Proposition 2 bond funding from 2018 and potential leverage through collaboration with the County of Santa Clara and take possible action	New programs or policies	Program Policy	TBD
37.	<b>Additional Density Bonus for Affordable Housing*</b>	Hold a Commissioner-initiated discussion of a potential additional City-authorized density bonus for affordable housing developments and take possible action	New, revised programs or policies	Program	TBD
38.	<b>Nonprofit Housing Co-ops First Opportunity to Buy Affordable Housing Properties*</b>	Hold a Commissioner-initiated discussion of a potential program to give nonprofit housing co-ops the first opportunity to buy affordable housing properties and take possible action	New programs or policies	Program Policy	TBD

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39.	<b>Commission-initiated discussions under the purview of Commission*</b>	Hold Commissioner-initiated discussions on existing or potential programs, policies or regulations related to housing and community development policies and programs, and to Parts 17.22 and 17.23 of the SJMC including the Apartment Rent Ordinance, the Mobilehome Rent Ordinance, the Ellis Act Ordinance, and the Tenant Protection Ordinance, Part 5.10 Housing Payment Equality Ordinance, and take possible action	New, revised programs and policies	Program Policy	As needed

***Note\*: Commissioner-initiated items are researched and prepared by the Commissioners. All of these actions are to taken consistent with Policy 0-4. Staff is only responsible for distribution unless capacity exists to provide additional information. These items will be agendized and prioritized around the Commission’s regular workload. The proposed agendized items may be subject to change.***

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### Non-governance items that may relate to Mobilehomes (directly and/or indirectly):

- 7 – General Plan land use changes
- 8—Administrative Citations for RSP Programs
- 10 – Anti-displacement Draft Strategy
- 12 – Affordable Housing Siting (Dispersion) policy
- 15 – Annual Housing Element report
- 16—Housing Crisis Workplan Updates
- 18—Assessment of Fair Housing Draft Plan
- 19 – RSP Budget
- 23 – Quarterly and Annual reports
- 30—Reports on Housing Data
- 31 – Proposed State/Federal Legislation
- 32 – Topics related to Chapters 17.22 and 17.23 of the San José Municipal Code
- 33 - Topics related to Chapter 20.180 of the San José Municipal Code
- 34 – Commission-initiated discussions under the purview of Commission\*

***Note\*:*** Starred items are researched and prepared by the Commissioners. Staff is only responsible for distribution unless capacity exists to provide additional information. These items will be agendaized and prioritized around the Commission's regular workload. The proposed agendaized items may be subject to change.

## HCDC Workplan Finalization Voting on Commissioner-initiated Ideas

Rank #	Commissioner Initiating Idea	Votes	Idea
1	Shavell Crawford	12	<b>Board and care regulations</b> - 85% of shelters in San Jose are composed of senior citizens and with a review of regulations and development, we can properly care for our elderly community members.
2	Shavell Crawford	10	<b>Mental Health</b> - Leverage prop 2 mental health housing bond through collective collaboration with County of Santa Clara.
3	Alex Shoor	4	Additional city-authorized density bonus on affordable housing projects
3	Alex Shoor	4	Give nonprofit housing coops the first opportunity to buy affordable housing by condition before the owner sells it
4	Roberta Moore	3	<b>Provide RV Parking with Services</b> - Create a safe parking program for RVs. Allocate 1 or more acres of the Fairground, a similar location, such as an abandoned motor lodge for RV Parking or purchase an existing RV rental company. Provide case workers as is done with Safe Parking. Other than this, can start with no services. As budget permits, provide water, sewer, and electrical hookup. Monitor for illegal activity to protect and keep the area safe. Eventually, add bathrooms with showers, sinks, and toilets. Can charge a fee on a sliding scale based on income and service offering.
4	Roberta Moore	3	<b>Educate Rental Providers</b> - Bring back Project Blossom with Jodi Marshall. Project Blossom teaches Rental Providers what's required and how to provide the best service possible.
4	Alex Shoor	3	<b>Right to counsel for low-income tenants:</b> <a href="https://www.stout.com/en/experience/cost-benefit-analysis-for-nyc-right-to-counsel-legislation/">https://www.stout.com/en/experience/cost-benefit-analysis-for-nyc-right-to-counsel-legislation/</a>
Other Ideas Considered but Not Approved			
	Justin Lardinois		<b>Benefits for mobile home park residents displaced by park conversions:</b> The residents of Winchester Ranch were able to negotiate buyouts and replacement housing after their park is closed. The action would be to institutionalize a similar requirement for future mobile home park conversions.



## HCDC List of Commissioner-initiated Ideas

Rank #	Commissioner Initiating Idea	Votes	Idea
	Justin Lardinois		<b>Explore different in-lieu fee structures for the Inclusionary Housing Ordinance:</b> Explore how the current requirement could be tweaked to incentivize developers to build affordable units rather than pay the fee. Two ideas I immediately have are different fee amounts, or making the fee option require an exemption by city council, as Milpitas does.
	Ryan Jasinsky, Martha O'Connell		<b>Inclusionary housing ordinance update:</b> Not using "clustering" as an incentive for development of affordable units
	Alex Shoor		Next steps re: vacant properties - both our continued work + the City's study of the issue as a possible tax
	Alex Shoor		<b>Mobilehome park replacement housing ordinance</b> (in other words, can we turn the Winchester Ranch Mobile Home Park negotiated agreement into a model for policy?)
	Alex Shoor		Funding worker-owned businesses through CDBG funding <a href="https://nonprofitquarterly.org/program-to-promote-employee-ownership-in-communities-of-color-scores-early-wins/">https://nonprofitquarterly.org/program-to-promote-employee-ownership-in-communities-of-color-scores-early-wins/</a>
	Alex Shoor		Tiny homes - request a report back and explore possible replication to other sites in the City
	Alex Shoor		Land owned by City of SJ within 0.5 miles of transit must be built or sold if it has sat empty for 10 years
	Alex Shoor		Tie ARO (rent stabilization) to the income of tenant instead of year unit was built.
	Alex Shoor		Protect families from eviction if the child is on juvenile probation.