

ATTACHMENT A: Housing & Community Development Commission Accomplishments for FY 2020-21

#	Objective for 20-21	Recommended Actions	Commission Action
Administrative Discussions			
1.	Adopt Commission’s Accomplishments for FY 2019-20 September 10, 2020	Review, discuss, and adopt the Housing and Community Development Commission’s FY 2019-20 Accomplishments for submission to the City Council’s Community and Economic Development Committee at its September 28, 2020, meeting.	Commissioner Quinn made the motion to adopt the Housing and Community Development Commission’s Accomplishments for FY 2019-20, for submission to the City Council’s Community and Economic Development Committee at its September 28, 2020, meeting, with a second by Commissioner Jasinsky. The motion passed 8-0. Yes: Wheeler, Shoor, Del Buono, Partida, Quinn, O’Connell, Jasinsky, Duong (8) No: None (0) Absent: Crawford, Navarro, Moore (3)
2.	Adopt Commission’s Workplan for FY 2020-21 September 10, 2020	Review, discuss, and adopt the Housing and Community Development Commission’s FY 2020-21 Workplan, for consideration by the City Council’s Community and Economic Development Committee at its September 28, 2020, meeting.	Commissioner Quinn made the motion to adopt the Housing and Community Development Commission’s FY 2020-21 Workplan, for consideration by the City Council’s Community and Economic Development Committee at its September 28, 2020, meeting with amendments per Commission’s recommendations for items: <ul style="list-style-type: none"> • #11: Consider forming an ad hoc committee to review and recommend possible amendments to the Commission’s Bylaws for the Commission’s consideration, and • #29: Review revised Council Policy 0-4 regarding Commissioners’ outreach authorization with a second by Commissioner Del Buono. The motion passed 8-0. Yes: Wheeler, Shoor, Del Buono, Partida, Quinn, O’Connell, Jasinsky, Duong (8) No: None (0) Absent: Crawford, Navarro, Moore (3)
3.	Update from the Ad Hoc Committee on Bylaws March 11, 2021	Accept an update from the Ad Hoc Committee on Bylaws (no action).	In Commissioner Wheeler’s absence, Chair O’Connell reviewed slides on ideas for changes to the Bylaws from the Ad Hoc Committee. No discussion occurred and no action was taken.

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4.	<p>Consideration of Commission Bylaws Amendments</p> <p>April 08, 2021</p>	<p>Discuss potential amendments to the Commission’s Bylaws from the Ad Hoc Committee on Bylaws that are consistent with Policy 0-4 and the San José Municipal Code and take possible action.</p>	<p>Commissioner Wheeler made the motion to delegate staff to make edits to the Bylaws in accordance with suggested changes #2 and #3 and return to the Commission for final approval, with a second by Commissioner Partida. The motion passed 12-0.</p> <p style="padding-left: 20px;">Yes: O’Connell, Jasinsky, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (12)</p> <p style="padding-left: 20px;">No: None (0)</p> <p style="padding-left: 20px;">Absent: (0)</p>
5.	<p>Form Ad Hoc Subcommittee on Bylaws</p> <p>November 12, 2021</p>	<p>Consider forming a temporary Ad hoc Committee of not more than six months to review the Commission’s existing Bylaws and amended Policy 0-4, identify potential amendments, and report back to the Commission with information and possible recommendations on updates to make, consistent with Policy 0-4.</p>	<p>Commissioner Wheeler made the motion to accept the recommendation to form a temporary Ad hoc Committee of not more than six months to review the Commission’s existing Bylaws and amended Policy 0-4, identify potential amendments, and report back to the Commission with information and possible recommendations on updates to make, consistent with Policy 0-4, with a friendly amendment by Commissioner Shoor to include a five minute or less report back to the Commission. The motion was seconded by Chair O’Connell. The motion passed 10-0.</p> <p style="padding-left: 20px;">Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore (10)</p> <p style="padding-left: 20px;">No: None (0)</p> <p style="padding-left: 20px;">Absent: Duong (1)</p> <p>Commissioner Wheeler and Chair O’Connell volunteered to be on the ad hoc subcommittee.</p>
Policy & Programmatic Discussions			
6.	<p>Commercial Linkage Fee Update</p> <p>August 13, 2020</p>	<p>Accept staff update on a potential Commercial Linkage Fee give feedback to staff and take possible action to write a position letter to the City Council.</p>	<p>Vice Chair Shoor made the motion to accept the staff report of the Commercial Linkage Fee, with a second by Commissioner Quinn. The motion passed unanimously, 10-0.</p> <p style="padding-left: 20px;">Yes: Wheeler, Shoor, Del Buono, Navarro, Partida, Quinn, O’Connell, Duong, Moore, Jasinsky (10)</p> <p style="padding-left: 20px;">No: None (0)</p>
7.	<p>Citywide Residential Anti-Displacement Strategy</p> <p>August 13, 2020</p>	<p>Review staff report, give feedback to staff, and take possible action to recommend a position to the City Council.</p>	<p>Commissioner Navarro made the motion to accept the 10 recommendations and affirm that Recommendation 1 “Support COVID-19 Recovery Eviction Relief and Mitigation Measures for Renters and Homeowners” and Recommendation 2 “Create a Neighborhood-based Tenant Preference” are the highest priorities, with a second by Commissioner O’Connell. The motion passed 9-1.</p> <p style="padding-left: 20px;">Yes: Wheeler, Shoor, Del Buono, Navarro, Partida, Quinn, O’Connell, Duong, Jasinsky (9)</p>

