

RECEIVED
San Jose City Clerk
JP OTC
2017 NOV 16 AM 10:23

Profile

Martha

First Name

O'Connell

Last Name

[Redacted]

Email Address

Which Boards would you like to apply for?

Housing and Community Development Commission: Appointed

Are you a resident of San Jose?

Yes No

Length of Residency

6 or more years

What district do you live in? To verify, please click here: <https://eservices.sccgov.org/rov/?tab=dt> *

District 9

[Redacted]

Street Address

Suite or Apt

San José

City

CA

State

95136

Postal Code

[Redacted]

Primary Phone

Home:

Alternate Phone

retired

Employer

n/a

Job Title

n/a

Address of Current Employer

n/a

Current Employer of Spouse

n/a

Address of Current Employer of Spouse

n/a

Spouse's Job Title

If retired and receiving a pension, please state source of pension.

State of California

Interests & Experiences

High School, College, Professional, Vocational, or Other Schools Attended. Please include Major or Field of Study, Dates Attended, Degree and Date of Degree.

See attached

List any position or office held in any governmental agency, civic, or charitable organization including the dates

See attached

English

Languages Spoken

Special Awards or Recognitions Received

See attached

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member. If you are applying for the Board of Fair Campaign and Political Practices, please indicate any familiarity or experience you may have with campaign laws.

see attached

Please state any other information which you feel would be useful in reviewing your application

see attached

Do you own property in the City of San José?

Yes No

If yes, please list the addresses here.

mobilehome [REDACTED] San Jose, CA 95136

Do you rent property in the City of San José?

Yes No

If yes, is it a month-to-month lease?

Yes No

State and local law require that you abstain from participation in decisions that may affect your financial interests, including sources of income, interest in real property, personal finances or investments. In addition, if appointed, you may be required to fill out a disclosure statement which indentifies certain of your financial interest beginning with the immediate twelve-month period prior to your appointment. Please review the scopr of your board/commission in Municipal Code Chapter 2.08. Based on your best judgment, does this Board or Commission make decisions that may affect sources of income, interests in real property, personal finances or investments of you or your spouse?

Yes No

If yes, please explain. Please identify any organizations, associations, corporations, or entities by which you are employed or associated that might be affected by decisions of this Board or Commission, and the positions you hold in these entities.

As the resident representative, I would be exempt from this provision.

Question applies to multiple boards

If appointed, you will be required to fill out a disclosure statement, which identifies certain of your financial interests beginning with the immediate twelve-month period prior to your appointment and annually on or before April 1 of each year thereafter. Please confirm that you have read Fair Political Practices Commission (FPPC) Form 700 Reference Pamphlet and agree to file required FPPC Form 700 Statements of Economic Interest, as required by current City Council Conflict of Interest resolution.

Yes No

Question applies to multiple boards

Have you ever been required to file a Statement of Economic Interest (Form 700) and failed to do so?

Yes No

Question applies to multiple boards

If yes, please explain in complete detail.

Question applies to multiple boards

Please confirm that you have reviewed and agree to comply with the San Jose Municipal Code Chapter 12.08 (Prohibition of Gifts), City of San Jose Ethics Policy (City Policy Manual 1.2.1), and City of San Jose Gift Policy (City Policy Manual 1.2.2).

Yes No

Bruce Stanton

Reference 1 Name

GSMOL Corporate Counsel

Reference 1 Address

Reference 1 Phone

Warran Gannon

Reference 2 Name

Chair, Senior Commission

Reference 2 Address

Supplemental Questions

Have you ever attended a meeting of the Commission(s) to which you are applying?

Yes No

Would you be available to attend meetings at the scheduled time?

Yes No

Please describe your experience in serving on a Commission or Board.

See attached

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to the selected commission(s).

See attached

What is your understanding of the purpose of the Commission?

See attached

Please list three issues facing the City that you feel the Commission should address.

See attached

Question applies to Housing and Community Development Commission

If you live in, own, lease or manage property subject to a City rent ordinance (i.e., the Mobilehome Rent Ordinance or Rental Dispute and Mediation Ordinance), please list the address here. This includes mobilehomes, mobile home parks, and apartments/apartment buildings building during or before 1979.

 San Jose, CA

Question applies to Housing and Community Development Commission

If your employer or other source of income owns, leases or manages property subject to a City rent ordinance (i.e., the Mobilehome Rent Ordinance or Rental Dispute and Mediation Ordinance), or if you are unsure, please list your employer's name or other source of income and address here.

