

HOUSING & COMMUNITY DEVELOPMENT COMMISSION

MEETING ACTION MINUTES

January 23, 2020

MEMBERS PRESENT: Andrea Wheeler Chair (D6)
Alex Shoor Vice Chair (D2) *Arrived at 7:05*
Justin Lardinois Commissioner (D1)
Barry Del Buono Commissioner (D3)
Ruben Navarro Commissioner (D5) *Arrived 6:01 PM,
Exited 7:22 PM*
Victoria Partida Commissioner (D7)
Julie Quinn Commissioner (D9)
Roberta Moore Commissioner (D10)
Nhi Duong Commissioner (Mayor)
Martha O’Connell Commissioner (MR)
Ryan Jasinsky Commissioner (ML)

MEMBERS ABSENT: Shavell Crawford Commissioner (D4)
District 8 – VACANT Commissioner

STAFF PRESENT: Helen Chapman Council Liaison
Jacky Morales-Ferrand Housing Department
Selena Copeland Housing Department
Viviane Nguyen Housing Department
Fred Tran Housing Department
Noel Padilla Housing Department
Lourdes Saucedo Housing Department
Guadalupe Gonzalez Housing Department
Janie Le Housing Department

(I) Call to Order & Orders of the Day

Chair Wheeler called the meeting to order at 5:50 PM.

(II) Introductions – Commissioners and staff introduced themselves.

(III) Consent Calendar

A. Approve the Minutes for the special meeting of November 14, 2019

ACTION: Approve the November 14, 2019 action minutes.

Commissioner O’Connell the motion to approve the minutes with the amendment to correct that Commissioner Moore’s absence only be listed once, with a second by Commissioner Jasinsky. The motion was approved unanimously (9-0).

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

No: None (0)

Absent: Navarro, Shoor, Crawford (3)

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(IV) Reports and Information Only

A. Chair: Ms. Andrea Wheeler did not have an update.

B. Director: Ms. Jacky Morales-Ferrand provided an update that it is the beginning of a new year and there are no further updates at this time.

C. Council Liaison: Ms. Helen Chapman did not have an update.

(V) Open Forum

(VI) Old Business

(VII) New Business

A. City-Initiated General Plan Amendments for Mobilehome Parks

(J. Hart, Department of Planning, Building and Code Enforcement)

ACTION: 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.

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.

Yes: Navarro, Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida (8)

No: None (0)

Abstain: Shoor, Moore (2)

Recused: Jasinsky (1)

Absent: Crawford (1)

B. Rent Stabilization Program Quarter 2 Report for Mobilehomes, including the Mobilehome Rent Ordinance

(R. VanderVeen, Housing Department)

ACTION: 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 was passed unanimously (11-0).

Yes: Navarro, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Lardinois, Del Buono, Moore, Duong, Partida (11)

No: None (0)

Absent: Crawford (1)

DRAFT

C. Rent Stabilization Program Quarter 2 Report for Apartments, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance

(F. Tran, Housing Department)

ACTION: 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 was passed unanimously (11-0).

Yes: Navarro, Quinn, Jasinsky, O’Connell, Wheeler, Shoor, Lardinois, Del Buono, Moore, Duong, Partida (11)

No: None (0)

Absent: Crawford (1)

(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.

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.

Yes: Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida (7)

No: None (0)

Abstain: Shoor (1)

Recused: Jasinsky (1)

Absent: Navarro, Crawford (2)

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 potentially form recommendations for the Commission to discuss. The motion was approved 7-1-0.

Yes: Quinn, O’Connell, Wheeler, Lardinois, Del Buono, Duong, Partida (7)

No: Jasinsky (1)

Abstain: None (0)

Absent: Navarro, Crawford (2)

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(IX) Meeting Schedule

The next regular Commission meeting is scheduled to be held on Thursday, February 13, 2020, at 5:45 p.m. at San José City Hall, 200 E. Santa Clara St., San José, CA 95113 in Wing Rooms 118-120. Potential items for February (subject to change):

- Diridon Affordable Housing Implementation
- Community Plan to End Homelessness
- Housing Element Annual Report
- Ad-hoc Committee for Mobilehome Evictions

(X) Adjournment

Chair Wheeler adjourned the meeting at 8:05 PM.