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			<p style="text-align: center;">No: Moore (1)</p> <p>Commissioner Navarro made the motion to include all public letters and documents received by the Commission on agenda item VII-C “Citywide Residential Anti-Displacement Strategy” to City Council, with a second by Commissioner Moore. The motion passed 10-0.</p> <p style="padding-left: 40px;">Yes: Wheeler, Shoor, Del Buono, Navarro, Partida, Quinn, O’Connell, Duong, Moore, Jasinsky (10)</p> <p style="padding-left: 40px;">No: None (0)</p> <p>Chair Wheeler made the motion to amend Recommendation 3 “Explore a Community Opportunity to Purchase Program (First Right of Offer to Purchase)” to explicitly include options for other alternative ownership programs including individual ownership, with a second by Commissioner Navarro. The motion passed 10-0.</p> <p style="padding-left: 40px;">Yes: Wheeler, Shoor, Del Buono, Navarro, Partida, Quinn, O’Connell, Duong, Moore, Jasinsky (10)</p> <p style="padding-left: 40px;">No: None (0)</p>
8.	<p>Approval of Measure E Spending Plan</p> <p>October 08, 2020</p>	<p>Accept staff report and a spending plan for the Measure E Property Tax Revenue, review the plan, and provide comments for transmittal to the City Council.</p>	<p>Commissioner Navarro made the recommendation to accept the recommendations with contingency plan that if there is a large increase in evictions due to events beyond tenants' control such as COVID-19, to reallocate up to 20% of year's revenues funds for rent relief and utility payments paid directly to rental providers and utility companies to prevent homelessness. To the extent that the Council does not think this recommendation is consistent with the spending priorities, the Commission recommends that the Council amend its priorities. The motion was seconded by Commissioner Moore. The motion was approved 8-2-1.</p> <p style="padding-left: 40px;">Yes: O’Connell, Jasinsky, Shoor, Crawford, Navarro, Wheeler, Partida, Moore (8)</p> <p style="padding-left: 40px;">No: Del Buono, Duong (2)</p> <p style="padding-left: 40px;">Abstain: Quinn (1)</p> <p style="padding-left: 40px;">Absent: Tran (1)</p> <p>Commissioner Wheeler made the motion to replace #4 on the spending plan "ADU Program" with a "Program to be developed by Housing staff and reviewed by HCDC to address rental and for-sale housing for moderate-</p>

