

Housing & Community Development Commission Accomplishments for FY 2019-20

#	Objective for 19-20	Actions	Commission Action
1.	Adopt Commission’s Accomplishments for 2018-19 September 12, 2019	Review, discuss, and adopt the Housing and Community Development Commission’s FY 2018-19 Accomplishments.	Commissioner Del Buono made the motion to pass the amended Commission accomplishments which clarified the Commissioner-initiated items, with the second by Commissioner Navarro. The motion passed unanimously (10-0). Yes: Navarro, Del Buono, Shoor, Wheeler, O’Connell, Jasinsky, Quinn, Lardinois, Partida, Moore (10) No: None (0) Absent: Crawford, Duong (2)
2.	Adopt Commission’s Workplan for 2019-20 September 12, 2019	Review, discuss, and adopt the Housing and Community Development Commission’s FY 2019-20 Workplan, for consideration by the City Council’s Community and Economic Development Committee at its September 23, 2019 meeting.	Commissioner O’Connell made the motion to have a brief overview of each commissioner-initiated idea before voting, an appeal from the current proposal to vote without having a brief overview, with a second by Commissioner Jasinsky. The motion failed 5-6-1. Yes: Crawford, Duong, Partida, O’Connell, Jasinsky (5) No: Navarro, Moore, Del Buono, Shoor, Quinn, Lardinois (6) Abstain: Wheeler (1) Commissioner Jasinsky made the motion to consolidate commissioner-initiated idea items 4 and 5, with a second by Vice Chair Shoor. The motion passed unanimously (12-0). Yes: Navarro, Del Buono, Shoor, Wheeler, O’Connell, Jasinsky, Quinn, Lardinois, Partida, Moore, Duong, Crawford (12) No: None (0) Commissioner Crawford made the motion to add the top four scoring commissioner-initiated ideas to the draft Workplan and approve the Workplan, with a second by Commissioner Del Buono. The four items are: 1. Board and Care Regulations and Properties 2. Mental Health Proposition 2 Funding 3. Additional Density Bonus for Affordable Housing 4. Nonprofit Housing Co-ops First Opportunity to Buy Affordable Housing Properties The motion passed 11-1.

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			<p>Yes: Moore, Crawford, Del Buono, Duong, Shoor, Wheeler, O’Connell, Jasinsky, Quinn, Lardinois, Partida (11) No: Navarro (1)</p> <p>Commissioner-initiated proposals include (the first 4 in bold being prioritized for consideration in order, to the extent time allows):</p> <ul style="list-style-type: none"> • Board and Care Regulations and Properties - 85% of shelters in San José are composed of senior citizens and with a review of regulations and development, we can properly care for our elderly community members. • Mental Health Proposition 2 Funding - Leverage Prop 2 mental health housing bond through collective collaboration with County of Santa Clara. • Additional Density Bonus for Affordable Housing on affordable housing projects • Nonprofit Housing Co-ops First Opportunity to Buy Affordable Housing Properties - the first opportunity to buy affordable housing by condition before the owner sells it • <u>Provide RV Parking with Services</u> - 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 • <u>Educate Rental Providers</u> - Bring back Project Blossom with Jodi Marshall. Project Blossom teaches Rental Providers what’s required and how to provide the best service possible. • <u>Right to counsel for low-income tenants</u> • <u>Benefits for mobile home park residents displaced by park conversions</u> - 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. • <u>Explore different in-lieu fee structures for the Inclusionary Housing Ordinance</u> - Explore how the current requirement could be tweaked to
