

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMISSION (HCDC)

SYNOPSIS OF SPECIAL MEETING AT 5:30 PM

November 18, 2008

MEMBERS PRESENT: Chair Mace, Vice Chair Norimoto, Commissioners Bock, Contreras, Darrow, Munoz & Tom

MEMBERS ABSENT: None

CITY STAFF: W. Chen (Housing Department), M. DeCastro (City Attorney's Office), A. Drummond (Councilmember Williams' Office), R. Henninger (Councilmember Liccardo's Office), K. Lee (Councilmember Nguyen's Office), J. Morales-Ferrand (Housing Department)

GUESTS: None

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.

(b) Introductions
Commissioners, guests, and staff introduced themselves.

(c) Announcements
No announcements.

(d) Recommendation to the City Council regarding policy parameters for the preparation of an ordinance amending the San José Municipal Code establishing a Citywide inclusionary housing regulation that requires a percentage of every residential development to be affordable to low and/or moderate-income households, with provisions, among others, for: (1) meeting the affordable housing obligation in alternative ways; (2) a minimum project size to which the requirement will apply; (3) incentives for developers to meet their obligations; (4) an exemption for pipeline projects; (5) a means to forgive the obligation during downturns in the housing market (J. Morales-Ferrand, Housing)

*Vice Chair Norimoto made a motion with a second by Commissioner Contreras to approve staff's recommendation for adopting a citywide inclusionary housing ordinance provided consideration of the following:

- That in the future staff explores offsite alternatives and credits based on cost of building onsite rather than based on per unit count;
- That developments that are to be grandfathered will be determined by the Planning Director based upon individual development application, received within 3 months of operative date of the ordinance;
- Clarify language of "Geographic applicability" and instead call it "applicability". Specifying the geography and type which is new construction and adaptive reuse;

- **Return with information on high rise exemption;**
- **With respect to grandfather/pipeline:**
 - **Clarify timeline of grandfathering/pipeline regarding three month standard;**
 - **Change “effective” to “operative” and define “substantially complete”;**
- **Include specific language to discourage off-site dumping of developing that clusters;**
- **Define parameters in the ordinance in alternative compliance options;**
- **Look at different fee structures and appropriate fees so developers do not just opt-out;**
- **Look at different in-lieu fees based on different product types;**
- **Clarify shared equity language for ownership;**
- **Include language on rationale for preference for ELI units in the ordinance;**
- **Explore average sizes and product type to clarify alternative product type and interior design standards;**
- **Explore “comparable size standard” for offset section;**
- **Include neighborhood-as-stakeholder language.**

The motion was approved unanimously 7-0.

(e) Future Agenda Items

None.

(l) Open Forum

No public comment.

(m) Adjournment

The meeting was adjourned.