



FORECLOSURE MITIGATION SPECIAL STUDY SESSION MINUTES

SAN JOSÉ, CALIFORNIA

MONDAY, APRIL 13, 2009

The Council of the City of San José convened in Special Study Session at 1:05 p.m. in the Council Chambers at City Hall to provide additional information to the City Council and Executive Staff on current foreclosure mitigation efforts by the City and its industry and nonprofit partners.

Present: Council Members - Campos, Chirco, Chu, Constant, Herrera, Kalra, Liccardo, Oliverio, Nguyen, Pyle; Reed.

Absent: Council Members - None.

Staff: Assistant City Manager Christine Shippey, City Attorney Richard Doyle, Director of Housing Leslye Krutko, Policy Development Officer Wayne Chen, Assistant City Clerk Dennis Hawkins and Legislative Secretary Ruth Krantz.

Documents Filed: (1) Memorandum from Director of Housing Leslye Krutko, dated April 2, 2009, submitting objectives of the foreclosure mitigation study session and transmitting relevant background information.

OPENING COMMENTS

Mayor Reed presented opening comments.

Director of Housing Leslye Krutko provided an introduction to the Foreclosure Mitigation Study Session.

Access the video, the agenda and related reports for this meeting by visiting the City's website at <http://www.sanjoseca.gov/clerk/agenda.asp> or <http://www.sanjoseca.gov/clerk/MeetingArchive.asp>. For information on any ordinance that is not hyperlinked to this document, please contact the Office of the City Clerk at (408) 535-1266.

CURRENT STATE OF REAL ESTATE ENVIRONMENT

Policy Development Officer Wayne Chen, President Elect Santa Clara County Association of Realtors Karl Lee and Martin Eichner from Project Sentinel offered an overview of the foreclosure impact on the community, its people and the real estate market.

Rebecca Gallardo-Serrano, Chairman of the National Association of Hispanic Real Estate Professionals (NAHREP), Karl Lee and Martin Eichner offered statistical information about neighborhoods most affected and the impact on various populations.

The panel responded to questions from Council.

STABILIZING NEIGHBORHOODS

Assistant Director of the Department of Housing, Jacky Morales-Ferrand, offered an introduction to the next topic, Neighborhood Stabilization. Sal Alvarez from the Strong Neighborhood Initiative, Hymie Gullo of Neighborhood Housing Services Silicon Valley, PBCE Code Enforcement Administrator Jamie Matthews and Margie Marquez, Co-Chair of People Acting in Community Together (PACT), discussed neighborhood stabilization with a review of coordinated neighborhood outreach efforts by local programs. Jamie Matthews discussed proactive efforts being taken to respond to foreclosures in the City's neighborhoods.

Housing Policy and Planning Administrator Sandra Murillo and Director of Housing Leslye Krutko presented an overview of the City's participation in the Governor's "Keeping Californians in their Homes Plan".

PREVENTION AND INTERVENTION PROGRAMS FOR HOMEOWNERS

Cheryl Mehe'ula of the California Association of Mortgage Brokers discussed President's Obama's "Make Home Affordable" Program. Anil Babbar of the Santa Clara County Association of Realtors offered an overview of Federal and State programs available to assist homeowners and tenants impacted by foreclosure.

Council discussion ensued, and panelists responded to questions.

Public Comment: Gina Gates discussed the importance of SB 1137 and its role in assisting those affected by the foreclosure crisis.

Action: Upon motion by Council Member Herrera, seconded by Council Member Liccardo and carried unanimously, the presentations were accepted, and Staff was directed to report to Council on progress made to initiate a "Lenders' Meeting" and outreach to homeowners who may not qualify for the federal program. (11-0.)

ADJOURNMENT

Mayor Reed adjourned the Special Council Study Session at 4:04 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Lee Price, MMC
City Clerk

Rmk/4-13-09/FCStudyMIN

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