AMENDED AGENDA

City of San José
Housing & Community Development Commission

District 1 — VACANT
District 3 — Marika Buchholz (VC)
District 5 — Ruben Navarro
District 7 — Christopher Escher
District 9 — H.B. Mok
Mayor — Ali Sapirman
Lived Experience (Mayor) — VACANT
Lived Experience Alternate (Mayor) — VACANT

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
(C) Ryan Jasinsky — CAAC ML

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

REGULAR MEETING AGENDA

September 10, 2026
Start time: 5:45 PM
Location: City Hall, Wing Rooms 118-120

Virtual **Zoom Link**
Web ID: **940 5398 8541**
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.

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 audio feedback.
    b. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
    c. When the Chair calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
    d. When called, please limit your remarks to the time limit allotted.
3) **Telephone Device Instructions:** For participants who would like to join on their telephones, please dial **888-475-4499 (Toll Free)** and when prompted, enter meeting Webinar ID: **940 5398 8541**. You may also **press *9 to raise a hand to speak**.
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** 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.

APPROX. TIME		AGENDA ITEM
5:45	**I.**	**Call to Order & Orders of the Day** **A.** Chair reviews logistics for Zoom meetings
5:46	**II.**	**Introductions and Roll Call**
5:50	**III.**	**Consent Calendar** **A. Approve the Minutes for the Regular Meeting of June 11, 2026** ACTION: Approve the June 11, 2026 action minutes.
5:55	**IV.**	**Reports and Information Only** **A.** Chair **B.** Director **C.** Council District Liaison
6:05	**V.**	**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 one minute 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.*
6:15	**VI.**	**Old Business**
	VII.	**New Business**
6:30	**A.**	**Housing and Community Development Commission's Fiscal Year 2025-2026 Accomplishments Report and Fiscal Year 2026-2027 Work Plan** (E. Soliván, Housing) **Action:** Review and adopt the Housing and Community Development Commission's Fiscal Year 2025-2026 Accomplishments Report and Fiscal

Year 2026-2027 Work Plan for submission to the City Council's Community and Economic Development Committee at its October 26, 2026 meeting.

7:00 **B. Consolidated Annual Performance and Evaluation Report (CAPER)**
(E. Soliván, Housing)

Action: Hold a public hearing for the Fiscal Year 2025-2026 Consolidated Annual Performance and Evaluation Report (CAPER) on the use of funds from the U.S. Department of Housing and Urban Development and make recommendations to the City Council.

7:30 **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 one minute 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.

7:35 **IX. Meeting Schedule**

The next Regular Meeting for the Commission is scheduled to be held on Thursday, November 12, 2026 at 5:45 p.m. in Wing Rooms 118-120 at San José City Hall, 200 E. Santa Clara St., San José, Ca. Items tentatively expected to be heard are:

- Rent Stabilization Program Annual Report Fiscal Year 2025-2026
- Measure E Annual Report
- Community Engagement and Outreach Update on Proposed Amendments to the Mobilehome Rent Ordinance

7:40 **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, 14th 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, 12th Floor
San José, California 95113
Tel: (408) 534-2961
Email: 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

June 11, 2026

MEMBERS PRESENT:	Alain Mowad	Vice Chair (D2)
	Marika Buchholz	Commissioner (D3)
	Thoa Hoang	Commissioner (D4)
	Ruben Navarro	Chair (D5)
	Jennifer Cretella	Commissioner (D6)
	Christopher Escher	Commissioner (D7)
	Oscar Quiroz-Medrano	Commissioner (D8)
	H.B. Mok	Commissioner (D9)
	Roberta Moore	Commissioner (D10)
	Ali Sapirman	Commissioner (Mayor)
	Daniel Finn	Commissioner (MR)
	Ryan Jasinsky	Commissioner (ML)
	Sketch Salazar	Commissioner (LE)
MEMBERS ABSENT:		
STAFF PRESENT:	Erik L. Soliván	Director, Housing
	Sarah Fields	Deputy Director, Housing
	Johnny Phan	Chief Deputy Attorney
	Christopher Alexander	Senior Deputy City Attorney

(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 Jasinsky made the motion to approve the Consent Calendar with a second by Commissioner Buchholz. The motion passed 12-0-1-0.

Yes	Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Escher, Quiroz-Medrano, Mok, Moore, Sapirman (12)
No	None (0)
Abstain	Salazar (1)
Absent	None (0)

(IV) Reports and Information Only

A. Chair: Chair Navarro reviewed logistics and guidelines for participation. Chair Navarro provided remarks on his time served as chair for the fiscal year.

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

A. Measure E Letter to the City Council (Finn, Hoang, and Moore, HCDC)

Action: Review and approve the draft Measure E Letter to the City Council

Commissioner Quiroz-Medrano made the motion to approve the draft Measure E letter to the City Council with the following revisions:

- In paragraph 4, change the language to "increase allocations substantially."
- In paragraph 5, add "between 93% and 96%."
- Add Source #4: RSP Annual Reports (2017–2025).
- Add a hyperlink to the Source #3 citation.

The motion passed 13-0-0-0.

Yes	Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Escher, Quiroz-Medrano, Mok, Moore, Sapirman Salazar (13)
No	None (0)
Abstain	None (1)
Absent	None (0)

(VII) New Business

A. Elections for Chair and Vice Chair for Fiscal Year 2026-2027 (R. Navarro, Housing)

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

Commissioner Sapirman nominated Commissioner Jasinsky for Chair. Commissioner Jasinsky accepted. Commissioner Finn nominated Chair Navarro for Chair. Chair Navarro accepted.

Commissioner Jasinsky was elected Chair for Fiscal Year 2026-2027.

