



Memorandum

TO: TONI TABER
City Clerk

FROM: Erik L. Soliván

**SUBJECT: HOUSING AND COMMUNITY
DEVELOPMENT COMMISSION
APPLICANTS' EVALUATION**

DATE: November 20, 2024

Approved

Date

BACKGROUND

Council Policy 0-4, the Consolidated Policy Governing Boards and Commissions, allows the Department staff liaison for the Commission to submit a memo to the City Clerk with its evaluation of applicant(s) based on the powers and duties of the Commission, any special eligibility requirements, and experience, background, and expertise of the applicant(s). For any incumbents eligible for reappointment, the memo should include a statement setting forth attendance, residency information, and compliance with City requirements (e.g., commission training, State-mandated training, Form 700 filing).

COMMISSION'S SPECIAL ELIGIBILITY REQUIREMENTS

San José Municipal Code Section 2.08.2820 describes the special eligibility requirements for the Housing and Community Development Commission (Commission):

- A. One (1) member shall be a person recommended by an organization of owners of San José mobilehome parks.
- B. One (1) member shall be a person recommended by an organization of residents of San José mobilehome parks.
- C. One (1) member shall be an owner or manager of a residential rent stabilized property.
- D. One (1) member shall be a tenant of a residential rent stabilized rental unit.
- E. One (1) member shall be a person who is currently or was formerly homeless.

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- F. At least five (5) members shall represent low-income households, which for the purposes of this requirement means a person who meets one (1) or more of the following criteria:
1. The person is a member of a low- or moderate-income household as defined by HUD as at or below eighty percent of the area median income pursuant to 24 CFR 92.2.
 2. The person is an elected member of a neighborhood organization in a low- or moderate-income neighborhood (fifty-one percent of the neighborhood is at or below eighty percent of the area median income as defined by HUD).
 3. The person is a resident of a city council designated neighborhood targeted under the place-based neighborhoods initiative to receive federal funding.
 4. The person is employed by an organization which has as its primary purpose to serve the interests of low-income residents.
- G. The commission should also include members with experience related to real estate development, lending, community development, homeless services, and federal funding.

ANALYSIS OF NEEDED REQUIRED ROLES AND DESIRED EXPERIENCE AREAS

The following assesses the need for required roles on the Commission:

- **ARO Tenant:** Per Municipal Code section 2.08.2820 (D), at least one commissioner must be an Apartment Rent Ordinance (ARO) tenant. The seat was vacated in February 2024. *Therefore, this requirement is not met.*

APPOINTMENT PRIORITIES

There is currently a vacancy for the District 4, District 9, and Citywide/ARO Renter Commissioner seat.

Three applicants have indicated that they reside in an ARO identified address and qualify for this seat:

- Ali Sapirman
- Yamille Jimenez

APPLICANT ASSESSMENTS AND RECOMMENDATION

Upon review of the 15 applicants, the following recommendations are made based on indicated experience and response to the application prompts. Commissioners are appointed by corresponding Council Members, but do not need to reside in that Council District.

- District 4 Seat: Janae Pina
- District 9 Seat: Vince Cantore
- Citywide Seat: Ali Sapirman or Glen Jia

The table below provides the City Clerk and City Council offices with a preliminary review of the 15 applicants indicating interest in the Housing and Community Development Commission. Please see **Attachment A** for the candidates' experience summarized by category.

Candidates' summaries on Attachment A and below are sorted in descending order by the number of their self-identified qualifications. Applicants that tied on the number of qualifications they indicated are presented in Council District order within that ranking.

#	Name	Owner or Renter	Council District	Years in San José	Employer	Special Role Eligibility (if any)	Self-Identified Experience in Desirable Issue Areas
Mayor Citywide/ARO Seat Applicants							
1	Ali Sapirman	Renter	3	1-2 years	Housing Action Coalition	• ARO Resident	<ul style="list-style-type: none"> • Development • Community Development • Homeless Services
2	Yamille Jimenez	Renter	5	<1 year	n/a Self-Sufficiency Advocate	<ul style="list-style-type: none"> • ARO Resident • Lived Experience 	<ul style="list-style-type: none"> • Homeless Services
District Council Seat Applicants							
3	Janae Pina	Renter	6	6+	University of California, Berkeley	• Lived Experience	<ul style="list-style-type: none"> • Real Estate Development • Community Development • Homeless Services • Federal Funding

