

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

MEETING ACTION MINUTES

October 21, 2020

MEMBERS PRESENT: Martha O’Connell Chair (MR)
Ryan Jasinsky Vice Chair (ML)
Alex Shoor Commissioner (D2) *Exited 5:30 PM*
Barry Del Buono Commissioner (D3)
Ruben Navarro Commissioner (D5) *Arrived 5:33 PM*
Andrea Wheeler Commissioner (D6) *Arrived 4:45 PM*
Victoria Partida Commissioner (D7)
Huy Tran Commissioner (D8)
Roberta Moore Commissioner (D10) *Exited 6:57 PM*

MEMBERS ABSENT: District 1 – VACANT Commissioner (D1)
District 4 – VACANT Commissioner (D4)
Julie Quinn Commissioner (D9)
Nhi Duong Commissioner (Mayor)

STAFF PRESENT: Helen Chapman Councilmember Liaison
Kristen Clements Housing Department
Viviane Nguyen Housing Department
Rachel VanderVeen Housing Department
Tina Vo Housing Department
Jared Ferguson Office of Economic Development

(I) Call to Order & Orders of the Day

A. Review logistics for Zoom meetings

Chair O’Connell called the meeting to order at 4:33 p.m.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the meeting of October 8, 2020.

ACTION: Approve the October 8, 2020 action minutes.

Commissioner Jasinsky made the motion to approve the minutes for October 8, 2020, with amendments to correct Chair “Wheeler” to “O’Connell” under “Call to Order & Orders of the Day,” with a second by Commissioner Moore. The motion passed 7-0.

Yes: O’Connell, Jasinsky, Shoor, Del Buono, Partida, Tran, Moore (7)

No: None (0)

Absent: Navarro, Wheeler, Quinn, Duong (4)

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FINAL Minutes Special Meeting – October 22, 2020
Item III-A**

(IV) Reports and Information Only

- a. **Chair:** Chair O’Connell reported on a Zoom Sunnyvale City Council meeting in which she learned some important things that apply to the HCDC. There were a great many technical problems. One Councilperson was dropped from the meeting and could not reconnect for some time. The City Attorney explained that votes had to be by voice, the voice had to be recognizable, and that the vote of the missing Councilperson could not be cast by someone else. The Councilperson dropped from the Zoom connection called the Mayor at his home and voted over the telephone in speaker mode which was, per the City Attorney, legal. We can apply these same procedures, if needed, to HCDC.
- b. **Director:** Ms. Kristen Clements welcomed Commissioner Huy Tran back onto the Commission and updated Commissioners that Commissioner Shavell Crawford has resigned. Ms. Clements thanked Commissioners for sending in questions in advance of the meeting and noted that future responses to advance questions will be provided verbally at the meeting due to challenges to comply with the Brown Act with written answers.
- c. **Council Liaison:** Ms. Helen Chapman reported that Governor Newsom will be visiting the Bridge Housing community at Monterey and Bernal on October 23, 2020.

(V) Open Forum

(VI) Old Business

(VII) New Business

**A. Housing Crisis Workplan Update
(R. VanderVeen, Housing Department and J. Ferguson, Office of Economic Development)**

ACTION: Receive the report on progress implementing the City Council-approved Housing Crisis Workplan and make possible recommendations.

Commissioner Wheeler made the motion to recommend to City Council to direct City staff to identify the criteria that would be used to prioritize mobilehome parks for General Plan redesignation to Mobilehome Park, with a second by Chair O’Connell. The motion passed 6-1-1.

Yes: O’Connell, Del Buono, Navarro, Wheeler, Partida, Tran (6)

No: Jasinsky (1)

Abstain: Moore (1)

**B. Update on Inclusionary Housing Ordinance Proposed Revisions
(R. VanderVeen, Housing Department)**

ACTION: Provide feedback to staff and possible recommendations to the City Council on proposed amendments to the Inclusionary Housing Ordinance with four of the remaining outstanding items from the November 5, 2019, City Council direction:

- (a) Extend the period of affordability to 99 years with voluntary demolition after 55 years and relocation benefits for residents of the inclusionary units;
- (b) Apply the Inclusionary Housing Ordinance to developments with 10 units or more and set the fee at a lower rate for projects with less than 20 units that provide at least 90% of the density allowed on-site;
- (c) Encourage innovative partnerships in order to maximize affordable housing through adding a Clustering compliance option and an SB 35 Streamlining option; and,
- (d) Allow streamlining of Inclusionary Housing Ordinance compliance requirements for 100% affordable housing developments.

Vice Chair Jasinsky made the motion to not recommend adding the housing clustering compliance option, with a second by Commissioner Navarro. The motion passed 7-1.

Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Moore (7)

No: Wheeler (1)

Absent: Shoor, Quinn, Duong (3)

Commissioner Moore made the motion to not apply the Inclusionary Housing Ordinance to developments with 10 units or more. No second was obtained, so the motion failed.

Commissioner Tran made the motion to extend the period of affordability to 99 years with voluntary demolition after 55 years and relocation benefits for residents of the inclusionary units, with a second by Commissioner O’Connell. The motion passed 7-1.

Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler (7)

No: Moore (1)

Absent: Shoor, Quinn, Duong (3)

Commissioner Navarro made the motion to apply the Inclusionary Housing Ordinance to developments with 10 units or more and set the fee at a lower rate for projects with less than 20 units that provide at least 90% of the density allowed on-site, with a second by Commissioner Jasinsky. The motion passed 7-1.

Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler (7)

No: Moore (1)

Absent: Shoor, Quinn, Duong (3)

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Commissioner Wheeler made the motion to encourage innovative partnerships in order to maximize affordable housing through the SB 35 Streamlining option, and to allow streamlining of Inclusionary Housing Ordinance compliance requirements for 100% affordable housing developments, with a second by Commissioner Navarro. The motion passed 8-0.

Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler, Moore (8)

No: None (0)

Absent: Shoor, Quinn, Duong (3)

(VIII) 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.

(IX) Meeting Schedule

The next regular Commission meeting is scheduled to be held on **Thursday, November 12, 2020, at 5:45 p.m.** online.

(X) Adjournment

Chair O’Connell adjourned the meeting at 6:59 p.m.