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			<p>income households," with a second by Chair O’Connell. The motion passed 7-2-1.</p> <p>Yes: O’Connell, Jasinsky, Del Buono, Navarro, Wheeler, Partida, Moore (7) No: Shoor, Crawford (2) Abstain: Quinn (1) Absent: Tran (1) Not available: Duong (1)</p> <p>Chair O’Connell made the motion to reopen the prior motion to allow Commissioner Duong to vote. Commissioner Duong had technical issues during roll call and was unable to vote. The motion was seconded by Commissioner Moore. The motion to reopen was approved 11-0.</p> <p>Yes: O’Connell, Jasinsky, Shoor, Del Buono, Crawford, Navarro, Wheeler, Partida, Quinn, Duong, Moore (11) No: None (0) Absent: Tran (1)</p> <p>The prior motion then was reopened to consider Commissioner Wheeler’s motion to replace #4 on the spending plan "ADU Program" with a "Program to be developed by Housing staff and reviewed by HCDC to address rental and for-sale housing for moderate-income households," with a second by Chair O’Connell. The motion passed 9-1-1.</p> <p>Note: Commissioner Crawford requested to change her vote from “no” to “yes” from the prior motion approved.</p> <p>Yes: O’Connell, Jasinsky, Del Buono, Crawford, Navarro, Wheeler, Partida, Duong, Moore (9) No: Shoor (1) Abstain: Quinn (1) Absent: Tran (1)</p>
9.	<p>Update on the Affordable Housing Siting Policy</p> <p>October 08, 2020</p>	<p>Receive a status report and provide feedback to City staff on its workplan to create an Affordable Housing Siting Policy for the location of subsidized restricted-affordable housing developments.</p>	<p>Commissioner Del Buono made the motion to accept the staff report with the Commission’s recommendations, with a second by Commissioner Quinn. The motion passed 11-0.</p> <p>Yes: O’Connell, Jasinsky, Shoor, Del Buono, Crawford, Navarro, Wheeler, Partida, Quinn, Duong, Moore (11) No: None (0) Absent: Tran (1)</p>

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10.	<p>Housing Crisis Workplan Update</p> <p><u>October 21, 2020</u></p>	<p>Receive the report on progress implementing the City Council-approved Housing Crisis Workplan and make possible recommendations.</p>	<p>Commissioner Wheeler made the motion to recommend to City Council to direct City staff to identify the criteria that would be used to prioritize mobilehome parks for General Plan redesignation to mobilehome park, with a second by Chair O’Connell. The motion passed 6-1-1.</p> <p>Yes: O’Connell, Del Buono, Navarro, Wheeler, Partida, Tran (6)</p> <p>No: Jasinsky (1)</p> <p>Abstain: Moore (1)</p>
11.	<p>Update on Inclusionary Housing Ordinance Proposed Revisions</p> <p><u>October 21, 2020</u></p>	<p>Provide feedback to staff and possible recommendations to the City Council on proposed amendments to the Inclusionary Housing Ordinance with four of the remaining outstanding items from the November 5, 2019, City Council direction:</p> <p>(a) Extend the period of affordability to 99 years with voluntary demolition after 55 years and relocation benefits for residents of the inclusionary units;</p> <p>(b) Apply the Inclusionary Housing Ordinance to developments with 10 units or more and set the fee at a lower rate for projects with less than 20 units that provide at least 90% of the density allowed on-site;</p> <p>(c) Encourage innovative partnerships in order to maximize affordable housing through adding a Clustering compliance option and an SB 35 Streamlining option; and,</p> <p>(d) Allow streamlining of Inclusionary Housing Ordinance compliance requirements for 100% affordable housing developments.</p>	<p>Vice Chair Jasinsky made the motion to not recommend adding the housing clustering compliance option, with a second by Commissioner Navarro. The motion passed 7-1.</p> <p>Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Moore (7)</p> <p>No: Wheeler (1)</p> <p>Absent: Shoor, Quinn, Duong (3)</p> <p><i>Commissioner Moore made the motion to not apply the Inclusionary Housing Ordinance to developments with 10 units or more.</i></p> <p><i>No second was obtained, so the motion failed.</i></p> <p>Commissioner Tran made the motion to extend the period of affordability to 99 years with voluntary demolition after 55 years and relocation benefits for residents of the inclusionary units, with a second by Commissioner O’Connell. The motion passed 7-1.</p> <p>Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler (7)</p> <p>No: Moore (1)</p> <p>Absent: Shoor, Quinn, Duong (3)</p> <p>Commissioner Navarro made the motion to apply the Inclusionary Housing Ordinance to developments with 10 units or more and set the fee at a lower rate for projects with less than 20 units that provide at least 90% of the density allowed on-site, with a second by Commissioner Jasinsky. The motion passed 7-1.</p> <p>Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler (7)</p> <p>No: Moore (1)</p> <p>Absent: Shoor, Quinn, Duong (3)</p>