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#	Name	Owner or Renter	Council District	Years in San José	Employer	Special Role Eligibility (if any)	Self-Identified Experience in Desirable Issue Areas
4	Angelie Do	Owner	2	3-5	Viet Town Pharmacy	MH Park Owner	<ul style="list-style-type: none">• Lending
5	Thomas Knight	Renter	3	<1year	N/A	Lived Experience	<ul style="list-style-type: none">• Homeless Services
6	Quincey Lowery	Renter	3	No answer	Santa Clara University		<ul style="list-style-type: none">• Development• Community Development• Homeless Services
7	Nuha Khan	Renter	4	6+	Student		<ul style="list-style-type: none">• Development• Community Development• Homeless Services
8	Glen Jia	Renter	6	3-5	County of San Mateo		<ul style="list-style-type: none">• Development• Lending• Community Development
9	Sukhdev Bainiwal	Owner	8	6+	Connex	ARO Owner	<ul style="list-style-type: none">• Community Development• Homeless Services
10	Todd Davidson	Owner	9	6+	Endgame LLC		<ul style="list-style-type: none">• Development• Community Development• Homeless Services
11	Erica Walters	Renter		1-2 years	Income Property Specialists	ARO Resident	<ul style="list-style-type: none">• Homeless Services
12	Elizabeth Agramont Justiniano	Renter	3	6+	LifeMoves		<ul style="list-style-type: none">• Homeless Services
13	Karolina Walichiewicz	Renter	10	6+	Unemployed	Lived experience	
14	Vince Cantore	Owner	9	6+	The Core Companies		<ul style="list-style-type: none">• Development

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#	Name	Owner or Renter	Council District	Years in San José	Employer	Special Role Eligibility (if any)	Self-Identified Experience in Desirable Issue Areas
15	Richard Stewart	Owner	3	6+	Retired		

CONCLUSION

All 15 applicants meet the eligibility requirements for appointment to the Housing and Community Development Commission.

Please feel free to contact me or my Housing Department colleague, Mindy Nguyen, with any questions. I may be reached at 408-535-3860, and Mindy Nguyen may be reached at 408-534-2961. Thank you.

ERIK L. SOLIVÁN
Director
Housing Department

Attachment A: Housing Department Analysis – Housing and Community Development Commission Candidates Recruitment, Fall 2024

Housing Department Analysis - Housing & Community Development Commission Candidates Recruitment, Fall 2024

#	Applicant's Name	Lives in CC Dist.	Renter or Owner	Ranked by Overall # Yes	Special Eligibility Positions (each is required by Municipal Code)					Low-Income Members (5 required, 4 currently seated) (self-declared)				Desirable Experience (self-declared)				
					MH Park Owner Rep	MH Park Resident Rep	ARO Owner	ARO Resident	Lived Experience with Homelessness	Low/Mod Defined by HUD (self-declared)	Elected Neighborhood Leader in LI Area	Live in Place-Based Neighborhood	Org serving low-income	Real Estate Development	Lending	Community Development	Homeless Services	Federal Funding*
<i>Seated Commissioners' roles & experience:</i>					1	1	1	1	1	1	2	0	2	3	2	5	5	2
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19
	Ali Sapirman	3	Renter	5				yes		yes				yes		yes	yes	
	Yamille Jimenez	5	Renter	4				yes	yes	yes							yes	
	Janae Pina	6	Renter	6					yes	yes				yes		yes	yes	yes
	Angelie Do	2	Owner	3	yes							yes			yes			
	Thomas Knight	3	Renter	3					yes	yes							yes	
	Quincey Lowerey	3	Renter	3										yes		yes	yes	
	Nuha Khan	4	Renter	3										yes		yes	yes	
	Glen Jia	6	Renter	3										yes	yes	yes	yes	
	Sukhdev Bainiwal	8	Owner	3			yes									yes	yes	
	Todd Davidson	9	Owner	3										yes		yes	yes	
	Erica Walters	1	Renter	2						yes							yes	
	Elizabeth Agramont Justiniano	3	Renter	2									yes				yes	
	Karolina Walichiewicz	10	Renter	2				10	yes	yes								
	Vince Cantore	9	Owner	1										yes				
	Richard Stewart	3	Owner	0														

Note: Candidates self-declared as ARO Tenants must be validated by CAO
 Note: The Muni Code requires 5 Low-income seats. Staff verifies candidates' declaration that they live in Place-Based Neighborhoods.