

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF MEETING AT 5:45 PM

January 13, 2011

MEMBERS PRESENT: Chair Norimoto, Commissioners Ellak, Mace, Saelee, and Tom.
MEMBERS ABSENT: Vice Chair Darrow, Commissioner Cantore.
CITY STAFF: W. Chen (Housing), B. Hoffman-Ooka Housing), T. Macrostie (Housing), J. Morales-Ferrand (Housing), M. Castro (City Attorney's Office).
GUESTS: Martha O'Connell
LOCATION: 200 E. Santa Clara Street, Tower Room 550, San José, CA 95113

Digital Recording of the meeting can be obtained from the City of San Jose Housing Department

AGENDA ITEM

(a) Call to Order/Orders of the Day

The meeting was called to order at 5:55 p.m.

(b) Introductions

Commissioners and staff introduced themselves.

(c) Announcements

Staff announced that scchousingsearch.org, a new web-based tool for potential residents in San Jose and other cities in Santa Clara County to locate affordable housing in the region, is available in multiple languages. Staff also provided an update to the Commission that the City Council will hear the Diridon Station Area Plan on January 25, 2011.

(d) Approval of Action Minutes for November 18, 2010 meeting

Commissioner Ellak noted two corrections that needed to be made to the minutes: Commissioner Cantore, not Commissioner Ellak, made the first motion under Item H of the November 18 meeting (see second paragraph under Item H of the November 18 meeting notes); and Commissioner Ellak, not "Lee," indicated that he would like to see a graph of the homeless population over time.

Commissioner Mace made the motion to approve the November 18, 2010 action minutes as amended, with a second by Commissioner Ellak. The motion passed 5-0.

Staff has updated the November 18, 2010 action minutes to reflect the amendments noted by the Commission.

(e) Consent Item: Housing Department Production Reports

Commissioner Ellak made the motion to accept the Housing Department Production Reports, with a second by Commissioner Mace. The motion passed 5-0.

(f) Changes to Homebuyer Programs (B. Hoffman-Ooka, Housing Department)

Ms. Hoffman-Ooka provided a report on the homebuyer program. She indicated that the primary reasons for changing the structure of the existing program is to: 1) expand the program from just teachers to include all those who work in San Jose in order to provide housing opportunities and to support sustainability and the City's Green Vision goals; and 2) to seek better financial returns to the Housing Department through a more robust repayment structure. Current timeline is to bring this proposal to City Council in March 2011.

Commissioner Mace made the motion to keep the existing homebuyer program in its current structure. The motion tied 2-2, with 1 abstention.

Commissioner Mace made another motion to approve the changes to the homebuyer program, but noted that any changes should make a difference and that there be a mechanism to prioritize applicants. Commissioner Tom amended the original motion to state that the proposed changes to the homebuyer program be approved under the condition that the updated program includes legally permissible eligibility requirements in order to meet the program's original goal of providing homeownership opportunities to workers who work in and contribute to San Jose but who are priced out of living in San Jose. The motion passed 4-1.

(g) Amendments to the Housing Trust Fund Ordinance (T, Macrostie, Housing Department)

Mr. Macrostie provided a report on proposed amendments to the Housing Trust Fund Ordinance.

Commissioner Tom made the motion to approve the proposed amendments to the Housing Trust Fund. Commissioner Mace seconded the motion, with an amendment directing staff to explore ways of increasing program efficiency. The amended motion passed 5-0.

(h) Consideration of Expending Housing Trust Fund money on a Downtown Outreach Program to Connect Homeless Individuals with Shelter and Other Services (T. Macrostie, Housing Department)

The Commission heard the staff report on Agenda Items (h) and (i) at the same time. Mr. Macrostie presented the reports on both items. The Commission acknowledged that the expenditures from the Fund supported important Departmental functions and social goals, and it also allowed staff to seek significant external funding. Commissioner Norimoto recommended that staff present an annual wrap-up report regarding the Housing Trust Fund and the use of its funds at the end of each fiscal year.

Commissioner Tom made the motion to support the expenditure of Housing Trust Fund money on a Downtown Outreach Program, with the stipulation that staff present an annual wrap-up report and information on the vulnerability index, as well as returning to the Commission if additional funding for the program is required in future years; with a second by Commissioner Mace. The motion passed 5-0.

(i) Substantial Amendment to the ConPlan to expend \$114,10 new ESG money (T. Macrostie, Housing Department)

Mr. Macrostie made a report on the proposed expenditure of ESG funds.

Commissioner Mace made the motion to approve the substantial amendment to the ConPlan, with the additional recommendation that staff put in a place a sustainable funding mechanism for the homeless outreach and cold weather shelter programs; with a second by Commissioner Ellak. The motion passed 4-0, with an abstention by Commissioner Saelee.

(j) Standing Reports:

- (1) Chair's Report
- (2) Director's Report

Ms. Morales-Ferrand provided a report on Governor Brown's budget proposal regarding the disestablishment of redevelopment agencies in California and the potential impact on the City's Housing Department.

- (3) General Plan Report (Vice Chair Darrow/Housing Staff)

Mr. Chen provided a status update on the City's General Plan Update process.

- (4) Ad-Hoc Committees
 - (a) Grants Management Ad-Hoc Committee
 - (b) Communications Ad-Hoc Committee

Staff will send a list of potential partners for outreach regarding the Housing Department's website and the resources offered.

(k) Future Agenda Items

- Destination Home data
- Housing Trust Fund wrap up and impact on the community and forward-looking budgeting process. Report on current year's expenditures.
- Prioritization framework for new expanded homebuyer program
- Update on legal status of inclusionary
- Progress on NSP1 and NSP2

(l) Open Forum

Commissioner Tom inquired whether or not a legally acceptable priority list for the homebuyer program currently list. Staff responded that a list does not exist.

Commissioner Mace requested a list of the various sources that fund the Housing Department. Staff indicated that a breakdown of revenue sources can be provided.

(m) Adjournment

The meeting was adjourned at 7:30 pm.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City of San Jose Housing Department, 200 E. Santa Clara St., 12th Floor, San Jose, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

To request an accommodation for this meeting or an alternative format for any related printed materials, please contact Wayne Chen at 408-975-4442 or 408-294-9337 (TTY) or wayne.chen@sanjoseca.gov as soon as possible, but at least three business days before the meeting.