Question applies to Housing and Community Development Commission

What experience do you have with affordable housing issues?

See attached

Question applies to Housing and Community Development Commission

Please explain your familiarity with the Community Development Block Grant Program?

See attached

Question applies to Housing and Community Development Commission

Question applies to Housing and Community Development Commission

I am applying for a Low- or Moderate-Income Position on the Commission. See requirement below.

Yes No

Question applies to Housing and Community Development Commission

Question applies to Housing and Community Development Commission

I qualify for a Low- or Moderate-Income Seat on the Housing and Community Development Commission. Please indicate how you qualify by selecting one of the following:

Low- or moderate-income person as defined by HUD

Question applies to Housing and Community Development Commission

I meet the requirements for one of the Housing and Community Development Commission Special Eligibility Seats. Please note, if you indicate you are mobilehome resident or landlord representative, you will need to submit a copy of a letter from that organization indicating their nomination of you as their representative.

None Selected

mobile home resident rep

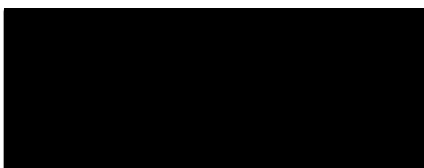
I would like to say . . .

see attached

(Optional) Please upload a resume.

Retirement Board Questions Only

Verification



11/16/17

By checking the box below, you agree with the following statement.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted.

I Agree *

Martha O'Connell

Attachment to Application to Housing and Community Development Commission as the Mobilehome Resident Representative – 2017

Education

M.A. Political Theory, San Jose State University

B.A. Political Science, San Jose State University

B.A. African American Studies, San Jose State University

Junior College Teaching Credential, San Jose State University

Labor Studies Certificate, San Jose City College

List any position or office held in any governmental agency, civic, or charitable organization including the dates:

Incumbent Commissioner and two term Chair of the Housing and Community Development Commission, 4-29-14 to present.

Regional Manager, Zone A-1, GSMOL (Golden State Manufactured and Mobile Home Owners League), appointed November 2017. Covering mobilehome Parks in the counties of Santa Clara, Alameda, San Mateo, Contra Costa and San Francisco.

Associate Manager, Zone A-1, GSMOL (Golden State Manufactured and Mobile Home Owners League), December 2016 to November 2017. Promoted to Regional Manager in November 2017.

Founding member and current President of HOME, Homeowners Organized to Maintain Equity, an advocacy group for residents of Mobilehome Parks; 2005 to present.

City of San Jose Senior Citizens Commission; 2008-2014

City of San Jose Human Rights Commission; 1992-95.

Member, Downtown Redevelopment Committee 1984-86.

NAACP Defenders Circle; 2011 and continuing.

Member and Chair of San Jose State University HIV/AIDS Committee; 1981-1999.

Coordinator; San Jose State University Gay and Lesbian Awareness Week; 1984-1999.

Special Awards or Recognition Received:

San Jose Senior Citizens Commission; Emeritus status granted.

Special Commendation from PRNS for “extraordinary services as Chair of the Senior Commission.”

Certificate of excellence from the City of San Jose for service on the Senior Commission.

San Jose State University Women’s Center recognition award.

Billy De Frank GLBT Center; volunteer of the year from two different groups.

S.I.R. Staff for Individual Rights volunteer of the year.

References:

Bruce Stanton, GSMOL Corporate Counsel, [REDACTED]

Warren Gannon, Chair of the Senior Commission, [REDACTED]

Dr. Steven Millner, Department of African American Studies, San Jose State University, [REDACTED]
[REDACTED]

See letters of recommendation from

- Attorney Bruce Stanton on behalf of GSMOL – Golden State Manufactured Home Owners League
- Glenna Howcroft, GSMOL Super Chapter President 0018/0018A
- Donna Cox, HOA President Casa Del Lago
- Lee Ellak, former HCDC Commissioner
- Richard McCoy, Emeritus Commissioner, Senior Commission
- Warren Gannon, Current Chair of the Senior Commission

When the recommendations were sent via email, I have copied them into a document and redacted the email address for privacy.

In Fall of 2012 I interviewed with the Council Appointment Advisory Commission for my original appointment to the HCDC. Their score and comments are part of the public record. Score: Highly qualified 37 out of 39. “Martha walks the walk...”

