

D1LG Housing and Community Development Commission (HCDC) Report for July 2019

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The Housing and Community Development Commission (HCDC) advises San Jose City Council on matters regarding housing and community development, including the federal Community Development Block Grant (CDBG) program.

Meetings are generally held on the second Thursday of every month at 5:45 PM, at San Jose City Hall in Wing Rooms 118–120. We hold an annual retreat in August, and special meetings as necessary.

The next HCDC meeting is on August 8 at the usual place and time, and the retreat is on August 24 at 9 AM at the Donner Lofts Studio Apartments.

May 9, 2019

- HCDC approved a letter to city council recommending the adoption of a policy to track mobile home park evictions. Currently, no such tracking exists, so it is difficult to ascertain how often mobile home park evictions happen and for what reasons.
- The Housing department presented its draft of the 2019-2020 Annual Action Plan, an annual report required by the federal Department of Housing and Urban Development. HCDC recommended that city council approve the draft.
- The Housing department gave a presentation on strategies to create housing affordable for moderate-income and “missing middle” households.
- HCDC held nominations for chair and vice chair for the coming year. The current chair and vice chair, Andrea Wheeler and Alex Shoor, respectively, were nominated to continue in those positions. No other nominations were made.
- HCDC created an ad hoc subcommittee to draft a letter to city council exploring the possibility of a tax on vacant housing.

June 13, 2019

- I was out of town and thus did not attend this meeting; the following information comes from the official summary by Housing department staff.
- Commissioner Fitzgerald did not seek reappointment, so the District 10 seat will be vacant. Housing staff is evaluating applicants for several vacant seats.
- HCDC approved a letter to city council recommended Council Polic 0-4 be amended to clarify when commissioners are and aren't allowed to use their titles. This issue has been an ongoing point of confusion and contention for HCDC.
- Chair Wheeler and Vice Chair Shoor were unanimously re-elected to those positions.
- Housing staff presented a report on housing vouchers (such as the federal Section 8 program), and potentially strategies to help voucher holders find landlords that

will accept their vouchers. Landlords are generally not required to accept Section 8 vouchers, and many in San Jose choose not to. HCDC recommended that city council authorize staff to research incentives for landlord participation in voucher programs.

- Housing staff presented a report on a potential “tenant preference strategy.” There are many more households in San Jose seeking designated-affordable housing than there are available units; such a policy would set criteria how who should be given preference in assigning tenants to units. HCDC accepted the report.
- Staff presented their work so far on a Citywide Anti-Displacement Strategy.
- HCDC accepted the letter on a potential vacancy tax authored by the subcommittee from the previous meeting.
- HCSC created an ad hoc subcommittee to explore affordable housing policies that promote transportation mobility. Citywide Anti-Displacement Strategy