

District 1 — VACANT

District 3 — Marika Buchholz

District 5 — Ruben Navarro (C)

District 7 — Christopher Escher

District 9 — H.B. Mok

Mayor — Ali Sapirman

Lived Experience (Mayor) — Sketch Salazar

Lived Experience Alternate (Mayor) — Gabriela Gabrian

(VC) Alain Mowad — District 2

Thoa Hoang — District 4

Jennifer Cretella — District 6

Oscar Quiroz-Medrano — District 8

Roberta Moore — District 10

Daniel Finn — CAAC MR

Ryan Jasinsky — CAAC ML

---

Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

---

## **REGULAR MEETING AGENDA**

June 11, 2026

Virtual [Zoom Link](#)

Start time: 5:45 PM

Web ID: **940 5398 8541**

Location: City Hall, Wing Rooms 118-120

**888-475-4499 (Toll Free)**

Members of the public have a choice to attend the meeting either in person at the location listed above, or to attend virtually, viewing and listening to the meeting by following the instructions below. Additional instructions are provided below to those members of the Public who would like to comment on items on the agenda.

Beginning Tuesday, February 6, 2024, the City of San José will limit verbal comment for Brown Act meetings to **in person only**. The public will still be able to watch live broadcasts of commission meetings on Zoom. The public may attend meetings in person to provide comment or may provide written comments on agenda items.

### **How to attend the Housing & Community Development Commission Meeting:**

- 1) **In person:** For participants that would like to attend in person, the physical location is listed on the upper left of this page.
- 2) **Electronic Device Instructions:** For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: [Zoom Link](#).
  - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
  - b. Enter an email address and name to join the meeting.
- 3) **Telephone Device Instructions:** For participants who would like to listen to the meeting on their telephones, please dial **888-475-4499 (Toll Free)**.
- 4) **Public Comments prior to meeting:** If you would like to submit your comments prior to the meeting, please e-mail [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov) or call **(408) 534-2961 by**

**12pm the day of the meeting.** Comments submitted prior to the meeting will be considered as if you were present in the meeting.

*Note that the times for items shown below are approximate and intended only to notify the Commission of the approximate amount of time staff expects each item might take. Please note that items may be heard before or after the times shown, and plan accordingly.*

<b>APPROX. TIME</b>	<b>AGENDA ITEM</b>
<b>5:45</b>	<b>I. Call to Order &amp; Orders of the Day</b> A. Chair reviews logistics for Zoom meetings
<b>5:46</b>	<b>II. Introductions and Roll Call</b>
<b>5:50</b>	<b>III. Consent Calendar</b> A. <b>Approve the Minutes for the Regular Meeting of May 14, 2026</b> ACTION: Approve the May 14, 2026 action minutes.
<b>5:55</b>	<b>IV. Reports and Information Only</b> A. Chair B. Director i. Housing and Community Development Commission Governance Training C. Council District Liaison
<b>6:05</b>	<b>V. Open Forum</b> <i>Members of the Public are invited to speak on any item that does <u>not</u> appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate due to a large number of speaker requests.</i>
<b>6:15</b>	<b>VI. Old Business</b>  <b>A. Measure E Letter to the City Council</b> (Finn, Hoang, and Moore, HCDC)  Action: Review and approve the draft Measure E Letter to the City Council.

**VII. New Business**

**6:30 A. Nominations and Elections of Chair and Vice Chair for Fiscal Year 2026-2027**

(R. Navarro, HCDC)

**Action:** Nominate and elect Chair and Vice Chair for Fiscal Year 2026-2027.

**6:50 B. Review of Draft Housing and Community Development Fiscal Year 2026-2027 Work Plan**

(E. Soliván, Housing)

**Action:** Review the Housing and Community Development Draft Work Plan for Fiscal Year 2026-2027. No vote is required for this item.

**7:20 VIII. Open Forum**

*Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission (per [Section 2.08.2840](#) of the San José Municipal Code). Meeting attendees are usually given two (2) minutes to speak during Open Forum; however, the time limit is in the discretion of the Chair of the meeting, and may be limited when appropriate due to a large number of speaker requests.*

**7:25 IX. Meeting Schedule**

**The commission does not meet in July.** The next Regular Meeting for the Commission is scheduled to be held on Thursday, August 13, 2025 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, Ca.