Please state why you want to become a member of this Board or Commission including specific objectives which you would work toward as a member:

As a regular member of the HCDC, I have had to not only recuse myself from voting on most mobilehomes issues, but refrain from discussion. Per FPPC guidelines, my participation has been limited to speaking for two minutes as a member of the public. This has been frustrating to many members of the mobilehome resident community as well as some HCDC Commissioners who want to hear the insights and extensive knowledge I am able to bring to the HCDC table on these very issues. Additionally, I am passionately committed to the issues about which the HCDC is charged to make recommendations. Not only do I faithfully attend meetings, but I am “on the ground” in the City talking to and working with the homeless, folks concerned with affordable housing, and residents equally concerned about the preservation of mobilehome parks in San Jose. When I first applied, I listed as some of my specific objectives:

- To help in this consolidation process instead of trying to sink a ship that has already sailed. (refers to the consolidation of the MAC, the ARC and the old HCDC)
- To bring Mobilehome issues into the broader rubric of Housing instead of ghettoizing them
- **To serve as a voice of moderation within the context of interests that are frequently seen as adversarial: landlord versus tenant, resident versus Park owner.**
- To contribute my vast, years old knowledge of these issues to the new Commission.
- To speak for the Seniors, people living with HIV/AIDS, the LGBT Community, and the disabled in the field of affordable housing.

I met all those objectives during my time on the Commission.

One of my continuing objectives would be to aid in the maintenance of a collegial environment on the Commission. In the next few years we will be making recommendations on highly emotional issues. As Chair, and as a Commissioner, I have served as a bridge during many contentious discussions. I am respected across the board and this standing will help facilitate a healthy and respectful environment.

Please state any other information which you feel would be useful in reviewing your application:

As an HCDC Commissioner, I have never missed, or been late, for a meeting. I had the same record on the Senior Commission and the Human Rights Commission. I have always taken on leadership positions in those entities and given 200% to whatever job I was assigned.

In 1994, I was told that I could not mobilize enough financial and logistical support as a Human Rights Commissioner to bring the AIDS Memorial Quilt to San Jose. Putting together a coalition of University, City, business and civic groups, I did it. I do not accept that something worth doing is impossible until I have done all I can to try to make it happen. The appreciation book signed by all those with whom I worked for a year to make the Quilt Display possible is one of my proudest possessions.

Please describe your experience on serving on a Board or Commission:

I was appointed to the HCDC effective 4-29-14. I served two terms as the Chair. My nomination for Chair was supported by both the Park owner representative, Commissioner Mike Graves, and the Park resident representative, Davlyn Jones. My reputation for fairness and effectiveness is evident by that dual support and was thereafter recognized on the last day of my second term as Chair when Commissioner Michael Fitzgerald recommended that the City present me with an award. Numerous Commissioners joined with him in that recommendation. My deep as well as broad knowledge of housing issues has been demonstrated by letters and reports I have written to Council as well as public testimony. I have been one of the most active, articulate and informed members of the HCDC during my tenure.

I was appointed to the Senior Commission in 2008. At my request I was placed on the Housing and Human Services Subcommittee (HHS), one of the two standing subcommittees of the Senior Commission.

2008 - 2009 – Secretary for the HHS

2008 – 2013. Liaison from the Senior Commission to the MAC – Mobilehome Advisory Commission. Perfect attendance. Never missed a MAC meeting. **It is critical to note that the Senior Commission had had no liaison to the MAC for years. It was my idea to reactivate this liaison appointment since Mobilehomes represent one of the most affordable housing options in San Jose for Seniors.**

2008 – 2013. One of three liaisons from the Senior Commission to the old HCDC Commission.

2013-14. One of three liaisons from the Senior Commission to the new HCDC Commission.

2008 – 2013. Frequent attendee at the ACR, Advisory Commission on Rents.

2009- 2010 – Chair of the HHS (Housing and Human Services) Subcommittee

2010- 2011 – Vice Chair of the Senior Commission

2011-2012 – Chair Senior Commission

2012-2013 – Chair of Senior Commission; awarded Emeritus status

2013 – 2014. Continuing member of HHS Subcommittee and Senior Commission.

1992 – 1995. Human Rights Commission. Chair of the Quilt Committee to bring the AIDS Quilt to San Jose.

Member, Downtown Redevelopment Committee 1984-86.

Considering your experience and activities in business, labor, professional, social, or other organizations, indicate the experience, training, knowledge and/or skills which qualify you for appointment to this commission.