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			<p>incentivize developers to build affordable units rather than pay the fee. Two ideas are different fee amounts, or making the fee option require an exemption by city council, as Milpitas does.</p> <ul style="list-style-type: none"> • <u>Inclusionary Housing Ordinance update</u> - Not using "clustering" as an incentive for development of affordable units • <u>Next steps re: vacant properties</u> - Both our continued work and the City's study of the issue as a possible tax • <u>Mobile home park replacement housing ordinance</u> to turn the Winchester Ranch Mobile Home Park negotiated agreement into a model for policy • <u>Funding worker-owned businesses through CDBG funding</u> https://nonprofitquarterly.org/program-to-promote-employee-ownership-in-communities-of-color-scores-early-wins/ • <u>Tiny homes</u> - request a report back and explore possible replication to other sites in the City • <u>Land owned by City of San José</u> within 0.5 miles of transit must be built or sold if it has sat empty for 10 years • <u>Tie ARO (rent stabilization) to the income of tenant</u> instead of year unit was built • <u>Protect families from eviction</u> if the child is on juvenile probation
3.	<p>Approve the Minutes for the Meeting of September 12, 2019 (regarding Commissioner-initiated Workplan Items) October 10, 2019</p>	<p>Approve the September 12, 2019 action minutes</p>	<p>Commissioner O’Connell made a motion to approve the minutes as amended by staff to include approved five total Commissioner-initiated Workplan items, with a second by Commissioner Quinn.</p> <p>Vice Chair Shoor moved to amend Commissioner O’Connell’s motion to approve the minutes as amended by staff, and add all commissioner-initiated ideas & the votes they received, with a second by Commissioner O’Connell.</p> <p><i>Commissioner O’Connell rescinded her second to Vice Chair Shoor’s motion to amend.</i></p> <p>Commissioner Moore moved to amend Vice Chair Shoor’s motion to amend in order to list only ideas, not votes, with a second by Commissioner O’Connell. Motion by Commissioner Moore to amend Vice Chair Shoor’s motion passed 7-0-3.</p>

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			<p>Yes: Partida, Quinn, O’Connell, Duong, Del Bueno, Moore, Shoor (7) No: None Abstain: Wheeler, Navarro, Lardinois (3)</p> <p>Motion by Vice Chair Shoor, to amend Commissioner O’Connell’s motion to approve the minutes as amended and add all commissioner-initiated ideas, passed 8-0-2. Yes: Partida, Quinn, O’Connell, Wheeler, Duong, Del Bueno, Moore, Shoor (8) No: None (0) Abstain: Navarro & Lardinois (2)</p> <p>Motion by Commissioner O’Connell, to approve the minutes as amended by staff and as amended to add all commissioner-initiated ideas, passed unanimously (10-0). Yes: Partida, Quinn, O’Connell, Duong, Del Bueno, Moore, Shoor, Wheeler, Navarro, Lardinois (10) No: None (0)</p>
4.	<p>Timing for Hearing Commissioner-initiated Items October 10, 2019</p>	<p>Discuss the process and order of upcoming Commissioner-initiated items on future agendas. (No vote was taken.)</p>	<p>Commissioners Shoor and Crawford, who are leading the five Commissioner-initiated items on the Commission’s FY 2019-20 Workplan, should communicate with Chair Wheeler and Ms. Clements well in advance regarding when to agendize the items. Commissioners interested in working on those items should communicate their interest in serving in ad hoc committees to the lead Commissioners.</p>
Policy Discussions			
5.	<p>Homelessness Annual Report September 12, 2019</p>	<p>Review the homelessness annual report for Fiscal Year 2018-19 and recommend that the City Council approve the report.</p>	<p>Commissioner Lardinois made a motion to recommend City Council to accept staff recommendation with the Commissioner’s comments, with a second by Commissioner Crawford. The motion passed (12-0). Yes: Navarro, Del Bueno, Shoor, Wheeler, O’Connell, Jasinsky, Quinn, Lardinois, Partida, Moore, Duong, Crawford (12) No: None (0)</p>
6.	<p>Public Hearing for the FY 2018-2019 Consolidated Annual</p>	<p>Hold the second of three public hearings on the use of federal funds from the U.S. Department of Housing</p>	<p>Commissioner Crawford made the motion to recommend the CAPER with the Commissioners’ comments, with a second by Commissioner Quinn. The motion passed (12-0).</p>

