

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF MEETING AT 5:45 PM

November 13, 2008

MEMBERS PRESENT: Chair Mace, Vice Chair Norimoto, Commissioners Bock, Contreras, Darrow, Munoz, and Tom; Commissioner Davis (Sr. Commission)

MEMBERS ABSENT: none

CITY STAFF: M. DeCastro (City Attorney's Office), A. Drummond (Councilmember Williams Office), S. Green (City Attorney's Office), A. Herrera (Housing), K. Lee (Councilmember Nguyen's office), J. Morales-Ferrand (Housing), D. Murillo (Housing), S. Murillo (Housing),

GUESTS: Diana Castillo (Fair Housing Law Project), Kerri Hamilton (CEEJ), Robert Hamilton (CEEJ), Beverley Jackson (Rebuilding Together), Sharon Sweeney, P. Ward (Affordable Housing Network)

LOCATION: 200 E. Santa Clara Street, Wing Room 118-119, 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 5:35 p.m. Vice Chair Norimoto made a motion to reverse the order of the agenda, with a second by Commissioner Tom. The motion passed unanimously.

(b) Introductions

Commissioners, guests, and staff introduced themselves.

(c) Announcements

Ms. Herrera announced that there will be meetings regarding the Inclusionary Housing ordinance on November 17 and November 20. In addition, the HCDC will have a special meeting on November 18.

(d) Approval of Action Minutes for October 9, 2008

Vice Chair Norimoto made a motion to approve the action minutes with a second by Commissioner Muñoz. The motion passed 7-0.

(e) Approval to Change the HCDC Regular Meeting Time (B. Mace, Chair)

Commissioner Bock made a motion to change the regular meeting time of the HCDC to 5:45p.m., with a second by Commissioner Muñoz. The motion passed unanimously. The new time will begin at the December 2008 meeting.

(f) Verbal Report on the 2009-10 CDBG Program Application Process (D. Murillo, Housing)

Mr. Murillo announced that the Notice of Funding Availability application was released on October 19. He also provided an update on mandatory workshops that were held for applicants.

(g) Update on the amendment to 2003-2004 Consolidated Annual Action Plan proposed assumption by Center for Training and Careers (CTC) and the amendment to the 2008-2009 Consolidated Annual Action Plan to include a CDBG award not to exceed \$600,000 to

CTC for the acquisition of the multi-service facility located at 749 Story Road (S. Murillo, Housing)

Ms. Murillo announced that the City Council approved the entire transaction, including \$662,000 in rehabilitation.

(h) Recommendation to the Mayor and City Council Authorizing the Housing Department to Accept Federal Funds Under the Housing & Economic Recovery Act of 2008 and Appropriation of Those Funds for Eligible Activities (S. Murillo, Housing)

Ms. Murillo explained that this recommendation will be going to Council on November 15. Diana Castillo, of the Fair Housing Law Project commented that the organization support's staff recommendation. They also support staff's effort to apply for more funding, with the hopes that some of this money can be applied towards ELI households and to people whose credit has been damaged by predatory lenders. She also recommended that any unused administrative funds be transferred to another neighborhood stabilization program.

Beverley Jackson of Rebuilding Together commented that they support staff's recommendation to use this money to help stabilize neighborhoods.

Commissioner Bock recommended that the Housing Department should work with Senior Housing Solutions, an organization which buys and rehabilitates homes and then rents these houses to seniors. Jacky Morales-Ferrand, Assistant Director, commented that staff would add language to their proposal about seeking opportunities to work with non-profit housing developers to convert the homes to rental properties.

Commissioner Norimoto made a recommendation for the Housing Department to accept the Housing & Economic Recovery Act funds, with an added consideration that funds be used for difficult to address situations such as ELI and VLI housing using experienced affordable housing developers. Commissioner Contreras seconded the motion. Commissioner Bock asked if the Commission would accept a friendly amendment for the deed restrictions to be as long as possible. The friendly amendment was accepted by Commissioner Norimoto.

(i) Presentation and Discussion of Housing Department Development Pipeline Dashboard Report (J. Morales-Ferrand, Housing Department)

Ms. Morales-Ferrand reviewed the pipeline dashboard report.

(j) Presentation and Discussion on Alternatives Being Considered as Part of Citywide Inclusionary Housing Ordinance (J. Morales-Ferrand, Housing Department)

Ms. Morales-Ferrand reviewed the alternatives that are being considered.

Diana Castillo of the Law Foundation of Silicon Valley turned in comments on behalf of James Zahradka. Kerry Hamilton, of CEEJ,

Ms. Hamilton said that there should be flexibility allowed for developers but they should not be able to trade everything away. She commented that the in-lieu fees are set too low. She does not want everything to be "feed out."

Sharon Sweeney commented that the League will be submitting comments regarding the proposed ordinance.

The Commissioners weighed in on the various alternatives being considered.

(k) Future Agenda Items

Commissioner Norimoto requested a presentation on the dispersion policy. Also, in the future, he would like an update on how the HERA money was spent.

(l) Open Forum

No public comment.

(m) Adjournment

The meeting was adjourned at 8:52 p.m.