

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF RETREAT MEETING AT 2:00 PM

April 12, 2008

MEMBERS PRESENT: Chair Mace, Vice Chair Norimoto, Commissioners Bock, Contreras, Darrow, Muñoz, and Tom
MEMBERS ABSENT: Commissioner Roberson
CITY STAFF: R. Lopez (Housing), J. Morales-Ferrand (Housing), S. Murillo (Housing), Councilmember M. Nguyen, M. Whatley (Housing)
GUESTS: T. Fink, P. Ward (Affordable Housing Network)
LOCATION: Northside Community Center, 488 N. 6th St., San José, CA 95112

AGENDA ITEM

1. **Call to Order/Orders of the Day**
The meeting was called to order at 2:10 p.m.
2. **Introductions**
Commissioners, guests, and staff introduced themselves.
3. **Announcements**
No announcements.
4. **Recap of 2007 Issues and Accomplishment of the Housing and Community Development Advisory Commission (HCDC) (M. Whatley, Housing)**
Ms. Whatley reviewed the handout, which outlined major items that were addressed by the HCDC in 2007. She explained that at last year's retreat the Commissioners brainstormed issues to work on for the next year. She pointed out that a timeline was created to keep track of the items.
5. **Housing Department Priorities for 2008 (J. Morales-Ferrand & M. Whatley, Housing)**
The Housing Department Assistant Director, Jacky Morales-Ferrand outlined the following priorities for the Housing Department in 2008:
 1. *Community Development Block Grant*
The Department would like to improve the CDBG application process and program by focusing on strategically investing dollar in priority programs.
 2. *Foreclosures*
Ms. Morales-Ferrand mentioned that foreclosures and notices of default continue to increase and that the Department is planning to be on top of foreclosures and subprime loan issues.
 3. *Blue Ribbon Task Force On Homelessness Implementation*
The Task Force and Department will move into the implementation phase of the ending homelessness plan.
 4. *Housing Element & General Plan Development*
 5. *Housing Development*
The Department will focus on the unintended impact of the framework for employment lands on housing development.
 6. *Legislation*
The Department will continue to monitor, write, and take positions on state and federal bills that concern housing issues.

6. Priorities and Issues Facing San Jose in 2008 (Councilmember Nguyen)

1. *Citywide Inclusionary Housing Policy*

Councilmember Nguyen explained that while she thinks an inclusionary housing policy should be utilized, the City should be cautious about where the affordable units are placed. She added that the goal is to see an integration of affordable housing developments in existing neighborhoods. Councilmember Nguyen would like to hear the HCDC's thoughts on this issue.

2. *Homelessness*

Councilmember Nguyen explained that she would like to get the community more engaged and sensitive to the homelessness issue. She stated that there will be a Town Hall meeting that talks directly about the issues of homelessness in District 7.

3. *Foreclosures*

Councilmember Nguyen mentioned that her office has been receiving calls from the community about foreclosures and resources. She wants to try and educate the community as much as possible about the foreclosure issue and their options, as well as connect the community with agencies that have the resources to assist them.

Vice Chair Norimoto asked if there is a hotline set-up for people in need of foreclosure assistance. Mr. Lopez replied that there is not a direct hotline for people in this area, but when calls are forwarded to the City of San Jose, he refers them to agencies that have foreclosure counseling programs like Neighborhood Housing Services Silicon Valley (NHSSV).

Vice Chair Norimoto asked if the problem is marketing or if there is a lack of resources available. Mr. Lopez replied that the problem is partly both, but mainly the lack of resources available. He explained that foreclosure counselors are available, but the demand for their services is high, which makes waiting lists longer. Also, these agencies are seeing a lack of cooperation with lenders who hold the key to saving people from going into foreclosure. Mr. Lopez emphasized that getting the lenders on track with the agencies is key. Ms. Morales-Ferrand added that the Department is planning a resource fair for June or July to help the community with resources.

Chair Mace stated that because of time restrictions, the HCDC should comment on the homeless issue.

Chair Mace commented that educating people about homelessness comes down to outreach. She suggested that faith based communities and other neighborhood organizations would be beneficial to connect with.

Commissioner Contreras commented that a press conference or increase in awareness might entice the lenders to pay more attention to a solution.

Commissioner Munoz commented that the question facing the issue of educating people about the homelessness is by getting to the grassroots organizations. He suggested that neighborhood associations would be a good place to start.

Chair Mace stated that because of time restrictions, the HCDC should comment on the inclusionary housing policy issue.

Commissioner Darrow commented that the City should look at other cities in California and their experience with inclusionary zoning policy.

Commissioner Contreras commented that development should create the largest capacities to be walking communities with parks, walkways, and supportive services like child care, financial literacy, and community building. He believes these would create unity in the community and make it a success.

Commissioner Tom commented that affordable housing is not just a development problem, but a wage problem whereas people are not making enough money to afford market rate units.

Vice Chair Norimoto commented that success is not just building an affordable unit, but making an affordable unit an asset to the community.

Chair Mace commented that the City needs to humanize the face of affordable units by talking to the developers, people in the community, and advocates.

Ms. Ward commented that income level types of housing should be scattered throughout the City.

7. How to Be an Effective Commissioner and the Role of the HCDC (T. Fink)

Mr. Fink gave a presentation on how to be an effective commissioner and the HCDC's role in housing policy.

8. Brainstorming, Development, and Approval of the 2008 Workplan (All)

The following items were suggested for the 2008 Workplan:

1. Inclusionary Zoning
2. Sources of Innovative Funding
3. Homelessness
4. Affordable Housing as an Asset
5. Dispersion Policy Re-analysis
6. Foreclosures
7. Employment Lands Framework
8. Development Review Process
9. Preservation of Existing Affordable Housing
10. Tutorial on Community Building
11. Tutorial on Illegal Secondary units
12. Tutorial on Paying for Affordable Housing
13. Tutorial on Open Space
14. Affordable Housing Tour for new commissioners

Commissioner Tom made a motion to adopt the items mentioned above into the 2008 Workplan, with a second from Commissioner Contreras. The motion passed 7-0.

9. Public Comments

No public comment.

10. Adjournment

The meeting was adjourned at 5:30pm.