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	<p>Performance Evaluation Report (CAPER) September 12, 2019</p>	<p>and Urban Development (HUD) in the FY 2018-2019 Consolidated Annual Performance Evaluation Report (CAPER), and recommend that the City Council approve the FY 2018-2019 CAPER.</p>	<p>Yes: Navarro, Del Buono, Shoor, Wheeler, O’Connell, Jasinsky, Quinn, Lardinois, Partida, Moore, Duong, Crawford (12) No: None (0)</p>
7.	<p>Updates on Development of the Affirmatively Furthering Fair Housing Plan and the Five-Year Consolidated Plan for 2020-25 September 12, 2019</p>	<p>Review the Department’s reports and workplans for developing the Affirmatively Furthering Fair Housing Plan and the Five-Year Consolidated Plan governing the use of federal funding from the U.S. Department of Housing and Urban Development over the 2020-25 period, and give feedback to staff.</p>	<p>Mr. Marcus and Mr. Lopez presented the presentation on Affirmatively Furthering Fair Housing Plan and the Five-Year Consolidated Plan for 2020-25. Commissioners gave comments and asked questions. No formal action was taken.</p>
8.	<p>Annual Report for Rent Stabilization Programs, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance October 10, 2019</p>	<p>Review and discuss the Rent Stabilization Programs Annual Report for 2018- 2019.</p>	<p>Ms. Rachel VanderVeen presented the report and accepted the feedback from the Commission. No further action was taken.</p>
9.	<p>Administrative Citations Manual and Proposed Schedule of Fines for Violations of the Apartment Rent, Tenant Protection, and Ellis Act Ordinances October 10, 2019</p>	<p>Review the Draft Administrative Citation Manual and proposed schedule of fines for violations for three ordinances – the Apartment Rent Ordinance (ARO), the Tenant Protection Ordinance (TPO) and the Ellis Act Ordinance - and make possible recommendations to the City Council.</p>	<p><i>Commissioner Moore moved that if owner receives a citation with a fine and contests it, the fine would not be due until a decision was reached, with second by Commissioner O’Connell. Commissioner O’Connell proposed a friendly amendment that the motion would not apply to Ellis Act.</i></p> <p><i>Commissioner Moore declined the amendment. Commissioner O’Connell withdrew her second to Commissioner Moore’s motion. No other second was made. Commissioner Moore’s motion was withdrawn.</i></p> <p>Commissioner Crawford moved that the City provide all letters to owners in English, Vietnamese and Spanish, with a second by Commissioner Moore.</p>

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			<p><i>Commissioner Moore proposed a friendly amendment to add Chinese (Mandarin) to the languages. Commissioner Crawford declined the amendment.</i></p> <p>Commissioner Crawford’s motion was approved, 10-1. Yes: Navarro, Moore, Crawford, Duong, Partida, Lardinois, Quinn, O’Connell, Wheeler and Shoor (10) No: Del Buono (1)</p> <p>Commissioner Moore moved that if an owner does not respond to a citation or pay the fine, there are volunteers that speak different languages set up to reach out to those owners to ensure the owners are aware to contact the City, with a second by Commissioner Duong. The motion passed 6-3-2. Yes: Navarro, Moore, Crawford, Duong, Partida, Lardinois (6) No: Del Buono, Quinn and O’Connell (3) Abstain: Wheeler, Shoor (2)</p>
10.	<p>Demographic Study of Renters Living in Apartments Covered by the Apartment Rent Ordinance <u>October 29, 2019</u></p>	<p>Review and discuss Economic Roundtable’s 2019 update study on the demographics of renters in apartments subject to the Apartment Rent Ordinance, and possible recommendation to the City Council.</p>	<p>Commissioner Moore made a motion that the Commission highlight for the City Council that one of the most significant findings in the report is that the population of ARO tenants is largely Hispanic/Latinx (47%), with a second Commissioner Navarro.</p> <p>With a proposed amendment by Commissioner Navarro that any changes to the Ellis Act Ordinance and Apartment Rent Ordinance should be thoughtful of disproportionate impact on the Hispanic/Latinx communities in addition to the impact on all communities, with a second by Commissioner Partida. Motion passed 7-1. Yes: Navarro, Quinn, Shoor, Wheeler, O’Connell, Del Buono, Partida (7) No: Moore (1)</p> <p>Commissioner Moore made a motion that the Commission highlight for the City Council that one of the most significant findings in the report is that the population of ARO tenants is largely Hispanic/Latinx (47%) and that any changes to the Ellis Act Ordinance and Apartment Rent Ordinance should be</p>

