

District 1 — Justin Lardinois  
District 3 — Barry Del Buono  
District 5 — Ruben Navarro  
District 7 — Victoria Partida  
District 9 — Julie Quinn  
Mayor — Nhi Duong

(VC) Alex Shoor — District 2  
Shavell Crawford — District 4  
(C) Andrea Wheeler — District 6  
Vacant — District 8  
Roberta Moore — District 10  
Martha O’Connell — CAAC MR  
Ryan Jasinsky — CAAC ML

\*Commissioners are appointed by corresponding Council Members, but do not represent the Council District.

**MEETING AGENDA**  
**NOVEMBER 14, 2019**  
**CITY HALL WING ROOMS 118-119**

**5:45 PM**

**APPROX.  
TIME**

**AGENDA ITEM**

*The time schedule shown below is approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take. Please note that items may be heard before or after the times shown.*

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|-------------|---|
| <b>5:45</b> | <b>I. Call to Order &amp; Orders of the Day</b>   |
| <b>5:47</b> | <b>II. Introductions</b>  |
| <b>5:50</b> | <b>III. Consent Calendar</b><br>A. Approve the Minutes for the special meeting of October 29, 2019<br>ACTION: Approve the October 29, 2019 action minutes.  |
| <b>5:55</b> | <b>IV. Reports and Information Only</b><br>A. Chair<br>B. Director<br>C. Council Liaison  |
| <b>6:00</b> | <b>V. Open Forum</b><br><i>Members of the Public are invited to speak on any item that does not appear on today’s Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.</i> |
| <b>6:10</b> | <b>VI. Old Business</b>   |
| <b>6:10</b> | <b>VII. New Business</b>  |

- 6:15            A. Create a New Downpayment Assistance Program for Moderate-income Homebuyers  
(K. Richardson, Housing Department)**  
ACTION: Review the staff report and provide possible recommendations to the City Council in response to the proposal to create a new downpayment assistance program.
- 7:00            B. Accessory Dwelling Unit Forgivable Loan Program to House Moderate-Income Renters  
(R. Lopez, Housing Department)**  
ACTION: Review and make possible recommendations to the City Council on the creation of a forgivable loan program for San José homeowners who build a legal accessory dwelling unit and agree to house an income-eligible household for a period of five years, including the possible suspension of business tax collection for qualifying accessory dwelling units during the five-year compliance period.
- 7:45            C. Rent Stabilization Program Quarter 1 Report for Apartments, including the Apartment Rent Ordinance, Tenant Protection Ordinance, Ellis Act Ordinance, and Housing Payment Equality Ordinance  
(F. Tran, Housing Department)**  
ACTION: Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.
- 8:15            D. Rent Stabilization Program Quarter 1 Report for Mobilehomes, Including the Mobilehome Rent Ordinance  
(T. Ramos, Housing Department)**  
ACTION: Review the staff report and provide possible recommendations on the Rent Stabilization Program Quarter 1 Report for FY 2019-20.
- 8:45            E. Rent Stabilization Program Rent Registry Implementation Update  
(F. Tran, Housing Department)**  
ACTION: Review the staff report and provide possible recommendations on the Rent Stabilization Program Rent Registry Implementation update for FY 2018-19.
- 9:15            F. Completion of the Ratio Utility Billings System Petitions Under the Apartment Rent Ordinance  
(T. Ramos, Housing Department)**  
ACTION: Review the staff report on completion of the Ratio Utility Billing Systems (RUBS) Petitions Under the Apartment Rent Ordinance in FY 2018-19.
- 9:45            G. Timing for Hearing Commissioner-initiated Items**  
ACTION: Discuss the process and order of upcoming Commissioner-initiated items on future agendas.

**10:00 VIII. Open Forum**

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**10:05 IX. Meeting Schedule**

The next Commission meeting is scheduled to be held on Thursday, December 5, 2019, at 5:45 p.m. at San José City Hall, 200 E. Santa Clara St., San José, CA 95113 in Tower Room 332.

Potential items for December (subject to change):

- Mobilehome Park Land Use General Plan Designations
- Potential Policy/Program on Affordable Housing that Encourages Transportation Mobility

**11:05 X. Adjournment**

*The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.*

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your

contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every Second Thursday of each month (except for July and December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.**

**Please direct correspondence and questions to:**

City of San José  
Attn: Viviane Nguyen  
200 East Santa Clara Street, 12<sup>th</sup> Floor  
San José, California 95113  
Tel: (408) 975-4462  
Email: [viviane.nguyen@sanjoseca.gov](mailto:viviane.nguyen@sanjoseca.gov)

**Para residentes que hablan español:** Si desea mas información, favor de llamar a Theresa Ramos al 408-975-4475.

**Riêng đối với quý vị nói tiếng Việt :** Muốn biết thêm chi-tiết, xin vui lòng tiếp xúc với Viviane Nguyen, Đ.T. 408-975-4462.

**對於說華語的居民:** 請電 408-975-4450 向 Ann Tu 詢問詳細事宜。說粵語的居民則請撥打 408-975-4425 與 Yen Tiet 聯絡。

**Para sa mga residente na ang wika ay tagalog:** Kung kinakailangan pa ninyo ng inpormasyon, tawagan si Shirlee Victorio sa 408-975-2649. Salamat Po.