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			<p>Commissioner Wheeler made the motion to encourage innovative partnerships in order to maximize affordable housing through the SB 35 Streamlining option, and to allow streamlining of Inclusionary Housing Ordinance compliance requirements for 100% affordable housing developments, with a second by Commissioner Navarro. The motion passed 8-0.</p> <p style="padding-left: 40px;">Yes: O’Connell, Jasinsky, Del Buono, Navarro, Partida, Tran, Wheeler, Moore (8) No: None (0) Absent: Shoor, Quinn, Duong (3)</p>
12.	<p>Draft Diridon Affordable Housing Implementation Plan</p> <p>November 12, 2021</p>	<p>Receive the staff report on the Draft Diridon Affordable Housing Implementation Plan and give feedback to Housing Department staff.</p>	<p>Ms. Kristen Clements provided the staff report, addressed Commissioners’ questions, and noted their comments. No motion was made.</p>
13.	<p>Affordable Housing Rent Increases</p> <p>November 12, 2021</p>	<p>Receive the staff report on rent-burdened households in affordable housing developments and provide feedback to staff.</p>	<p>Mr. Kemit Mawakana provided the staff report, and together with Ms. Tascha Mattos and Ms. Shelsy Bass, addressed Commissioners’ questions and noted their comments. No motion was made.</p>
14.	<p>FY 2019-2020 Consolidated Annual Performance Evaluation Report (CAPER)</p> <p>December 10, 2020</p>	<p>Review the report on the progress towards achieving the housing and community development goals identified in the City's five-year Consolidated Plan (2015-2020) and the FY 2019-2020 Annual Action Plan (Housing) regarding the use of federal funds from the U.S. Department of Housing and Urban Development (HUD), hold the second of three public hearings on the FY 2019-2020 CAPER, and make possible recommendation.</p>	<p>Commissioner Quinn made the motion to approve the staff report without recommendations, with a second by Vice Chair Jasinsky. The motion passed 10-0.</p> <p style="padding-left: 40px;">Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Quinn, Moore, Duong (10) No: None (0) Absent: Tran (1)</p>
15.	<p>Rent Stabilization Program 3rd and 4th Quarter (Combined) Report for 2019-20 for</p>	<p>Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 3 and 4 Report for FY 2019-20.</p>	<p>Chair O’Connell made the motion to approve staff report, with a second by Commissioner Del Buono. The motion passed 10-0.</p> <p style="padding-left: 40px;">Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Quinn, Moore, Duong (10)</p>

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	<p>the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance</p> <p>December 10, 2020</p>		<p>No: None (0) Absent: Tran (1)</p>
16.	<p>2019-20 Third and Fourth Quarterly Mobilehome Report for the Rent Stabilization Program</p> <p>December 10, 2020</p>	<p>Review the staff report and provide possible recommendations on the Mobilehome Quarter 3 and 4 Report for FY 2019-20.</p>	<p>Chair Wheeler made the motion to accept the report with an amendment to alter the memorandum to correct the reference to Westwinds, with a friendly amendment by Vice Chair Jasinsky to also amend the memorandum to note the approved Annual Increase was 3.01%, with a second by Commissioner Navarro. The motion passed 10-0. Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Quinn, Moore, Duong (10) No: None (0) Absent: Tran (1)</p>
17.	<p>FY 2019-2020 Rent Stabilization Program Annual Report</p> <p>January 14, 2021</p>	<p>Review the staff report and provide possible recommendations on the Rent Stabilization Program Annual Report for 2019-2020.</p>	<p>Commissioner Wheeler made the motion to approve the staff report with recommendation that future reports include a breakdown of languages for all community engagement activities. The motion was seconded by Chair O’Connell. The motion passed 10-0. Yes: O’Connell, Shoor, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (10) No: None (0) Absent: Jasinsky (1)</p>
18.	<p>FY 2019-20 Annual Homelessness Report</p> <p>February 11, 2021</p>	<p>Review the Annual Homelessness Report for Fiscal Year 2019-20 and recommend that the City Council approve the report.</p>	<p>Commissioner Quinn made the motion to approve the staff report without further recommendations, with a second by Commissioner Shoor. The motion passed 11-0. Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (11) No: None (0)</p>
19.	<p>Substantial Amendments to the FY 2019-20 and 2020-21 Annual Action Plans</p>	<p>Conduct a public hearing on the proposed Substantial Amendments to the Fiscal Year 2019-20 and 2020-21 Annual Action Plans to program Community Development Block Grant</p>	<p>Commissioner Tran made the motion to approve the staff report, seconded by Commissioner Navarro. The motion passed 9-0. Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Partida, Tran, Quinn, Moore (9) No: None (0)</p>

