

**MINUTES OF THE  
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE**

**SAN JOSE, CALIFORNIA**

**MONDAY, MAY 21, 2018**

The Community and Economic Development Committee of the City of San José convened in regular session at 1:30 p.m. in Committee Rooms 118-120, Council Wing, City Hall.

**PRESENT:** Councilmember Johnny Khamis, Chair; Councilmember Dev Davis, Vice Chair; Councilmember Don Rocha, Councilmember Raul Peralez, and Councilmember Lan Diep, (1:36 p.m.)

**ABSENT:** All Present.

**STAFF:** Kim Walesh, City Manager's Office; Ed Moran, City Attorney's Office; Ru Weerakoon, Mayor's Office, and Louis Ósémwegie, City Clerk's Office.

**(b) REVIEW OF WORK PLAN**

Action: Upon motion by Councilmember Dev Davis, seconded by Councilmember Raul Peralez, and carried unanimously, the Committee approved the Work Plan, and the below listed action was taken as indicated. (4-0-1 Absent: Diep.)

- (1) Small Project Inclusionary Housing. (Housing).  
Deferred to the June 25, 2018, CED Committee Agenda.**

**(c) CONSENT CALENDAR**

**There were none presented.**

**REPORTS TO COMMITTEE**

- (1) Verbal Report on Economic Development Activities. (Economic Development).**

Documents Filed: Provide a brief summary of recent announcements, significant accomplishments, and upcoming events related to economic development.

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**(1) Verbal Report on Economic Development Activities. (Cont'd)**

Deputy City Manager Kim Walesh presented highlights of the latest edition of the SJ Economy E newsletter including, among other features: The Diridon Station Center Civic Engagement Celebration, the San Pedro Square ribbon-cutting; Airport comprehensive report on air service, Southwest new transcontinental flight to Orlando; Viva Calle 2018 and the release of June 21, 2018 as International Make Music Day.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Lan Diep, and carried unanimously, the Committee accepted the Verbal Report. (5-0).

**(2) Hammer Theatre Center Update. (Office of Cultural Affairs).**

Documents Filed: (1) Memorandum from Cultural Affairs Director, Kerry Adams Hapner, dated May 7, 2018. (2) "Attachment A: Full Programming Calendar FY 2017-2018". (3) "Attachment B: Spring 2018 Programming Brochure."

Cultural Affairs Director Kerry Adams Hapner; SJSU Dean of the Humanities and The Arts Shannon Miller; and Hammer Theatre Center and Keenan Park Director Chris Burrell offered the presentation and responded to questions.

San José State students have committed \$150,000/year towards putting on artistic excellence programming in effort to support events at the Hammer Theatre, including the Catalyst Quartet, while enhancing the collaboration anticipated at project's start.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Dev Davis, and carried unanimously, the Committee accepted the Hammer Theatre Center Update. (5-0).

**(3) Update on the Downtown Vision Effort. (Planning, Building & Code Enforcement / Economic Development).**

Documents Filed: Memorandum from Planning, Building and Code Enforcement Director Rosalynn Hughey, dated May 7, 2018.

Planning, Building and Code Enforcement Director Rosalynn Hughey and City's Principal Designer Tim Rude offered the Update and responded to questions.

Councilmember Dev Davis sought clarification on how this project differed from that of Urban Villages and which departments comprised the working group.

Public Comments: Scott Knies (San José Downtown Association President) offered comments on the Update.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Dev Davis, and carried unanimously, the Committee accepted the Update. Staff will go to the Commission in late August, and to Council by October. (5-0).

**(4) Prioritization for Tenants of Affordable Apartments. (Housing).**

Documents Filed: (1) Memorandum from Housing Department Director Jacky Morales-Ferrand, dated May 8, 2018. (2) Attachment A: “Memorandum from 10/23/17 CED Meeting,” dated October 10, 2017. (3) Attachment B: “City Attorney's Office Memorandum, Legal Analysis for Tenant Housing Preferences”; dated May 2, 2018. (4) Attachment C: “Chart of Possible Types of Tenant Preferences and Legal Issues Assessment”.

Housing Department Director Jacky Morales-Ferrand, and Division Manager Kristin Clement offered a presentation and responded to questions.

Public Comments: Offering comments were Efrain Delgado, Celia Alvarez (Somos Mayfair), Luce Maria Mendoza (Somos Mayfair), Angelica Florez (Somos Mayfair), Zelica Rodriguez (Somos Mayfair), Jackie Rivera, Brenda Andrade (Somos Mayfair), and Chelsea Cartwright, (Somos Mayfair).

Councilmember Don Rocha left the meeting at approximately 2:42 p.m.

Action: Upon motion by Councilmember Dev Davis, seconded by Councilmember Lan Diep, and carried unanimously, the Committee approved Staff Report and Item 1 of Staff recommendation as follows:

**1. Accept the staff and City Attorney’s report on issues involved in establishing City-wide policies to prioritize certain types of residents for tenancy in affordable housing (“Tenant Preferences”), including acceptance of sub-motion by Councilmember Raul Peralez and seconded by Councilmember Dev Davis to accept Items 2 and 3 of Staff Recommendation as follows:**

**2. Approve staff’s recommendation to authorize creation of City-wide Tenant Preference policies for City Council consideration for the following types of low-income tenants: 1) those who live or work in San Jose; 2) those who have experienced certain types of displacement; and, 3) those residing in gentrifying areas that are highly likely to result in tenant displacement, and**

**3. Authorize staff and the City Attorney’s Office to conduct in-depth legal analysis, to do additional stakeholder outreach, and to develop the three recommended City-wide Tenant Preference policies and return to the City Council for consideration and approval. (4-0-1 Absent: Rocha.)**

**(5) Airport Air Service Attraction and Retention Strategy Update. (Airport).**

Documents Filed: Memorandum from Aviation Director, John Aitken, dated May 7, 2018.

Aviation Assistant Director Judy Ross, and Air Services Development Program Manager Mark Keel offered the presentation and responded to questions.

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**(5) Airport Air Service Attraction and Retention Strategy Update. (Airport). (Cont'd)**

Councilmember Dev Davis left the meeting at approximately 3:57 p.m.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Lan Diep, and carried unanimously, the Committee accepted the Update. (3-0-2. Absent: Davis, Rocha.)

**OPEN FORUM**

There were no cards.

**ADJOURNMENT**

Councilmember Johnny Khamis, Chair Pro Tem adjourned the meeting at 3:59 p.m.



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*for Councilmember Johnny Khamis, Chair, Pro Tem  
Community and Economic Development Committee*

JK/lo

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