

## HOUSING ADVISORY COMMISSION

### SYNOPSIS OF RETREAT AT 9:00AM

April 08, 2006

**MEMBERS PRESENT:** Chair Fink, Vice Chair Moreno, Commissioners Bock, Ordonez, and Talivaa  
**MEMBERS ABSENT:** Commissioners Colacicco and Roberson  
**CITY STAFF:** L. Krutko, M. Meyer, R. Chaudhury, A. Drummond, A. Herrera, and M. Whatley.  
**GUESTS:** Councilmember Cortese, Henry Servin, Saul Wachter, Phyllis Ward, and Steve Wincor.  
**LOCATION:** 200 E. Santa Clara Street, W-119, San José CA 95113

#### 1. Call to Order/Orders of the Day

The Chair called the retreat to order at 9:05a.m.

#### 2. Introductions and Announcements (5 min.)

The Chair announced that there was an article in the San José Mercury News regarding the closure of Agnews.

#### 3. Priorities for the Housing Advisory Commission (Councilmember David Cortese, 30 min.)

Councilmember Cortese acknowledged that the HAC has covered a wide range of issues over the last year. The Councilmember indicated that ABAG, the Metropolitan Transportation Commission, and the Bay Area Air Quality District Management have formed a joint policy collaborative that will be emphasizing a bottoms-up approach to determining RHNA goals. They will be rolling out a regional blue-print. The Councilmember indicated that if the HAC would like to be involved in this discussion, they should consider inviting Ted Droettbloom, Director of the joint policy collaborative to a HAC meeting.

Commissioner Ordonez commented that it is important that ABAG be made aware of the industrial land that has been converted to housing, because land that is available for jobs is what drives the RHNA numbers. Commissioner Bock asked if there has been any discussion about ELI units being part of the ABAG requirements. Councilmember Cortese indicated that the HAC should talk to Ted Droettbloom about this issue so this can be agendized for a future joint policy collaborative meeting. Phyllis Ward commented that Sally Lieber's legislation, AB 2634 would amend the Housing Element Law, so that jurisdictions would have to break out the number of ELI units they are going to build. Councilmember Cortese indicated that since he is President of ABAG, he would follow-up on this issue to see if they have already taken a position on this piece of legislation.

Councilmember Cortese indicated that he anticipates that the Evergreen plan will most likely come before council in September.

Saul Wachter commented that only 1 affordable housing project has been built in District 8 in the last 16 years. Councilmember Cortese responded that this has a lot to do with the City's Level of Service Policy, which would require developers to invest in traffic mitigation. This makes it difficult to provide a subsidy to provide affordable housing as well.

#### 4. Housing Department Priorities for 2006 (L. Krutko, Housing Department, 30 min.)

The Housing Director gave an overview of an Economic Indicators report that was prepared by the Office of Economic Development. She also reviewed a Housing Statistics Report for March 2006. In response to the

table on p. 7, which shows how production compares to RHNA goal, Saul Wachter suggested that the Housing Department use the numbers from the Consolidated Plan to measure progress.

The Housing Director indicated that in 2006, the Department will be focusing on Housing Element reform, tax reform, immigration reform, and redevelopment reform. The Department will closely follow the statewide infrastructure bond. There are also many regional issues that the Department will be focusing on. The Housing Director indicated that at the next HAC meeting, Ms. Whatley will be giving a broad overview of housing related legislation. In the next year, the Department will also be researching condominium conversions and the loss of rental housing. The Department is also looking at the industrial conversions that are taking place without any type of affordability requirement. Project Homeless Connect will be taking place in late April. The Department also negotiated 100 Section 8 vouchers for the chronically homeless, and will be working on a program to provide services for the homeless once they have housing. There is also a recommendation to move the CDBG program from PRNS to the Housing Department.

**5. Overview of Housing Plans along BART Corridor (H. Servin Jr., Planning Department, 30 min.)**

Henry Servin, of the Planning Department gave a PowerPoint presentation on the BART plans for Silicon Valley. He also shared information regarding MTC Resolution 3434, regarding Transit-Oriented Development Policy for Regional Transit Extension Projects. This resolution would mean that particular transportation projects would have to plan for a minimum number of housing units along certain corridors.