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			<p>thoughtful of disproportionate impact on the Hispanic/Latinx communities in addition to the impact on all communities, with a second Commissioner Navarro. Motion passed 8-0.</p> <p style="padding-left: 40px;">Yes: Navarro, Quinn, Moore, Shoor, Wheeler, O’Connell, Del Buono, Partida (8)</p> <p style="padding-left: 40px;">No: None (0)</p> <p>Commissioner Moore made the motion that Table 9 in the Ellis Act Ordinance memo submitted to City Council for the November 5, 2019 meeting to also include the numerical population for ARO renters and all renters in San José, with a second by Commissioner O’Connell.</p> <p>Motion passed 8-0.</p> <p style="padding-left: 40px;">Yes: Navarro, Quinn, Moore, Shoor, Wheeler, O’Connell, Del Buono, Partida (8)</p> <p style="padding-left: 40px;">No: None (0)</p>
11.	<p>Rent Stabilization Program Quarter 1 Report for Apartments, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance November 14, 2019</p>	<p>Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.</p>	<p>Commissioner Del Buono made the motion to accept the staff report, with a second by Commissioner Lardinois. The motion passed 7-0.</p> <p style="padding-left: 40px;">Yes: Del Buono, Duong, Shoor, O’Connell, Jasinsky, Lardinois, Partida (7)</p> <p style="padding-left: 40px;">No: None (0)</p>
12.	<p>Rent Stabilization Program Quarter 1 Report for Mobilehomes, Including the Mobilehome Rent Ordinance November 14, 2019</p>	<p>Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.</p>	<p>Commissioner Jasinsky made the motion to accept the staff report, with a second by Commissioner O’Connell. The motion passed 7-0.</p> <p style="padding-left: 40px;">Yes: Del Buono, Duong, Shoor, O’Connell, Jasinsky, Lardinois, Partida (7)</p> <p style="padding-left: 40px;">No: None (0)</p>

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13.	Rent Stabilization Program Rent Registry Implementation Update November 14, 2019	Review the staff report and provide possible recommendations on the Rent Stabilization Program Rent Registry Implementation update for FY 2018-19.	Commissioner Del Buono made the motion to accept staff report, with a second by Commissioner Jasinsky. The motion passed 7-0. Yes: Del Buono, Duong, Shoor, O’Connell, Jasinsky, Lardinois, Partida (7) No: None (0)
14.	Completion of the Ratio Utility Billings System Petitions Under the Apartment Rent Ordinance November 14, 2019	Review the staff report on completion of the Ratio Utility Billing Systems (RUBS) Petitions Under the Apartment Rent Ordinance in FY 2018-19.	Commissioner Jasinsky made the motion to accept staff, with a second by Commissioner Partida. The motion passed 7-0. Yes: Del Buono, Duong, Shoor, O’Connell, Jasinsky, Lardinois, Partida (7) No: None (0)
15.	Rent Stabilization Program Quarter 2 Report for Mobilehomes, including the Mobilehome Rent Ordinance January 23, 2020	Review the staff report and provide possible recommendations to staff on the Rent Stabilization Program Quarter 2 Report for FY 2019-20.	Commissioner Shoor made the motion to accept the staff report, with a second by Commissioner Quinn. The motion passed unanimously (11-0). Yes: Navarro, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Lardinois, Del Buono, Moore, Duong, Partida (11) No: None (0) Absent: Crawford