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	<p>March 11, 2021</p>	<p>Round 3 (CDBG CV-3) funds from the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and redirect other funding to respond to the COVID-19 crisis and recommend to the City Council that it approve the proposed Substantial Amendment to the Fiscal Year 2019-20 and 2020-21 Annual Action Plans.</p>	<p>Absent: Wheeler, Duong (2)</p>
<p>20.</p>	<p>Annual Progress Report on the Implementation of the San José General Plan Housing Element and the Housing Successor to the Redevelopment Agency Annual Report</p> <p>March 11, 2021</p>	<p>Review the staff report and provide possible recommendations to the City Council on the Calendar Year 2020 Annual Progress Report on the Implementation of the San José 2014-23 Housing Element, the Fiscal Year 2019-20 Housing Successor to the Redevelopment Agency Annual Report, and the Amended and Restated Fiscal Year 2018-19 Housing Successor to the Redevelopment Agency Annual Report.</p>	<p>Commissioner Shoor made a motion to provide input to the City Council and Housing Department staff to include a provision in the next NOFA that incentivizes projects that maximize height and the number of homes when determining which affordable housing projects will receive loans from the City of San José.</p> <p>Commissioner Quinn suggested a friendly amendment to strike the word “height.”</p> <p>Commissioner Navarro suggested a friendly amendment to change the wording to “...the NOFA should incentivize maximizing the number of affordable homes...”</p> <p>Chair O’Connell seconded that motion, then retracted her second.</p> <p>Commissioner Navarro suggested a further friendly amendment to Commissioner Shoor’s motion to add that projects be located “not on mobilehome parks,” to accommodate Chair O’Connell’s concerns, with a second by Vice Chair Jasinsky.</p> <p>The friendly amendments were deemed too different from the original motion and were not accepted.</p> <p>The original motion was then reconsidered but did not get a second and was shelved.</p> <p>No further motions were made, but Commissioners requested that Housing staff reflect the issues discussed to the City Council in a supplemental memorandum.</p>
<p>21.</p>	<p>Fiscal Year 2021-22 Annual Action Plan Funding Priorities</p>	<p>Hold a public hearing on funding priorities for the Fiscal Year 2021-22 Annual Action Plan for the use of federal funds from the U.S.</p>	<p>Commissioner Shoor recused himself from this item to avoid any appearance of a conflict of interest. Commissioner Vong recused herself from this item as her employer is the Health Trust, which is funded through federal funds and is in the draft priorities.</p>