**7:30 X. Adjournment**

*The City's [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.*

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Open Forum on items that are not on the agenda and are within the subject

matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Open Forum. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting. Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/hcdc>. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.

Correspondence to the Housing & Community Development Commission is public record and will become part of the City's electronic records, which are accessible through the City's website. Before posting online, the following may be redacted: addresses, email addresses, social security numbers, phone numbers, and signatures. However, please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the Housing & Community Development Commission, will become part of the public record. If you do not want your contact information included in the public record, please do not include that information in your communication.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Commission meeting may not be the final documents approved by the Commission. Contact the Office of the City Clerk for the final document.

On occasion, the Commission may consider agenda items out of order.

The Housing & Community Development Commission meets every second Thursday of each month (except for July and sometimes December) at 5:45pm, with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

*The Levine Act* requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$250 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution. Please visit <https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act> for updated forms and information.

**To request translation or interpretation services, accommodation, or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events, or printed materials,**

**please call (408) 535-1260 as soon as possible, but at least three business days before the meeting. Please direct correspondence, requests, and questions to:**

City of San José Housing Department  
Attn: Mindy Nguyen  
200 East Santa Clara Street, 12<sup>th</sup> Floor  
San José, California 95113  
Tel: (408) 534-2961  
Email: [mindy.nguyen@sanjoseca.gov](mailto:mindy.nguyen@sanjoseca.gov)

**Para residentes que hablan español:** Si desea mas información, favor de llamar a Luisa Cantu al 408-535-8357.

**Tiếng Việt:** Xin vui lòng liên lạc Janie Le tại 408-975-4462.

**對於說華語的居民:** 請電 408-975-2694 向 Hong Hua 詢問詳細事宜。

**HOUSING & COMMUNITY DEVELOPMENT COMMISSION**  
**MEETING ACTION MINUTES**

**May 14, 2026**

**MEMBERS PRESENT:**

Alain Mowad	Vice Chair (D2)
Marika Buchholz	Commissioner (D3)
Thoa Hoang	Commissioner (D4) <i>arrived at 6:14</i>
Ruben Navarro	Chair (D5)
Jennifer Cretella	Commissioner (D6)
Oscar Quiroz-Medrano	Commissioner (D8)
H.B. Mok	Commissioner (D9)
Roberta Moore	Commissioner (D10)
Daniel Finn	Commissioner (MR)
Ryan Jasinsky	Commissioner (ML)
Gabriela Gabrian	Commissioner (LE Alt)

**MEMBERS ABSENT:**

Ali Sapirman	Commissioner (Mayor)
Christopher Escher	Commissioner (D7)
Sketch Salazar	Commissioner (LE)

**STAFF PRESENT:**

Erik L. Soliván	Director, Housing
Emily Hislop	Division Manager, Housing
Mindy Nguyen	Senior Development Officer, Housing
Grace Kolander	Council District 7 Liaison

**(I) Call to Order & Orders of the Day**

**A.** Chair Navarro called the meeting to order at 5:45 p.m.

**(II) Introductions** – Commissioners and staff introduced themselves.

**(III) Consent Calendar**

**A. Approve the Consent Calendar, which includes Minutes for the Regular Meeting of May 14, 2026.**

Commissioner Mowad made the motion to approve the Consent Calendar with a second by Commissioner Buchholz. The motion passed 10-0-0-3.

Yes	Finn, Jasinsky, Mowad, Buchholz, Navarro, Cretella, Quiroz-Medrano, Mok, Moore, Gabrian (10)
No	None (0)
Abstain	None (0)

**Housing & Community Development Commission  
Draft Minutes – Regular Meeting of 5/14/2026**

Absent	Escher, Sapirman, Salazar (3)
--------	-------------------------------

**(IV) Reports and Information Only**

- A. Chair:** Chair Navarro reviewed logistics and guidelines for participation. Chair Navarro reviewed the functions, powers, and duties of the Housing and Community Development Commission and gave a report out on his research of the commission’s responsibilities.
- B. Director:** Director Erik L. Soliván shared updates on the Housing Department’s activities.
- C. Council Liaison:** The Council Liaison had no report.