I was appointed in December 2016 as the Zone A-1 Associate Manager for the Golden State Manufactured and Mobile Home Owners League (GSMOL). GSMOL is the largest state organization representing mobilehome residents. I serve as a resource person for mobilehome residents in the counties of Santa Clara, Alameda, San Mateo, Contra Costa, and San Francisco. I participate in continuing training sessions on housing issues. In May of 2017, I completed GSMOL's "Mobilehome Residency Law Master" class.

In November 2017 I was promoted to GSMOL Regional Manager of Zone A-1.

I am a member of GSMOL's LAT (Legislative Action Team) and participate in weekly conferences on pending and proposed legislation affecting not only mobilehomes, but affordable housing in general. I work with GSMOL's lobbyist to shape legislation and generate support for successful passage in the California Legislature.

In 2005, I founded HOME, Homeowners Organized to Maintain Equity, an advocacy group for residents of mobilehome Parks. From 2005, I have immersed myself in Mobilehome issues, publishing a monthly newsletter, sponsoring information meetings with the City of San Jose's Housing Department, and interacting with Project Sentinel, the Asian Law Alliance and the Mental Health Advocacy Project to address issues in mobilehome Parks.

In 2005 I founded HOME's newsletter for mobilehome residents, *Straight Talk*. I am the Editor and Publisher. Every month, subscribers receive vital information regarding such items as changes in the Mobilehome Residency Law and actions at the City, State and Federal level that effect their lives.

I did not miss a single meeting of the MAC during the time it was a standalone Commission from 2005 to its consolidation with the old HCDC. My knowledge of the mobilehome Ordinances, as well as on point case law, is extensive. My computer room is a veritable library of laws, codes, and case law on housing issues. **In September 2008, I authored a report on**

mobilehomes and the San Jose mobilehome ordinance for the Senior Commission to use as a resource guide.

In the 2013 City of San Jose rent increase petition administrative hearing before Judge Michael Lowy, I held 89 proxies, representing over 100 folks in a proceeding held pursuant to the City's Mobilehome Rent Control Ordinance. The previous year, I was my Park's liaison to the attorney who was then our representative.

As a member of the HHS (Housing and Human Services) subcommittee of the Senior Commission, I have immersed myself in housing issues since 2008. I have written countless letters to the Council on housing in my position as Chair of the HCDC and Senior Commissions, and as a private citizen, and testified at Rules, the Planning Commission, and City Council on equally countless occasions.

As an attendee at the Advisory Commission on Rents (ACR), I was jokingly referred to by a representative for the Landlords as "the public" since so few citizens attend those meetings. She then presented me with a copy of "The California Fair Housing Encyclopedia" at an ACR meeting as an acknowledgment of my commitment to the ACR meetings.

As a years old attendee of the HCDC before my appointment, I was far from passive. My concerns and insights have been recognized in the HCDC minutes for years.

Prompted by a story in the Mercury News about an unidentified Senior who died in a homeless shelter, I facilitated four presentations to the Senior Commission or the HHS on the issue of homelessness from both City staff and Lifebuilders. I made a site visit to the Little Orchard Shelter and advocated for the position of Case Manager. I am a member of the Affordable Housing Network and have worked with CHAM (Community Homeless Alliance Ministry) and HOMELESS.

What is your understanding of the purpose of the Commission?

The Housing and Community Development Commission (HCDC) consists of 13 members who advise the Director of Housing, the Mayor, and the City Council on housing and community development matters, including the Community Development Block Grant (CDBG) program.

It is also one of the organs that serves as the forum for mandated, official public hearings for various housing and community development issues.

Please list three issues facing the City that you feel the Commission should address:

1. In the last four years on the HCDC, I have learned a very important lesson: the City needs to do better outreach to the Community when it comes to housing issues. Whether it be the housing for the homeless projects at Senter Road and Evans Lane, the creation of

a new mobilehome closure ordinance, the changes to the apartment rent stabilization ordinance, or the Tenant Protection Ordinance, we have heard over and over from the stakeholders that they need more meetings, more information and clearer information. This was recently addressed by Councilperson Tam Nguyen in a letter to the Rules Committee, agenda packet for 2-15-17 Rules meeting. This has also been a recent topic of discussion (October 2017) in both the Mercury News and San Jose Inside.