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	April 08, 2021	Department of Housing and Urban Development and provide Housing Department staff with input on the Annual Action Plan funding priorities.	Commissioner Quinn made the motion to approve the report as-is, with a second by Commissioner Navarro. The motion passed 10-0-2. Yes: O’Connell, Jasinsky, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (10) No: None (0) Abstain: Shoor, Vong (2)
22.	Housing Trust Fund Budget for Fiscal Year 2021-22 April 08, 2021	Acting as the Housing Trust Oversight Committee, recommend that the Director of Housing approve the expenditure plan for the Housing Trust Fund of \$4,301,000 for Fiscal Year 2021-22.	Commissioner Shoor recused himself from this item to avoid any appearance of a conflict of interest, as he partners with a nonprofit agency that receives Housing Trust Funds. Commissioner Del Buono made the motion to recommend the Director of Housing approve the expenditure plan for the Housing Trust Fund of \$4,301,000 for Fiscal Year 2021-22, with a second by Commissioner Quinn. The motion passed 11-0-1. Yes: O’Connell, Jasinsky, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (11) No: None (0) Abstain: Shoor (1)
23.	Public Hearing on the Draft Fiscal Year 2021-22 Annual Action Plan April 22, 2021	1) Conduct a Public Hearing on the Draft FY 2021-22 Annual Action Plan (Action Plan) and take public comment, as required by the U.S. Department of Housing and Urban Development (HUD); 2) Provide Housing Department staff with input on the draft Action Plan and proposed funding; and 3) Recommend to the City Council it approve the Draft Action Plan.	Commissioner Shoor recused himself from this item to avoid any appearance of a conflict of interest. Commissioner Vong recused herself from this item as her employer is the Health Trust, which the City funds with federal funds from HUD. Commissioner Tran made the motion to recommend to the City Council it approve the Draft Action Plan, with a second by Commissioner Quinn. The motion passed 11-0-2. Yes: O’Connell, Jasinsky, Dawson, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (11) No: None (0) Abstain: Shoor, Vong (2)
24.	Rent Stabilization Program Fees for Fiscal Year 2021-2022 April 22, 2021	Review the proposed fee structure for Fiscal Year 2021-2022 for the Rent Stabilization Program, as stated below, and recommend approval to the City Council of the following fees: i. Annual Apartment Rent Control Fee: maintain \$55.00 per unit;	Commissioner Dawson made the motion to recommend the City Council approve the fees schedule as-is, with a second by Commissioner Del Buono. The motion passed 12-0-1. Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Partida, Tran, Quinn, Moore, Duong (12) No: None (0) Absent: Wheeler (1)

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		<p>ii. Annual Apartment Non-Rent Control Fee: maintain \$5.45 per unit;</p> <p>iii. Annual Mobilehome Rent Control Fee: maintain \$20.00 per unit; and,</p> <p>iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: maintain \$2,464 per unit for up to ten units and maintain \$907 per unit for over 10 units.</p>	<p>Commissioner Moore made the motion that the City waive fees for rental providers who did not collect all income due to the eviction moratorium, with a second by Vice Chair Jasinsky.</p> <p>Based on discussion, Commissioner Moore amended her motion to read: The City waive Apartment Rent Ordinance-related fees for owners of 12 units or less who have not received more than 20% of unpaid rent due to the eviction moratorium from government sources, with a second by Vice Chair Jasinsky.</p> <p>Commissioner Shoor made a motion to call the question, with a second by Chair O’Connell. The motion to call the question passed 12-0-1. Wheeler abstained from the vote, as she was absent for a portion of the discussion.</p> <p style="padding-left: 40px;">Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Partida, Tran, Quinn, Moore, Duong (12)</p> <p style="padding-left: 40px;">No: None (0)</p> <p style="padding-left: 40px;">Abstain: Wheeler (1)</p> <p><i>The Commission then voted on Commissioner Moore’s amended motion: The City waive Apartment Rent Ordinance-related fees for owners of 12 units or less who have not received more than 20% of unpaid rent due to the eviction moratorium from government sources, with a second by Vice Chair Jasinsky. The amended motion failed 3-9-1.</i></p> <p><i>Commissioner Wheeler abstained from the vote as she was absent for a portion of the discussion.</i></p> <p style="padding-left: 40px;"><i>Yes: Jasinsky, Moore, Duong (3)</i></p> <p style="padding-left: 40px;"><i>No: O’Connell, Dawson, Shoor, Del Buono, Vong, Navarro, Partida, Tran, Quinn (9)</i></p> <p style="padding-left: 40px;"><i>Abstain: Wheeler (1)</i></p>
25.	<p>Rent Stabilization Program Draft Strategic Plan 2021-2024</p> <p>April 22, 2021</p>	<p>Review the staff report and provide possible recommendations to staff or the City Council on the Rent Stabilization Program Draft Strategic Plan for 2021-2024.</p>	<p>Chair O’Connell made the motion the HCDC recommends that submission to the City of notices of termination of tenancy for mobilehome residents be mandatory, with a second by Commissioner Wheeler. The motion passed 11-2-0.</p> <p style="padding-left: 40px;">Yes: O’Connell, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (11)</p> <p style="padding-left: 40px;">No: Jasinsky, Moore (2)</p> <p style="padding-left: 40px;">Absent: (0)</p>