16.	Rent Stabilization Program Quarter 2 Report for Apartments, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance January 23, 2020	Review the staff report and provide possible recommendations to staff on the Rent Stabilization Program Quarter 2 Report for FY 2019-20.	Commissioner Quinn made the motion to accept the staff report, with a second by Commissioner Jasinsky. The motion passed unanimously (11-0). Yes: Navarro, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Lardinois, Del Buono, Moore, Duong, Partida (11) No: None (0) Absent: Crawford
17.	Inclusionary Housing Ordinance Proposed Revision October 29, 2019	(a) Review the staff report and provide possible recommendations to the City Council on proposed amendments to Chapter 5.08 of the Municipal	<i>Vice Chair Shoor made a motion to approve staff recommendation to apply the Inclusionary Housing Ordinance on developments with five units or more, with a second by Commissioner Del Buono. The motion failed 4-4.</i> Yes: Quinn, Shoor, Wheeler, Del Buono (4) No: Navarro, Moore, O’Connell, Partida (4)

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		<p>Code, including the following changes as described in this staff memorandum:</p> <p>(1) Apply the Inclusionary Housing Ordinance on developments with five units or more;</p> <p>(2) Serve a wider range of incomes for rental housing to 5% at 100% of the Area Median Income (AMI), 5% at 60% of the AMI, and 5% at the 50% of the AMI;</p> <p>(3) Restructure the in-lieu fee option to apply the fee on a square foot basis and change the amount to \$43 per square foot for rental development and \$25 per square foot for for-sale development;</p> <p>(4) Encourage rental developments to choose on-site compliance option by setting the in-lieu fee to \$18 per square foot where at least 5% of the units are provided onsite and allowing affordable units to be located in a separate building on-site;</p> <p>(5) Update the requirement to locate offsite units within the same redevelopment area to areas of opportunity;</p> <p>(6) Ensure units remain affordable as long as practical by extending the period of affordability to 99 years;</p> <p>(7) Adjust affordability requirements for co-living units to 90% of studio rents; and (8)</p>	<p><i>Commissioner O’Connell made a motion to reject the staff recommendation (B-1) to expand the income tiers for rental on-site and off-site projects, with a second by Commissioner Navarro. The motion failed 4-2-2.</i></p> <p style="padding-left: 40px;"><i>Yes: Partida, Del Buono, O’Connell, Navarro (4)</i></p> <p style="padding-left: 40px;"><i>No: Shoor, Quinn (2)</i></p> <p style="padding-left: 40px;"><i>Abstain: Wheeler, Moore (2)</i></p> <p>Vice Chair Shoor made the motion to approve the staff recommendation (B-2) of in lieu of providing on-site rental units in the three specified income tiers, a project can provide 10% of units affordable at 30% of AMI, with second by Commissioner Moore. The motion passed 8-0.</p> <p style="padding-left: 40px;">Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn, Wheeler, Moore (8)</p> <p style="padding-left: 40px;">No: None (0)</p> <p><i>Vice Chair Shoor made the motion to approve the staff recommendation (B-3) to explore extending the Park Fee discount to 100% of AMI rental units, with a second by Commissioner Navarro.</i></p> <p><i>The motion failed 4-3-1.</i></p> <p style="padding-left: 40px;"><i>Yes: Del Buono, Shoor, Quinn, Moore (4)</i></p> <p style="padding-left: 40px;"><i>No: Navarro, Partida, O’Connell (3)</i></p> <p style="padding-left: 40px;"><i>Abstain: Wheeler (1)</i></p> <p>Vice Chair Shoor made the motion to approve the staff recommendation (C-1) to apply the In-Lieu Fee on a per square foot basis, with a second by Commissioner Moore. The motion passed 7-0-1.</p> <p style="padding-left: 40px;">Yes: Partida, Del Buono, O’Connell, Shoor, Wheeler, Moore, Navarro (7)</p> <p style="padding-left: 40px;">No: None (0)</p> <p style="padding-left: 40px;">Abstain: Quinn (1)</p> <p>Commissioner O’Connell made the motion to approve the staff recommendation (C-2) to tie the In-Lieu Fee calculation to the per unit affordability gap, with a second by Commissioner Partida. The motion passed 7-0-1.</p>