**(V) Open Forum**

**(VI) Old Business**

**(VII) New Business**

**A. Establishment of Formal Process to Request Information  
(R. Navarro, Housing)**

**Action:** Discuss establishing a formal process request to receive information from staff. No vote is required for this item.

Commissioners asked the Chair clarifying questions. Commissioner Moore made the motion to table the discussion with a second by Chair Navarro. The motion passed 9-1-1-3.

Yes	FJasinsky, Mowad, Buchholz, Navarro, Cretella, Quiroz-Medrano, Mok, Moore, (9)
No	Gabrian (1)
Abstain	Finn (1)
Absent	Escher, Sapirman, Salazar (3)

**B. Housing Trust Fund Budget Fiscal Year 2026-2027  
(E. Solivan, Housing)**

**Action:** Review, discuss, and make recommendations to staff and City Council about the proposed Housing Trust Fund Budget for fiscal year 2026-2027. No vote is required for this item.

Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.

**Housing & Community Development Commission  
Draft Minutes – Regular Meeting of 5/14/2026**

**C. Measure E Spending Plan Fiscal Year 2026-2027  
(E. Solivan, Housing)**

**Action:** Review, discuss, and make recommendations to staff and City Council about the proposed Measure E Spending Plan. No vote is required for this item.

Commissioners asked clarifying questions and gave feedback to staff. Commissioner Finn made the motion to draft a letter to the Council to prioritize eviction prevention through rental assistance with Measure E Funds with a second by Chair Mowad. The motion passed 10-1-0-3.

Yes	Finn, Jasinsky, Mowad, Buchholz, Navarro, Cretella, Quiroz-Medrano, Mok, Moore, Gabrian (9)
No	Gabrian (1)
Abstain	None (0)
Absent	Escher, Sapirman, Salazar (3)

Commissioner Moore made the motion to create an ad hoc committee to draft the letter to Council with Commissioners Moore, Hoang, Buchholz and Finn with a second by Chair Navarro. The motion passed 10-0-1-3.

Yes	Finn, Jasinsky, Mowad, Buchholz, Navarro, Cretella, Quiroz-Medrano, Mok, Moore, Gabrian (9)
No	None (0)
Abstain	Gabrian (1)
Absent	Escher, Sapirman, Salazar (3)

**(VIII) Open Forum**

*Members of the Public are invited to speak on any item that does not appear on today’s Agenda and that is within the subject matter jurisdiction of the Commission. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Commission.*

**(IX) Meeting Schedule**

The next Regular Meeting for the Commission is scheduled to be held on **Thursday, June 11, 2026 at 5:45 p.m., Wing Rooms 118-120, at San José City Hall, 200 E. Santa Clara St., San José, CA 95113.**

**Housing & Community Development Commission  
Draft Minutes – Regular Meeting of 5/14/2026**

**(X) Adjournment**

Chair Navarro adjourned the meeting at 7:50 p.m.

June 4, 2026

Dear Honorable Mayor and City Council:

The Housing and Community Development Commission, acting in its capacity as the designated Measure E Community Oversight Committee pursuant to Resolution No. 79608, respectfully submits this letter to share our request regarding the allocation of Measure E Transfer Tax funds for Fiscal Year 2026-27.

**Between FY 2020-21 and FY 2024-25, Measure E generated \$315,236,575 in transfer tax revenue.** The Commission's review of all five annual expenditure reports reveal a trend: Measure E has gradually evolved from a housing-production funding source into a homelessness-response funding source.

Funds generated from Measure E are for general City services, including affordable housing for seniors, veterans, disabled, and low-income families, and helping families who are homeless move into shelters or permanent housing. Between FY2020-24 allocation for the creation of new affordable housing (extremely low, low, and moderate income affordable housing) hovered between 70-80% and homelessness prevention held at a steady 10%.