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26.	Rent Stabilization Program Fiscal Year 2020-2021 Quarters 1, 2, and 3 Report for Apartments, Including the Apartment Rent Ordinance, Tenant Protection Ordinance, and Ellis Act Ordinance April 22, 2021	Review the staff report and provide possible recommendations to staff on the Rent Stabilization Program Quarters 1, 2, and 3 Report for Fiscal Year 2020-2021.	Commission heard the presentation, and no action was taken.
27.	Rent Stabilization Program Fiscal Year 2020-2021 Quarters 1, 2, and 3 Report for Mobilehomes, Including the Mobilehome Rent Ordinance and Moratorium on Rent Increases April 22, 2021	Review the staff report and provide possible recommendations to staff on the Rent Stabilization Program Quarters 1, 2, and 3 Report for Fiscal Year 2020-2021.	Commission heard the presentation, and no action was taken.
28.	Approval of Measure E Spending Plan FY 2021-22 May 13, 2021	Accept staff report and a spending plan for Measure E Property Tax Revenue, review the Plan, and provide comments for transmittal to the City Council.	<p>Commissioner Moore made a motion that 100% of funds in the moderate-income category be given to home purchase assistance because it creates equity in wealth generation, with a second by Commissioner Wheeler. The motion failed 4-9-0. Yes: Shoor, Wheeler, Partida, Moore (4) No: O’Connell, Jasinsky, Dawson, Del Buono, Vong, Navarro, Tran, Quinn, Duong (9) Absent: (0)</p> <p>Commissioner Quinn made a motion to remove the funding set-aside for commercial space, with a second by Commissioner Wheeler. The motion passed 9-4-0. Yes: O’Connell, Jasinsky, Shoor, Del Buono, Navarro, Wheeler, Partida, Quinn, Moore (9) No: Dawson, Vong, Tran, Duong (4) Absent: (0)</p>

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			<p>Commissioner Shoor requested that this statement reflecting his feedback be included in the Council memo: “Active ground floors are important to building community. They are an important component to affordable housing projects.”</p> <p>Commissioner Moore requested that this statement reflecting her feedback be included in the Council memo: “It's important to protect existing small businesses as part of the community. They help build and support the community. They help make the community stronger. And they shouldn't be displaced without support to come back.”</p>
29.	<p>Draft Assessment of Fair Housing Findings</p> <p>May 13, 2021</p>	<p>Review the Department’s draft Assessment of Fair Housing report and make possible recommendation(s) to staff and/or the City Council.</p>	<p>Commissioners reviewed the report and gave feedback to staff. No motions were made.</p>
30.	<p>Draft Affordable Housing Siting Policy</p> <p>May 13, 2021</p>	<p>Review the Department’s draft Affordable Housing Siting Policy for the location of subsidized restricted-affordable housing developments and make possible recommendation(s) to staff and/or the City Council.</p>	<p>Chair O’Connell made the motion to help facilitate equitable distribution, the Department should distinguish between affordable housing and supportive housing in the Siting Policy and track them separately, but consider them in totality, with a second by Commissioner Dawson. The motion passed 12-0.</p> <p>Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12)</p> <p>No: None (0)</p> <p>Absent: Moore (1)</p> <p>Commissioner Wheeler made the motion that categories be subdivided by Census Block Group to identify those Census Block Groups that have a high density of affordable/supportive housing or homeless services, and the Policy be modified to avoid future affordable development in highly impacted Census Block Groups, with a second by Chair O’Connell. The motion passed 10-2.</p> <p>Yes: O’Connell, Jasinsky, Dawson, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Duong (10)</p> <p>No: Shoor, Quinn (2)</p> <p>Absent: Moore (1)</p> <p>Commissioner Wheeler made the motion to reject the Policy because the identified categories are too broad and do not address the concern of over-</p>

