

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

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

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Commissioners are appointed by corresponding Councilmembers, but do not need to reside in the Council District.

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### **SPECIAL MEETING AGENDA**

4:30 PM

October 21, 2020

Virtual [Zoom Link](#)  
Web ID: **978 6539 2896**  
**888-475-4499 (Toll Free)**

#### **\* COVID-19 NOTICE \***

Consistent with the California Governor’s Executive Order No. N-29-20, the Housing & Community Development Commission (HCDC) meeting will not be physically open to the public, and Commission members will be teleconferencing from remote locations.

HCDC is meeting via teleconference from remote locations in accordance with State and local orders and measures taken as a result of the COVID-19 pandemic. Members of the public may view and listen to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

#### **How to attend the Housing & Community Development Commission Meeting:**

- 1) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: [Zoom Link](#).
  - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
  - b. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
  - c. When the Chair calls for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.
  - d. When called, please limit your remarks to the time limit allotted.
- 2) **Telephone Device Instructions:** For participants who would like to join on their telephones, please dial **888-475-4499 (Toll Free)** and when prompted, enter meeting Webinar ID: **978 6539 2896**. You may also **press \*9 to raise a**

**hand to speak.**

- 3) **Public Comments prior to meeting:** If you would like to submit your comments prior to the meeting, please e-mail [viviane.nguyen@sanjoseca.gov](mailto:viviane.nguyen@sanjoseca.gov) or contact **408-975-4462**. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

*Commissioners are strongly encouraged to log on 15 minutes prior to the start time to ensure there are no technical difficulties – thank you!*

**APPROX. AGENDA ITEM  
TIME**

*Note that the times for items shown below are 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.*

- 4:30 I. Call to Order & Orders of the Day**  
A. Review logistics for Zoom meetings
- 4:35 II. Introductions**
- 4:40 III. Consent Calendar**  
A. Approve the Minutes for the Meeting of October 8, 2020  
ACTION: Approve the October 8, 2020 action minutes.
- 4:45 IV. Reports and Information Only**  
A. Chair  
B. Director  
C. Council Liaison
- 4:50 V. Open Forum**  
*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 during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.*
- 5:00 VI. Old Business**

**VII. New Business**

**5:00**

**A. Housing Crisis Workplan Update**

**(R. VanderVeen, Housing Department and J. Ferguson, Office of Economic Development)**

ACTION: Receive the report on progress implementing the City Council-approved Housing Crisis Workplan and make possible recommendations.

**5:45**

**B. Update on Inclusionary Housing Ordinance Proposed Revisions**

**(R. VanderVeen, Housing Department)**

ACTION: 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:

- (a) Extend the period of affordability to 99 years with voluntary demolition after 55 years and relocation benefits for residents of the inclusionary units;
- (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;
- (c) Encourage innovative partnerships in order to maximize affordable housing through adding a Clustering compliance option and an SB 35 Streamlining option; and,
- (d) Allow streamlining of Inclusionary Housing Ordinance compliance requirements for 100% affordable housing developments.

**6:45**

**VIII. Open Forum**

*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 during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.*

**6:50**

**IX. Meeting Schedule**

The next regular Commission meeting is scheduled to be held on **Thursday, November 12, 2020, at 5:45 p.m.** online. Items expected to be heard are:

- Draft Diridon Affordable Housing Implementation Plan
- Formation of Ad Hoc Subcommittee on Bylaws

**7:00 X. Adjournment**

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>. 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.

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 sometimes 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 translation or interpretation services, 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, requests, and questions to:**

City of San José Housing Department  
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.

**Tiếng Việt:** Xin vui lòng liên lạc Viviane Nguyen tại 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。

**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.