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		<p>Update program administration to allow recertification every two years.</p> <p>(b) Provide recommendations to staff regarding potential amendments to the Park Fees Ordinance to define 100% AMI units as “affordable;” and,</p> <p>(c) Provide recommendations to staff regarding the potential development of geographic market areas to allow the phase in of the in-lieu fee adjustments over a three-year period.</p>	<p>Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn, Wheeler (7) No: None (0) Abstain: Moore (1)</p> <p>Vice Chair Shoor made the motion to reject the staff recommendation (C-3) to set a lower fee outside of strong market areas, with a second by Commissioner Navarro. The motion passed, 7-1. Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn, Wheeler (7) No: Moore (1)</p> <p>Vice Chair Shoor made the motion to reject the staff recommendation (C-4) cap the annual fee adjustment, with a second by Commissioner Navarro. The motion passed 6-1-1. Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn (6) No: Moore (1) Abstain: Wheeler (1)</p> <p>Vice Chair Shoor made the motion to approve the staff recommendation (C-5) to provide advance notice of fee increases, with a second by Commissioner Quinn. The motion passed 8-0. Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn, Wheeler, Moore (8) No: None (0)</p> <p>Commissioner O’Connell made the motion to reject the staff recommendation (D-1) to offer an adjusted schedule of In-Lieu Fees for mixed compliance projects and (D-2) to adjust the mixed compliance fees as the market changes, with a second by Navarro. The motion passed 6-2. Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Wheeler (6) No: Moore, Quinn (2)</p> <p>Commissioner O’Connell made the motion to reject the staff recommendation (D-3) to allow affordable project immediately adjacent to</p>
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			<p>market-rate project, with a second by Commissioner Moore. The motion passed 5-1-2.</p> <p>Yes: Partida, Del Buono, O’Connell, Navarro, Moore (5) No: Quinn (1) Abstain: Wheeler, Shoor (2)</p> <p>Chair Wheeler made a motion to request City Council to direct staff to evaluate the community impact due to clustering of low-income housing units, with a second by Commissioner Navarro. The motion passed 6-0-2.</p> <p>Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Wheeler (6) No: None (0) Abstain: Quinn, Moore (2)</p> <p>Vice Chair Shoor made the motion to approve the staff recommendation (F-1) to extend the period of affordability to 99 years, with a second by Commissioner Quinn. The motion passed 7-1.</p> <p>Yes: Partida, Del Buono, O’Connell, Navarro, Shoor, Quinn, Wheeler (7) No: Moore (1)</p>
18.	Tenant Preferences November 14, 2019	Open Forum	<p>Commissioner Partida made a motion to agendaize at a future meeting and update on the Tenant Preference policy discussed previously, with a friendly amendment by Commissioner Lardinois to consider the public comments received during open forum on November 14, 2019, with a second by Commissioner O’Connell. The motion passed 6-1.</p> <p>Yes: Partida, Lardinois, O’Connell, Duong, Del Buono, Shoor (6) No: Jasinsky (1)</p>
19.	Create a New Downpayment Assistance Program for Moderate-income Homebuyers November 14, 2019	Review the staff report and provide possible recommendations to the City Council in response to the proposal to create a new down payment assistance program.	<p>Commissioner Lardinois made the motion for staff to explore increasing the maximum purchase price, with a friendly amendment by Commissioner O’Connell to potentially include mobilehomes in the program, with a second by Commissioner Jasinsky. The motion passed 6-1.</p> <p>Yes: Lardinois, Del Buono, Shoor, O’Connell, Partida, Jasinsky (6) No: Duong (1)</p>
