

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF MEETING AT 5:30 PM

February 14, 2008

MEMBERS PRESENT: Chair Mace, Vice Chair Norimoto, Commissioners Bock, Muñoz, and Roberson.
MEMBERS ABSENT: None.
CITY STAFF: M. DeCastro (City Attorney's Office), A. Drummond (Councilmember Williams' Office), R. Lopez (Housing Department), D. Murillo (Housing Department), S. Murillo (Housing Department), J. Morales-Ferrand (Housing Department) and M. Whatley (Housing Department)
GUESTS: B. Chang (Silicon Valley Leadership Group), C. Collard (Health Trust), D. Hgindel (Citizen), F. Jones (Seniors Citizens Commission), A. Sanchez (Spartan Keyes NAC), M. Talivaa (Sierra Neighborhood Association), C. Pizzo (Housing Alliance Network), P. Ward (Affordable Housing Network), A. Wilcher (De Anza College)
LOCATION: 200 E. Santa Clara Street, Wing 118-119, San José, CA 95113

AGENDA ITEM

1. Call to Order

The meeting was called to order at 5:51 p.m.

2. Introductions

Commissioners, guests, and staff introduced themselves.

3. Announcements

Chair Mace announced that because of the time constraints of one of the Commissioners, the agenda would be abbreviated and only cover up to Item 5.

Chair Mace announced that the next Inclusionary Zoning meeting would be held on the evening of March 26.

4. Approval of Synopses for:

A. November 8, 2007 meeting

Cannot approve without five member majority.

B. December 13, 2007 Special meeting

Cannot approve without five member majority.

C. January 10, 2008 meeting

Vice Chair Norimoto made a motion to approve the minutes with a second by Commissioner Roberson. **The motion passed 5-0.**

5. Consolidated Plan Hearing on Housing Needs

Ms. Whatley explained that every year the Housing Department holds an open forum for the community to provide input on the Consolidated Plan. She stated that the Consolidated Plan is a report that is used to apply for federal funds, which include the Emergency Shelter Grant (ESG), Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Housing Opportunities for Persons With Aids (HOPWA). This hearing is also the precursor to drafting the Department's Annual Plan, which outlines how the City will utilize those funds.

Chair Mace opened the hearing.

Ms. Sanchez stated that she is the President of the Spartan Keys Neighborhood Action Coalition and is not against affordable housing, but feels that the City should develop a plan on the placement of affordable housing so that the developments are not built close to each other. She explained that there are three low-income developments located in close proximity in her neighborhood. Ms. Sanchez added that affordable housing does bring problems such as prostitution and drugs. She also stated that affordable housing does not bring in money for parks and schools. She also noted there would be a neighborhood meeting in Spartan Keyes on February 20 to discuss another proposed project.

Chair Mace asked where the meeting on February 20 would be held. Ms. Sanchez said that the meeting would be held at the Lenger Center at Kelley Park between the community and the developer.

Commissioner Munoz asked if anyone can attend the meeting. Ms. Sanchez replied that it is open to the general public.

Ms. Ward quoted statistics from the 2005 Consolidated Plan and stated that she sees no progress that San José is making toward fulfilling affordable housing needs. She continues to recommend that the City recognizes the shortfall of affordable housing and find new sources of funding.

Ms. Collard stated that she represents the Health Trust organization, which provides housing subsidies and case management services to clients with HIV or AIDS. She explained that the program is at capacity and that the waiting list is growing. Ms. Collard added that the funding from the City of San José has not increased in a few years and asked CDBG staff to identify better ways to administer the CDBG program to maximize its funding to serve more clients.

Chair Mace asked how many clients the Health Trust serves. Ms. Collard explained that the Health Trust is currently housing approximately 200 people and has a waiting list of approximately 100 people.

Ms. Talivaa stated that she represents the Sierra Neighborhood Association. She explained that more extremely-low income (ELI) housing is needed since homelessness has increased in San José. Ms. Talivaa added that rehabilitation efforts have been successful since there is not any room for newer developments.

Commissioner Bock stated that in her experiences with the Low Income Self-Help Center, there is a big need for ELI housing. She is pleased with some of the progress that has been made by Charities Housing and others, but it was not enough. She encouraged those who were interested to look at the updated California Budget Project report, which outlines how much it costs to live in the area compared to the average wages of various jobs.

Vice Chair Norimoto commented that urban blight and housing is an important issue to discuss. He explained that there are households where a large number of people that use City services such as trash and roads. He asked if there was a mechanism that could track the number of people that are overcrowded into units.

Chair Mace asked if Code Enforcement had any statistics of people living in illegal granny units.

Commissioner Bock commented that advertisements on "Craig's List" seeking people to share a room have increased. She added that the need for housing can be reflected by the Section 8 waiting list.

Chair Mace asked how many people are on the Section 8 waiting list. Ms. Whatley replied that she is not sure, but approximately 50,000 people.

Chair Mace commented that any plans for affordable housing should take into consideration the impact on neighborhoods.

Ms. Sanchez commented that she thinks low-income housing is great, but that giving people housing is not enough. She explained that giving people education is the way out of poverty.

Commissioner Munoz commented that he has witnessed neighborhoods not develop in a good way. He explained that if the City is building low-income homes in clusters which are leading to slums, then the housing should be spread out so it is not as concentrated.

Ms. Morales-Ferrand explained that the concentration of poverty tends to occur in housing developments where residents have no incomes. She added that the City has very few of these types of developments and that the developments the Department primarily funds are for working people.

Chair Mace asked for the names and addresses of the developments in the Spartan Keyes area and the levels of income. Ms. Sanchez responded that she did not know the income levels, but explained that when Villa Torre was originally built, the public was told that it would not house Section 8 recipients. Ms. Sanchez explained that there are now Section 8 recipients living in the development. Commissioner Munoz replied that it is not fair to target a

certain population like Section 8 recipients. Ms. Sanchez replied that she is not targeting that population, but that problems still arise in the area. Ms. Morales-Ferrand explained that the City needs to ensure that there is a strong property management team to deal with those problems.

Vice Chair Norimoto commented that the neighborhood has improved because of the efforts of the Spartan Keys NAC. He explained that the purpose of the forum is to recommend priorities for the allocation of federal funding.

Ms. Talivaa commented that homeowners are renting to people who are living in overcrowded conditions.

Chair Mace commented that affordable housing should be dispersed and should focus on whether the neighborhood would be adversely affected and the people in need.

Ms. Whatley added that the next public hearing for the Consolidated Plan will be in March.

Commissioner Munoz asked when the minutes would be available for viewing. Ms. Whatley explained that it would be difficult due to other projects and the minutes will be included with the next packet.

Chair Mace asked if it would be possible to obtain the meeting minutes earlier. Ms. Whatley explained that the minutes are posted and sent at the same time of the disbursement of the packet.

Commissioner Bock asked if the public could send written correspondence about the Consolidated Plan. Ms. Whatley said that the public can send comments up until April 24th.

6. Public Comments

No public comment.

7. Adjournment

The meeting was adjourned at 6:44 p.m.