

D1LG Housing and Community Development Commission (HCDC) Report for November 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 November 14. We have a special meeting on December 5 at 5:45 PM, location to be decided. We will resume our normal meeting schedule in January.

September 12, 2019

- At our retreat in August, HCDC discussed our workplan, which details which items we will discuss and potentially take action on for the following 12 months. Items on the workplan are primarily sourced from staff and city council's goals for the year, but we also have the option to add commissioner-initiated items. We added the following commissioner-initiated items to the workplan:
 - Board and Care Regulations and Properties
 - Mental Health Proposition 2 Funding
 - Additional Density Bonus for Affordable Housing
 - Nonprofit Housing Co-ops First Opportunity to Buy Affordable Housing Properties
- HCDC commended former Commissioner Michael Fitzgerald.
- Housing department staff presented the Homelessness Annual Report for fiscal year 2018–19.
- Housing staff presented the 2018–19 Consolidated Annual Performance Evaluation Report (CAPER), a report submitted to the Department of Housing and Urban Development (HUD) that details how the city is spending federal housing funds.
- Housing staff gave a report on the development of the Affirmatively Furthering Fair Housing Plan and the Five-Year Consolidated Plan for 2020–25, another report to be submitted to HUD.

October 10, 2019

- HCDC commended former Commissioner Huy Tran.
- Housing department staff presented an annual report on the city's rent stabilization program.

- Housing staff presented a draft of the Administrative Citation Manual and proposed fine schedule for violations of the Apartment Rent Ordinance, Tenant Protection Ordinance, and Ellis Act Ordinance. HCDC recommended that staff do outreach to apartment owners in English, Spanish, and Vietnamese; and that volunteer outreach is used to bridge language barriers when owners do not respond to citations or pay fines.

October 29, 2019 (special meeting)

- I unable to attend this meeting, so this summary comes from the official synopsis.
- Housing department staff presented a study on the demographics of renters living in apartments subject to the Apartment Rent Ordinance (ARO). HCDC made the following recommendations:
 - That any changes to the Ellis Act Ordinance and Apartment Rent Ordinance should consider potential disproportionate impact on the Hispanic/Latinx community, given that 47% of ARO tenants are Hispanic/Latinx, and should also consider impacts to all communities
 - That the Ellis Act Ordinance memo include numerical population for ARO tenants and all tenants; the memo as presented only included percentage populations
- Housing staff proposed several changes to the city's Inclusionary Housing Ordinance, and HCDC gave recommendations on which changes city council should adopt. This list of changes and HCDC's feedback is several pages long in the official synopsis, so I have omitted the details from this report.