FY 2026-27 marks the second consecutive year that up to 90% of funds is allocated towards homeless sheltering and support programs, leaving only 10% for homelessness prevention, and zero for the creation of new low-income housing. Therefore, the Commission urges the City Council to increase allocations toward homelessness prevention through rental assistance in the FY 2026-2027 Measure E Spending Plan.

The evidence strongly supports prevention as a higher-value use of limited Measure E resources. MIT's Policy Impacts estimates a **\$2.47 return in public benefits for every \$1 spent on housing assistance.**<sup>1</sup> A randomized controlled trial conducted in Santa Clara County found that emergency financial assistance significantly reduces homelessness.<sup>2</sup> Academic literature on homelessness prevention consistently demonstrates that targeted rental assistance is less expensive per household than emergency shelter or interim housing. This pattern is reflected in the City's own fair-housing legal-services performance reports, where more than 70% of tenants served were extremely low-income (at or below 30% of Area Median Income), and almost 97% of cases each year arise from nonpayment of rent and the resulting threat of eviction rather than from unlawful discrimination. This local evidence reveals most people were evicted for non-payment of rent or reported challenges paying rent and thus would have benefited from rental subsidies, financial assistance, and supportive services to help them regain stability.<sup>3</sup>

---

<sup>1</sup> Brian A. Jacob, "Do Homelessness Prevention Programs Work?" \*The MIT Press Reader\*, October 19, 2023, <https://thereader.mitpress.mit.edu/do-homelessness-prevention-programs-work/>.

<sup>2</sup> Ibid.

<sup>3</sup> Roberta Moore, "Fair Housing Claims Made by Renters: Analysis of City Reported FY 2024–25, First 3 Quarters" (PowerPoint presentation, May 2025)

The Commission recognizes that emergency shelter and interim housing serve essential functions within the homelessness response continuum. However, the City has increasingly relied on Measure E to finance operational costs. Given Measure E's limited resources, **the City should evaluate whether directing a larger share of funding toward prevention would reduce homelessness more cost-effectively over the long term.**

In closing, the Commission is honored to serve in its oversight role and recognizes the dedication of Housing Department staff in administering a complex, multi-year, multi-program fund. These recommendations are not a criticism of that effort. Rather, they reflect the Commission's responsibility, on behalf of the residents who approved this measure, to ensure that Measure E funds are deployed with fidelity, transparency, and maximum impact.

The commission along with San Jose residents who support Measure E share the hope that this transfer tax will play a part in creating a city where every resident, regardless of socioeconomic status, can access safe and affordable housing.

Sincerely,

Housing and Community Development Commission

## DRAFT Housing and Community Development Commission Fiscal Year 2026-2027 Work Plan

#	Topics for Fiscal Year 2026-2027	Action	HCDC Role, Function, Power, Duty	Topic
1	<b>HCDC Fiscal Year 2025-2026 Annual Accomplishments</b>	ADOPT: Review, discuss, and adopt HCDC's Fiscal Year 2025-2026 Annual Accomplishments	HCDC Admin / Governance	HCDC
2	<b>HCDC Fiscal Year 2026-2027 Annual Work Plan</b>	ADOPT: Review, discuss, and adopt HCDC's Fiscal Year 2026-2027 Annual Work Plan	HCDC Admin / Governance	HCDC
3	<b>Consolidated Annual Performance and Evaluation Report (CAPER)</b>	RECOMMEND: Hold a public hearing for the FY 2025-26 Consolidated Annual Performance and Evaluation Report (CAPER) on the use of funds from the U.S. Department of Housing and Urban Development (HUD) and make recommendations to City Council to approve the report	HUD-related Hearing (Community Participation Plan Requirement)	HUD
4	<b>Rent Stabilization Program Annual Report Fiscal Year 2025-2026</b>	REVIEW: Review and provide feedback to staff regarding Rent Stabilization Program data and summaries of mobilehome calls	Review of data related to the Apartment Rent, Tenant Protection, and Mobilehome Rent Ordinances (Muni Code 2.08.2840)	RSP
5	<b>Measure E Annual Report</b>	REVIEW: Review and provide feedback to staff regarding report for expenditures of Measure E funds	Measure E Oversight Committee (Resolution #79608)	ME
6	<b>Annual Progress Report on the Housing Element and Housing Successor Report</b>	REVIEW: Review the report and provide feedback to staff and/or City Council about progress towards Housing Element goals	Advisory (General Housing Programs)	GHP
7	<b>Funding Priorities for Fiscal Year 2026-2027 Annual Action Plan</b>	REVIEW: Hold a Public Hearing and review funding priorities for Fiscal Year 2026-2027 Annual Action Plan	HUD-related Hearing (Community Participation Plan Requirement)	HUD