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			<p>saturation of affordable/supportive housing and homeless services in specific Census Block Groups in San Jose, and because the Policy does not address realistic barriers to developing in Category 1 neighborhoods including mass transit options and political opposition, with a second by Commissioner Navarro. The motion failed 5-7. Yes: O’Connell, Navarro, Wheeler, Partida, Duong (5) No: Jasinsky, Dawson, Shoor, Del Buono, Vong, Tran, Quinn (7) Absent: Moore (1)</p> <p>Commissioner Tran made the motion to shorten the Phase I period from 5 years to 3 years, with a second by Commissioner Navarro. The motion passed 12-0. Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12) No: None (0) Absent: Moore (1)</p> <p>Commissioner Tran made the motion to change percentages of funding allocated to 40% for Category 1 and 40% for Category 2 for Phase 1, with a second by Commissioner Dawson. The motion passed 11-0. Yes: O’Connell, Jasinsky, Dawson, Shoor, Del Buono, Vong, Navarro, Wheeler, Partida, Tran, Quinn, Duong (12) No: None (0) Absent: Shoor, Moore (2)</p>
31.	<p>Report on the Better Housing Initiative (Successor Program for the Responsible Landlord Engagement Initiative) June 10, 2021</p>	<p>Review the staff report on the Better Housing Initiative Program, the successor to the former Responsible Landlord Engagement Initiative, and make possible recommendations on the proposed Program framework.</p>	<p>Commissioner Tran made the motion to accept the report and framework as presented with recommendations and comments from commissioners, with a friendly amendment to explore partnering options with RLEI, with a second by Commissioner Dawson. The motion passed 11-0. Yes: O’Connell, Jasinsky, Dawson, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (11) No: None (0) Absent: Shoor, Vong (2)</p>
32.	<p>Sunset the 2021 Moratorium on Rent Increases for Tenants and Mobilehome</p>	<p>A. Receive the staff report on sunsetting the 2021 COVID-19 Rent Increase Moratorium, Ordinance No. 30530, for rent stabilized tenants and mobilehome residents on the</p>	<p>Commissioner Wheeler made the motion that the 2021 Rent Increase Moratorium as it currently stands be extended to August 31, 2021, with a friendly amendment that the Chair be authorized to send a letter summarizing the Commission’s vote to the City Council on behalf of the</p>

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	<p>Residents and Owners Financially Impacted By COVID-19 on June 30, 2021</p> <p>June 10, 2021</p>	<p>expiration date of June 30, 2021 and make recommendation to the City Council.</p> <p>B. Terminate waiver of late registration fees and permitting fees for repairs/maintenance for rent stabilized apartments and mobilehomes covered under Chapter 17.22 and 17.23 of the San José Municipal Code, previously established under Ordinance No. 303530.</p>	<p>Commission, with a second by Commissioner Navarro and Commissioner Del Buono. The motion passed 8-3.</p> <p>Yes: O’Connell, Dawson, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn (8)</p> <p>No: Jasinsky, Moore, Duong (3)</p> <p>Absent: Vong, Shoor (2)</p> <p>Commissioner Wheeler made the motion that the waiver of the late registration and permitting fees be extended until August 31, 2021, with a second by Chair O’Connell. The motion passed 11-0.</p> <p>Yes: O’Connell, Jasinsky, Dawson, Del Buono, Navarro, Wheeler, Partida, Tran, Quinn, Moore, Duong (11)</p> <p>No: None (0)</p> <p>Absent: Vong, Shoor (2)</p>
Deferred Items			
33.	<p>Extension of the Eviction Moratorium through August 31, 2021 for Tenants Financially Impacted by COVID-19</p> <p>June 10, 2021</p>	<p>A) Receive the staff report providing findings that support enacting a temporary moratorium through August 31, 2021 on evictions to protect tenants currently financially impacted by COVID-19 while the State and local rental assistance programs commence distribution of rental payments to the most vulnerable residents.</p> <p>B) Make recommendations to the City Council on whether to adopt an Urgency Ordinance and Companion Ordinance enacting a temporary moratorium on no-cause evictions and evictions due to nonpayment of rent for residential tenants, mobilehome owners and residents, who do the following:</p> <p>1) pay at least 50% of the July and August monthly rent when due; and</p>	<p>This item was not heard due to a Brown Act violation.</p>

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		2) notify the property owner or manager, with supporting documentation, that they are: a) currently experiencing COVID-19 financial-related losses; and b) have applied for rental assistance payments.	
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