**6. Discussion on Collaboration Between ACOR & HAC (S. Wincor, Advisory Commission on Rents, 20 min.)**

Steven Wincor reviewed a handout which outlines common issues faced by the HAC and ACOR, such as the depletion of available rental units, minimal growth of apartment housing, retention of transition owners in San José, new planned development in San José (North San José and Coyote Valley) and consideration of very-low income housing, and homelessness. Mr. Wincor indicated ACOR has a very limited scope and the sagging economy means less activity for the commission, since it is only in times of prosperity that there are evictions. The Chair commented that he sees the ACOR as having a technical scope, which is a resource for the HAC. A discussion also took place regarding condominium conversions and how this is affecting the supply of rental units.

**7. Overview of Department's Homeownership Programs (M. Meyer, Housing Department, 20 min.)**

The Assistant Director made

a presentation on the Department's homeownership programs. He discussed the Teacher Homebuyer Program, project specific downpayment assistance, equity and growth in neighborhoods program (BEGIN), American Dream Downpayment Initiative, San Jose State Faculty Homebuyer program, inclusionary housing program, neighborhood housing infill development, and the work of the NHSSV Homeownership Center.

**8. Recap of Issues and Accomplishments of the Housing Advisory Commission in 2005 (Chair, 30 min.)**

The Chair gave an overview of the HAC's work in 2005. He indicated that the work in Coyote Valley is the HAC's greatest contribution, as they have been able to use the focus group to convey their suggestions. There are issues in the housing planning document that still need to be re-visited, such as the use of city housing funds and RDA funds in Coyote Valley. The initial recommendation was that this money not be used.

The Assistant Director also reviewed some of the HAC's accomplishments in recent years, including the work in Coyote Valley, down-town exemptions for high-rise developments, 25% requirement for ELI units in NOFA, and the hundreds of units that will be restricted to low-income families in Hitachi.

**9. Review of 2005 WorkPlan (Chair, 5 min.)**

The Chair reviewed the 2005 Workplan.

**10. Brainstorming, Development and Approval of the 2006 Workplan and assignment of Task Forces (Chair, 60 min.)**

The Chair commented that the comments made by the Housing Director and Councilmember Cortese focused on regional issues.

The following ideas were suggested for the 2006 Workplan:

- Coyote Valley
- Housing Element Law Reform
  - New ABAG paradigm, inviting Ted Droettbloom of Joint Policy Collaborative
- Sally Lieber's Legislation, AB 2634
- Industrial Conversions, "community benefit" needs to be derived from these conversions
- Condominium Conversions/Possibly supporting Acq/Rehab for non-profits
- Preservation of Rental Units
- Redevelopment Reform
- Increased Activism for Commission
- Inclusionary Zoning/Ability for City to accept land dedication (assigned to ELI & Inclusionary Zoning Task Force)
  - Commissioner Ordonez recommends that the task force look at a study in the City of Salinas by BAE

Saul Wachter commented that there needs to be a plan to address the shortage of low-income units. He commented that the Consolidated Plan does not indicate how the shortage of affordable housing will be met. He commented that the City has plans to bring BART to San José and development of Coyote Valley. However, there is not a long-range plan to meet the shortage of affordable housing. A discussion took place about how a plan to solve the shortage of affordable housing is a lot more dynamic than a long-range plan to develop Coyote Valley. Commissioner Ordonez commented that the General Plan, the Agency's plan, and the Housing Element plan are all trying to address the shortage of affordable units.

Commissioner Ordonez makes a motion to accept the topics that have been discussed as part of the workplan, with a second by Commissioner Talivaa. The motion passed 5-0. The workplan will be voted on at the regular HAC meeting in May.

Commissioner Ordonez makes a motion to keep the same task force assignments, with a second by Commissioner Talivaa. The motion passed 5-0.

**11. Public Comment (10 min.)**

No public comments.

**12. Adjournment**

The retreat was adjourned at 1:10p.m.