## DRAFT Housing and Community Development Commission Fiscal Year 2026-2027 Work Plan

#	Topics for Fiscal Year 2026-2027	Action	HCDC Role, Function, Power, Duty	Topic
8	<b>Rent Stabilization Program Fee Recommendations</b>	RECOMMEND: Review, discuss, and make recommendations to staff and City Council about proposed Rent Stabilization Program Fee recommendations	Advisory (Muni Code 2.08.2840)	RSP
9	<b>Housing Trust Fund Budget</b>	RECOMMEND: Review, discuss, and make recommendations to staff and City Council about the proposed Housing Trust Fund Budget	Housing Trust Fund Oversight Committee (Resolution #74810)	GHP
10	<b>Draft 2026-2027 Annual Action Plan</b>	RECOMMEND: Hold a public hearing and review the FY 2026-2027 Annual Action Plan and make recommendations to City Council to approve the plan	HUD-related Hearing (Community Participation Plan Requirement)	HUD
11	<b>Measure E Spending Plan</b>	RECOMMEND: Review, discuss, and make recommendations to staff and City Council about the proposed Measure E Spending Plan	Measure E Oversight Committee (Resolution #79608)	ME
12	<b>Rent Stabilization Program Semi - Annual Report Fiscal Year 2026-2027</b>	REVIEW: Review and provide feedback to staff regarding Rent Stabilization Program data and summaries of mobilehome calls	Review of data related to the Apartment Rent, Tenant Protection, and Mobilehome Rent Ordinances (Muni Code 2.08.2840)	RSP
13	<b>Commission Nomination and Elections</b>	NOMINATE and ELECT: Nominate and Elect Chair and Vice Chair for Fiscal Year 2027-2026	HCDC Admin / Governance	HCDC
14	<b>Amendment(s) to Annual Action Plans</b>	RECOMMEND: Hold a public hearing and review any proposed amendments to any active Annual Action Plans and make potential recommendations to City Council to approve the amendments	HUD-related Hearing (Community Participation Plan Requirement)	HUD

## DRAFT Housing and Community Development Commission Fiscal Year 2026-2027 Work Plan

#	Topics for Fiscal Year 2026-2027	Action	HCDC Role, Function, Power, Duty	Topic
15	<b>Topics related to Chapters 17.22 and 17.23 of the San José Municipal Code</b>	RECOMMEND: Discuss items related to SJMC Chapters 17.22 and 17.23 regarding the Mobilehome Rent Ordinance, Rent Stabilization and related regulations and take possible action	Review of Apartment Rent Ordinance, Tenant Protection Ordinance and Mobilehome Rent Ordinance-related policies and programs (Municode 2.08.2840)	RSP / MH
16	<b>Proposed State/Federal Legislation</b>	RECOMMEND: Discuss and provide recommendations to staff and/or City Council on proposed legislation or ballot measures pertaining to subjects under the purview of the Commission, per City Policy 0-4	Advisory (General Housing Programs)	GHP

\* Commissioners can initiate discussion under the purview of the commission on existing or potential programs, policies, or regulations related to housing and community development policies or programs. Commissioner-initiated items are researched and prepared by the Commissioners. All of these actions are to be taken consistent with Policy 0-4. City Staff are only responsible for distribution unless there is capacity to provide additional information. These items will be agendaized and prioritized based on the Commission's regular workload.

NOTE: All Commission reports and memoranda are public documents that can be accessed through the City's website.