20.	Accessory Dwelling Unit Forgivable Loan Program to House	Review and make possible recommendations to the City Council on the creation of a forgivable loan program for San José homeowners	<p>Commissioner Lardinois made the motion for staff to explore strategies to discourage the delaying repayment of loans if not forgiven such as penalties and fees, with a second by Commissioner O’Connell. The motion passed 4-3.</p> <p>Yes: Shoor, O’Connell, Jasinsky, Lardinois (4)</p>

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	<p>Moderate-Income Renters November 14, 2019</p>	<p>who build a legal accessory dwelling unit and agree to house an income-eligible household for a period of five years, including the possible suspension of business tax collection for qualifying accessory dwelling units during the five-year compliance period.</p>	<p>No: Del Buono, Duong, Partida (3)</p> <p>Vice Chair Shoor made the motion to minimize the financial risk to the City, with a second by Commissioner Jasinsky. The motion passed 7-0.</p> <p>Yes: Partida, Lardinois, Jasinsky, O’Connell, Shoor, Duong, Del Buono (7)</p> <p>No: None (0)</p>
21.	<p>Draft Five-Year Consolidated Plan 2020-25 Funding Priorities March 12, 2020</p>	<p>Hold a public hearing on funding priorities for the next Five-year Consolidated Plan, which will govern the use of federal funding from the U.S. Department of Housing and Urban Development from 2020 through 2025, and provide Housing Department staff with input on the funding priorities.</p>	<p>Commissioner Shoor made the motion that all goals related to grassroots outreach skills development and neighborhood leadership development be quantitatively related to housing development, preservation and protection issues, with a second by Commissioner Wheeler. The motion passed 4-3.</p> <p>Yes: Wheeler, Shoor, Del Buono, Crawford (4)</p> <p>No: Navarro, Partida, O’Connell (3)</p> <p>Absent: Duong, Lardinois, Quinn, Moore, Jasinsky (5)</p>
22.	<p>City-Initiated General Plan Amendments for Mobilehome Parks January 23, 2020</p>	<p>Review information on proposed addition of a new General Plan Mobilehome Park designation, the application of the designation to the Westwinds and Mountain Springs mobilehome parks, and make possible recommendation to provide comments to staff, and/or the City Council.</p>	<p>Commissioner O’Connell made the motion to recommend to the City Council to apply the Mobilehome park designation to all Mobilehome parks, with a second by Commissioner Navarro. The motion was approved 8-0-2.</p> <p>Yes: Navarro, Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida (8)</p> <p>No: None (0)</p> <p>Abstain: Shoor, Moore (2) Recused: Jasinsky (1)</p> <p>Absent: Crawford</p>
23.	<p>Open Forum: General Plan Mobilehome Park January 23, 2020</p>	<p>Commissioner Del Buono made the motion for the Commission to draft a letter to City Council with a recommendation to create a new General Plan Mobilehome Park designation and to apply the new designation to all Mobilehome Parks in San José, with a second by Commissioner O’Connell. The motion passed 7-0-1.</p>	<p>On Commissioner Del Buono’s motion:</p> <p>Yes: Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida, Moore (8)</p> <p>No: None (0)</p> <p>Abstain: Shoor (1)</p> <p>Recused: Jasinsky (1)</p> <p>Absent: Navarro, Crawford (2)</p> <p>Vice Chair Shoor made the motion to add to the February meeting agenda to form an ad hoc committee to further discuss Mobilehome Park evictions and</p>

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			<p>potentially form recommendations for the Commission to discuss, with a second by Commissioner O’Connell. The motion was approved 8-1-0.</p> <p>Yes: Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida, Moore (8)</p> <p>No: Jasinsky (1)</p> <p>Abstain: None (0)</p> <p>Absent: Navarro, Crawford (2)</p>
