



MINUTES OF THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

SAN JOSE, CALIFORNIA

MONDAY, OCTOBER 25, 2021

Consistent with the California Governor's Executive Order No. N-29-20, Resolution No. 79450 from the City of San José and the Santa Clara County Health Officer's March 16, 2020 Shelter in Place Order, the City Council meeting was not physically open to the public. Public comments were accepted via eComment, email, by phone/Webinar or online.

The Community and Economic Development Committee of the City of San Jose was teleconferenced from remote locations and convened at 1:30 p.m.

Present: Councilmembers - Foley, Esparza, Mahan, Peralez, Carrasco.

Absent: Councilmembers - All Present.

Staff: Office of the City Manager, Rosalynn Hughey; City Attorney Office, Johnny Phan; City Clerk, Toni Taber; Mayor's Office, Kelly Kline; Mike Jones, Office of the City Manager, and Deputy City Clerk, Ruth Krantz.

B. Review of Work Plan

(1) Community and Economic Development Committee Work Plan Update

Rosalynn Hughey, Director, Planning, Building and Code Enforcement noted negotiations are not yet finalized and this item would be returning after the first of the year.

Public Comments: Blair Beekman suggested open dialog.

Councilmember Raul Peralez had questions on the Notice of Intended Awards, and Downtown Manager, Blage Zelalich offered clarification.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Maya Esparza and carried unanimously, "Electronic Billboards on City-Owned Property Phase 1 Status Report" was dropped from the October 25, 2021 CEDC meeting. (5-0.)

C. Consent Calendar

1. Housing and Community Development Commission Annual Accomplishments Report and Work Plan

Public Comments: (1) Blair Beekman spoke to importance of mixed-income ideas and subsidies. (2) Speaker '5140' asked where the money is coming from. (3) Tessa Woodmansee asked for housing not hotels and complained of the hotel being built in her neighborhood.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Matt Mahan, and carried unanimously, the Arts Commission annual report for Fiscal Year 2020-2021 and work plan for Fiscal Year 2021-2022 in order to comply with the City Municipal Code pertaining to boards and commissions was accepted. (5-0.)

D. Reports to Committee

1. Economic Development Activities Verbal Report

Elisabeth Handler, Public Information Manager, OED provided the report.

Public Comments: (1) Tessa Woodmansee spoke to money coming from the Federal Government and need for fossil-free businesses. (2) Caller '5140' spoke to reducing regulations. (3) Blair Beekman addressed data-collection ideas, the future of AI and rental relief for flea market vendors.

Elisabeth Handler, Public Information Manager, OED and Downtown Manager, Blage Zelalich responded to questions from the Committee. Promotion was urged for minority-based and small businesses, and Economic Development Director, Nanci Klein responded.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Maya Esparza and carried unanimously, the Committee accepted the verbal report on the recent announcements, significant accomplishments, and upcoming events related to economic development. (5-0.)

2. Community Opportunity to Purchase Program Draft Guidelines Report

Director of Housing Jacky Morales-Ferrand and Division Manager, Housing, Kristen Clements provided the report.

Public Comments: (1) Tessa Woodmansee spoke against using acronyms and the need to use land for community gardens 'agrihoods'. (2) "JY" spoke against special interest controls, government overreach and lack of notification to the public. (3) Cher L complained of poor planning, lack of outreach, and government overreach. (4) Michael

Trujillo Law Foundation of Silicon Valley spoke to new home ownership opportunities and leveraging public resources. (5) Jenny Zhao noted that property owners are small businesses as well, and difficulties resolving tenant evictions. (6) Bonnie Liu cited difficulties faced by ‘mom and pop’ rental property owners. (7) Steve Hanleigh noted option of purchasing property & eminent domain to only a specific group and questioned constitutionality. (8) Danpan offered criticism of the plan and impact on ‘mom & pop’ businesses. (9) Sandra noted more public outreach is needed. (10) Tim Beaubien (Santa Clara County Association of Realtors) opined this as too broad, unrealistic, unfeasible and ineffective. (11) Huascar Castro, Working Partnerships, offered support and uplifting voices of tenants that have been significantly impacted by the housing crisis. (12) Liz Gonzales (DeBUG) offered support to a larger preservation strategy. (13) Emily Ramos Silicon Valley@Home attempted to clarify misunderstanding regarding the program, noting it is a win-win and does not force property owners to sell their property. (14) Blair Beekman offered support, noting empowerment and possibilities for tenants. (15) Andrea Portillo (SOMOS Mayfair) spoke to advantages of community ownership. (16) Caller ‘5140’ offered the opinion that this program is a scam. (17) Kevin Ma, South Bay Land Trust, spoke in support. (18) Brenda Dohmen opined that this is a biased policy, political, and punitive. (19) David Eisbach spoke from a buyer’s perspective. (20) Tobin Gilman questioned a mandate on the timing of sales and does not have resident’s best interests at heart. (21) Raymond Li spoke to depreciation and manipulation of the free market. Opposed. (22) Maxine Lubow complained about lack of outreach and offered opposition. (23) Anil Babbar California Apartment Association offered support, but indicates it requires more outreach and study. (24) Jacky, South Bay Community Land Trust, spoke in support. (25) Kelsey, SV Leads, encouraged moving forward with COPA. (26) Meina Young spoke to restrictions placed by COPA. (27) Joyce Liu expressed misgivings about COPA. (28) Alex Shoor offered support of the concept.

The Committee addressed concerns regarding public engagement. Staff spoke to additional outreach that is underway. Division Manager, Housing, Kristen Clements and Josh Ishimastu, Housing Senior Development Officer responded to questions, and extensive dialog ensued.

Action: Upon motion by Councilmember Raul Peralez, seconded by Councilmember Maya Esparza, and carried unanimously, the Committee accepted the status report on the development of guidelines for the Community Opportunity to Purchase Program (COPA). (5-0.)

OPEN FORUM

- Tessa Woodmansee addressed the climate change crises and the need for resiliency.
- Olivia Ortiz spoke to moving COPA forward and need for housing.
- Blair Beekman urged good practices, support of the COPA program and the need to continue a study for housing processes and the sub-committee process.
- Carlos Padilla indicated COPA is not free market and will negatively impact investors and the middle class.
- Vecinos Activos urged reaching out to those impacted by the housing crisis.

ADJOURNMENT

Councilmember Maya Esparza adjourned the Committee meeting at 4:37 p.m.

Councilmember Pam Foley, Chair
Community and Economic Development Committee

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