

HOUSING & COMMUNITY DEVELOPMENT COMMISSION
MEETING ACTION MINUTES

May 13, 2021

MEMBERS PRESENT:	Martha O’Connell	Chair (MR)
	Ryan Jasinsky	Vice Chair (ML)
	Roma Dawson	Commissioner (D1)
	Alex Shoor	Commissioner (D2)
	Barry Del Buono	Commissioner (D3)
	Linh Vong	Commissioner (D4)
	Ruben Navarro	Commissioner (D5)
	Andrea Wheeler	Commissioner (D6)
	Victoria Partida	Commissioner (D7)
	Huy Tran	Commissioner (D8)
	Julie Quinn	Commissioner (D9)
	Roberta Moore	Commissioner (D10) <i>left at 8:03 pm</i>
	Nhi Duong	Commissioner (Mayor)

MEMBERS ABSENT: None

STAFF PRESENT:	Maribel Villarreal	HCDC City Council Liaison
	Kristen Clements	HCDC Secretary, Housing Department
	Luisa Galdamez	HCDC Assistant Secretary, Housing Department
	Rachel VanderVeen	Deputy Director, Housing Department
	Shawnte Spears	Housing Policy & Planning Administrator
	Josh Ishimatsu	Senior Development Officer
	Elisha St. Laurent	Analyst II

(I) Call to Order & Orders of the Day

A. Review logistics for Zoom meetings

Chair O’Connell called the meeting to order at 5:45 p.m.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the special meeting of April 22, 2021.

ACTION: Approve the April 22, 2021 action minutes.

Commissioner Dawson made the motion to approve the minutes for April 22, 2021, with a second by Commissioner Quinn. The motion passed 12-0.

Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Wheeler, Partida, Tran, Quinn, Moore, Duong (12)

No: None (0)

Absent: Navarro (1)

(IV) Reports and Information Only

A. Chair: No report

B. Director: Ms. Rachel VanderVeen gave an update that the City Council was reviewing the proposed budget for this coming year. The Housing Department’s proposed budget is adding a couple of positions funded by COVID-response funding. Overall, the General Fund has a deficit but it is being offset by incoming COVID stimulus funds.

C. Council Liaison: Ms. Maribel Villareal stated that in District 2, four residents have moved to affordable housing from their Bernal Bridge Housing site. She encouraged commissioners to participate in Affordable Housing Month activities sponsored by SV@Home and other organizations. She also noted that the Google community benefits package including funding for affordable housing will come to the City Council on May 25.

(V) Open Forum

(VI) Old Business

(VII) New Business

A. Approval of Measure E Spending Plan FY 2021-22

(R. VanderVeen, Housing Department)

ACTION: Accept staff report and a spending plan for Measure E Property Tax Revenue, review the Plan, and provide comments for transmittal to the City Council.

Commissioner Moore made a motion that 100% of funds in the moderate-income category be given to home purchase assistance because it creates equity in wealth generation, with a second by Commissioner Wheeler. The motion failed 4-9-0.

Yes: Shoor, Wheeler, Partida, Moore (4)

No: O’Connell, Jasinsky, Dawson, Del Buono, Vong, Navarro, Tran, Quinn, Duong (9)

Absent: (0)

Commissioner Quinn made a motion to remove the funding set-aside for commercial space, with a second by Commissioner Wheeler. The motion passed 9-4-0.

Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Quinn, Moore (9)

No: Dawson, Vong, Tran, Duong (4)

Absent: (0)

Commissioner Shoor requested that this statement reflecting his feedback be included in the Council memo: “Active ground floors are important to building community. They are an important component to affordable housing projects.”

Commissioner Moore requested that this statement reflecting her feedback be included in the Council memo: “It's important to protect existing small businesses as part of the community. They help build and support the community. They help make the community stronger. And they shouldn't be displaced without support to come back.”

**B. Draft Assessment of Fair Housing Findings
(K. Clements, Housing Department)**

ACTION: Review the Department’s draft Assessment of Fair Housing report and make possible recommendation(s) to staff and/or the City Council.

Commissioners reviewed the report and gave feedback to staff. No motions were made.

**C. Draft Affordable Housing Siting Policy
(R. VanderVeen, Housing Department)**

ACTION: Review the Department’s draft Affordable Housing Siting Policy for the location of subsidized restricted-affordable housing developments, and make possible recommendation(s) to staff and/or the City Council.

Chair O’Connell made the motion to help facilitate equitable distribution, the Department should distinguish between affordable housing and supportive housing in the Siting Policy and track them separately, but consider them in totality, with a second by Commissioner Dawson. The motion passed 12-0.

Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12)

No: None (0)

Absent: Moore (1)

Commissioner Wheeler made the motion that categories be subdivided by Census Block Group to identify those Census Block Groups that have a high density of affordable/supportive housing or homeless services, and the Policy be modified to avoid future affordable development in highly impacted Census Block Groups, with a second by Chair O’Connell. The motion passed 10-2.

Yes: O’Connell, Jasinsky, Dawson, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Duong (10)

No: Shoor, Quinn (2)

Absent: Moore (1)

Commissioner Wheeler made the motion to reject the Policy because the identified categories are too broad and do not address the concern of over-saturation of affordable/supportive housing and homeless services in specific Census Block Groups in San Jose, and because the Policy does not address realistic barriers to developing in Category 1 neighborhoods including mass transit options and political opposition, with a second by Commissioner Navarro. The motion failed 5-7.

Yes: O’Connell, Navarro, Wheeler, Partida, Duong (5)

No: Jasinsky, Dawson, Shoor, Del Buono, Vong, Tran, Quinn (7)

Absent: Moore (1)

Commissioner Tran made the motion to shorten the Phase I period from 5 years to 3 years, with a second by Commissioner Navarro. The motion passed 12-0.

Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12)

No: None (0)

Absent: Moore (1)

Commissioner Tran made the motion to change percentages of funding allocated to 40% for Category 1 and 40% for Category 2 for Phase 1, with a second by Commissioner Dawson. The motion passed 11-0.

Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12)

No: None (0)

Absent: Shoor, Moore (2)

D. Nominations for Chair and Vice Chair FY 2021-22

(Commissioners)

ACTION: Nominate Commissioners for positions of Chair and Vice Chair of the Commission to serve for Fiscal Year 2021-22, starting July 2, 2021. (No memo.)

Commissioner Wheeler nominated Chair O’Connell for the position of Chair, with a second by Commissioner Quinn. Chair O’Connell accepted.

Commissioner Wheeler nominated Vice Chair Jasinsky for the position of Vice Chair, with a second by Commissioner Navarro. Vice Chair Jasinsky accepted.

(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

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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, June 10, 2021, at 5:45 p.m.** online.

(X) Adjournment

Chair O’Connell adjourned the meeting at 11:51 p.m.