I have advocated during my entire HCDC tenure that the public meetings must not only be at night but during the day as well. Many Seniors do not drive at night. Additionally I witnessed numerous folks from Evans Lane and other neighborhoods tell the Council that they depend on public transportation and getting off at, for example, the Curtner light rail station at night is unsafe. I have also consistently advocated that the distribution of meetings notices be in multiple languages and that translators be at all meetings. If we want public buy in, we need to do better. If we want to be a representational government, we need to do better. I have also advocated for standalone Council meetings when we know that hundreds and hundreds of folks will be coming to testify.

2. Local housing issues are tied to state issues. A minority of apartments are covered under rent control. We need to work with other cities and counties for a repeal of Costa Hawkins. Update – On October 28, 2017, there was a filing to place an initiative on the 2018 ballot to repeal Costa Hawkins. I will be working with GSMOL's LAT on this issue.
3. Aging Infrastructure in mobilehome Parks. Mobilehomes are one of the last bastions of affordable housing, especially for Seniors. The failure of many of the park owners to set aside monies to pay for infrastructure repair should not be used to justify a run around rent control. I advocated and testified against the new Mobilehome Closure Ordinance, which was rejected by the City Council. I advocated and testified for the new policy guidelines for the Mobilehome Conversion Ordinance which were accepted by the City Council.

What experience do you have with affordable housing issues?

From 2005 to date advocating through HOME.

From 2008 – 2014 with the Housing and Human Services subcommittee of the Senior Commission.

From 2008 – 2014 with the Senior Citizens Commission.

From 2004 and continuing Representation of numerous Senior and disabled folks with their housing problems - interfacing with Asian Law Alliance, Project Sentinel, the Law Foundation, and the Mental Health Advocacy Project.

As Chair of the SJSU HIV/AIDS Committee, I initiated a person from the homeless community to be a participant in our annual "World AIDS Day" series of events. The issue of the incredible challenges for a person living with HIV/AIDS while a member of the homeless community was a new consideration for the SJSU Committee until I brought it to the fore. I worked with CHAM (Community Homeless Alliance Ministry) to secure a speaker and maintain one annually.

Have attended informational meetings held by CHAM (Community Homeless Alliance Ministry), marched in demonstrations for affordable housing, served food to the homeless during holiday outreaches, and collected blankets, clothing and food for the folks.

Refer to previous question on experience for more specific examples.

Please explain your familiarity with the Community Development Block Grant Program.

The Community Development Block Grant Program is a federal program that awards the City money to help low and moderate income folks, address an urgent community need, and prevent or eliminate slums or blight, such as homeless encampments. The City awards money on a competitive basis to NGOs.

As a HCDC Commissioner, I have made recommendations to the Housing Department on the awarding of such funds. In 2012, I served on a San Jose City grant panel to make recommendations for the awarding of CDBG money to such programs as the Housing Trust Fund, SALA, Meals on Wheels, Catholic Social Services, and the Billy De Frank Center. I have attended numerous stakeholder meetings since 2008 held by the City to obtain input on prioritizing the expenditures of HUD monies and CDBGs. Attended all the 2010-2011 meetings of the joint County/City Senior Nutrition Program Task Force which developed a strategy to save the Senior Nutrition Program which had been slated for total elimination. Prior to joining the HCDC, I was frequently one of the limited number of members of the public to attend the **mandated hearings** held by HCDC on the recommendations for the awarding of the CDBG grants. I have personally facilitated contact by mobilehome park residents with the Housing Department to apply for grants funded by CDBG money for rehabilitation to make their homes decent, safe, warm, and sanitary. I have hosted informational meetings with Rebuilding Together, one of the recipients of CDBG funds. Served on the PRNS Ad Hoc Committee to help come up with the scope of the RFP for the ongoing selection process for the nutrition vendor (2013). In late 2013 I was then selected to move onto the seven person panel to interview and rate the candidates for the final award of the RFP.

I was in attendance on September 12, 2013 when Housing staff made a formal presentation to the HCDC, "Overview of Federal Funding" that included CDBG.

I would like to say

I have striven to be a fair and informed HCDC Commissioner since my initial appointment. I have the respect of my fellow Commissioners across the board, regardless of whether or not we agree on specific issues. I am passionate about housing issues. My letters of recommendation have two important themes: I am extremely knowledgeable and I am fair.

Appointment to the HCDC as the mobilehome resident representative will allow me to use my extensive knowledge and experience in this area. I will be able to participate fully and give the other Commissioners the benefit of my extensive knowledge and experience.