24.	<p>Ad hoc Committee to Make Recommendations about Mobilehome Park Conversions February 13, 2020</p>	<p>Consider forming a temporary Ad hoc Committee of not more than six months to research potential changes to the City mobilehome conversion procedures based on issues that have arisen at Winchester Mobilehome Park and Westwinds Mobilehome Park and authorize the Ad Hoc Committee to return with a draft letter on this topic consistent with item D of Section V of Council Policy 0-4 (Letters Regarding Council or Council Committee Items) for Commission consideration and submission to the City Council.</p>	<p>Chair Wheeler made the motion to approve forming a temporary Ad hoc Committee of not more than six months to research potential changes to the City mobilehome conversion procedures based on issues that have arisen at Winchester Mobilehome Park and Westwinds Mobilehome Park and authorize the Ad Hoc Committee to return with a draft letter on this topic consistent with item D of Section V of Council Policy 0-4 (Letters Regarding Council or Council Committee Items) for Commission consideration and submission to the City Council, with a second by Commissioner Partida. The motion passed (8-1).</p> <p>Yes: Lardinois, Partida, Jasinsky, O’Connell, Wheeler, Shoor, Duong, Del Buono (8)</p> <p>No: Quinn (1)</p> <p>Absent: Crawford, Navarro, Moore (3)</p> <p>Commissioner Jasinsky made the motion to form the Ad Hoc Committee comprised of the members Shoor, Wheeler, O’Connell, Jasinsky, and Navarro, with a second by Commissioner O’Connell. The motion passed (9-0).</p> <p>Yes: Del Buono, Duong, Shoor, Wheeler, O’Connell, Jasinsky, Partida, Lardinois, Quinn (9)</p> <p>No: None (0)</p> <p>Absent: Crawford, Navarro, Moore (3)</p>
25.	<p>Diridon Affordable Housing Implementation Plan February 13, 2020</p>	<p>Receive the staff update on the Diridon Affordable Housing Implementation Plan.</p>	<p>The Commission received the update on the Diridon Affordable Housing Implementation Plan</p>
26.	<p>Draft Community Plan to End Homelessness 2020-2025</p>	<p>Receive the staff report and provide the Housing Department staff with</p>	<p><i>Vice Chair Shoor made a motion to recommend staff explore an 18-month pilot sanctioned encampment within the City of San José, with a second by Commissioner Jasinsky. The motion failed (2-7).</i></p>

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	<p>February 13, 2020</p>	<p>feedback on the draft Community Plan to End Homelessness 2020-2025.</p>	<p><i>Yes: Shoor, Jasinsky (2)</i> <i>No: Del Buono, Duong, Wheeler, O’Connell, Partida, Lardinois, Quinn (7)</i> <i>Absent: Crawford, Navarro, Moore (3)</i></p> <p>Chair Wheeler made a motion to amend the draft Community Plan to End Homelessness to address engagement and collaboration at a State and Federal level on homelessness, with a second by Commissioner O’Connell. The motion passed (7-2). <i>Yes: Shoor, Wheeler, O’Connell, Jasinsky, Partida, Lardinois, Quinn (7)</i> <i>No: Del Buono, Duong, (2)</i> <i>Absent: Crawford, Navarro, Moore (3)</i></p>
Deferred Items			
27.	<p>Timing for Hearing Commissioner-initiated Items November 14, 2019</p>	<p>Discuss the process and order of upcoming Commissioner-initiated items on future agendas.</p>	<p>This item was deferred to a later date.</p>
28.	<p>Annual Progress Report on the Implementation of the San José General Plan Housing Element and the Housing Successor to the Redevelopment Agency Annual Report March 12, 2020</p>	<p>Receive the staff reports for the draft 2019 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element, and the draft 2018-19 Housing Successor to the Redevelopment Agency Annual Report, and make possible recommendations to staff and/or the City Council.</p>	<p>This item was deferred to a later date.</p>
29.	<p>Inclusionary Housing Ordinance Follow-Ups March 12, 2020</p>	<p>Receive an update on proposed amendments to Inclusionary Housing Ordinance with three of the remaining outstanding items following November 5, 2019, City Council: (a) Evaluate financing impacts of extending the period of affordability to 99 years; (b) Incentivize density for small projects between 5 to 19 units; and, (c) Encourage innovative</p>	<p>This item was deferred to a later date.</p>

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		partnerships by exploring the minimum contribution to off-site developments in order to maximize affordable housing.	
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