Jasinsky	Jasinsky, Mowad, Hoang, Cretella, Escher, Mok, Moore, Sapirman (8)
Navarro	Finn, Buchholz, Navarro, Quiroz-Medrano, Salazar (5)

Commissioner Jasinsky nominated Commissioner Mowad for Vice Chair. Commissioner Mowad accepted. Commissioner Finn nominated Commissioner Quiroz-Medrano for Vice Chair. Commissioner Quiroz-Medrano declined. Commissioner Buccholz nominated themselves for Vice Chair.

Commissioner Buccholz was elected Vice Chair for Fiscal Year 2026-2027.

Mowad	Jasinsky, Mowad, Escher, Mok, Moore, Sapirman (6)
Buchholz	Finn, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Salazar (7)

B. Housing and Community Development Commission Governance Training (J. Phan, C. Alexander, CAO)

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

C. Review of Draft Housing and Community Development Commission 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.

Commissioner Finn made a motion to begin Work Plan Discussions for the Fiscal Year 2027-2028 in March/April 2027. The motion was seconded by Commissioner Hoang. The motion passes 13-0-0-0.

Yes	Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Escher, Quiroz-Medrano, Mok, Moore, Sapirman Salazar (13)
No	None (0)
Abstain	None (1)

Absent	None (0)

Commissioner Navarro made a motion to add ad hoc committees for the Annual Homelessness Report, Community Plan to End Homelessness, and Recidivism Prevention onto the FY 2026-2027 Work Plan. The motion was seconded by Commissioner Salazar. The motion passes 11-0-0-2.

Yes	Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Escher, Quiroz-Medrano, Mok, Moore, Sapirman Salazar (11)
No	None (0)
Abstain	None (1)
Absent	Jasinsky, Buchholz (2)

(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 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.

(X) Adjournment

Chair Navarro adjourned the meeting at 9:24p.m.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Erik L. Soliván **DATE:** September 3, 2026

SUBJECT: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION'S FISCAL YEAR 2025-2026 ACCOMPLISHMENTS REPORT AND FISCAL YEAR 2026-2027 WORK PLAN

RECOMMENDATION

Review and adopt the Housing and Community Development Commission's Fiscal Year 2025-2026 Accomplishments Report and Fiscal Year 2026-2027 Work Plan for submission to the City Council's Community and Economic Development Committee at its October 26, 2026, meeting.

BACKGROUND

Section 2.080.030 of the San José Municipal Code requires annual approval of commission work plans for each fiscal year and reports on their annual accomplishments. Commission work plans and annual reports provide the City Council with specific details about board and commission activity. Annual work plans identify specific priorities, providing clear and concise direction to the members of the bodies while managing the time of City support staff. Annual reports document the implementation of the previous year's work plan. Items on a work plan must clearly align with that commission's purpose and be consistent with City policies. Such City policies include Council Policy 0-4 governing boards and commissions. Once approved, boards and commissions may not engage in activities not on their work plans without the approval of a modified work plan.

Under the City's Municipal Code (Title 2 Part 28), the Housing and Community Development Commission (Commission) has advisory functions, powers, and duties on the following matters: existing policies and programs concerning housing and community development; potential new policies and programs; reports on the City's progress in meeting its housing goals; annual hearings on the City's federal funding plans and outcomes; proposals regarding the use of funds for housing and community development; and issues related to the City's Mobilehome Rent Ordinance and mobilehome parks and

the City's Apartment Rent Ordinance and related programs.

In March 2017, the Rules and Open Government Committee established the Community and Economic Development Committee as the approval body for the Commission.

ANALYSIS

Accomplishments

The Commission's accomplishments from Fiscal Year (FY) 2025-2026 (**Attachment A**) illustrate its members' dedication to addressing a wide range of housing and community development-related policies, programs, and funding decisions. Last year, the Commission heard 11 items. These items included:

- Proposed Amendments to the Mobilehome Rent Ordinance;
- Measure E Spending Plans and Annual Report; and
- Rent Stabilization Program Budget and Fees Recommendations.

The Commission also held public hearings on required plans and reports regarding the use of public funds from the U.S. Department of Housing and Urban Development (HUD). These reports are required to be submitted annually to fulfill federal funding requirements. Last year, the Commission heard the following HUD-required items:

- Consolidated Annual Performance and Evaluation Report; and
- Draft FY 2026-2027 Annual Action Plan.

Proposed Work Plan

The Commission's proposed FY 2026-2027 Work Plan (**Attachment B**) is comprised mostly of Department-scheduled items. Commissioners may elect to hear Commissioner-initiated items within the scope of the Commission that they research and present, but only to the extent that there is time after Department-scheduled items. No such items have been identified for FY 2026-2027.

All identified Work Plan items are within the scope pursuant to the City's Municipal Code for the Commission.

The Housing Department greatly appreciates the dedication and service of the Housing and Community Development Commissioners in their efforts to improve the quality of life for San José residents.

CONCLUSION

Staff recommends that the Commission approve both the Commission's FY 2025-26 Annual Accomplishments Report and its proposed Work Plan for FY 2026-2027.

/s/
Erik L. Soliván
Director, Housing Department

For more information, contact Mindy Nguyen, Senior Development Officer, at (408) 534-2961 or mindy.nguyen@sanjoseca.gov.

ATTACHMENTS:

Attachment A: Housing & Community Development Commission FY 2025-2026 Annual Accomplishments Report

Attachment B: Housing & Community Development Commission FY 2026-2027 Work Plan

DRAFT Housing & Community Development Commission Accomplishments for FY 2025 - 2026

	Items for 2025-2026	Recommended Actions	Commission Action
Policy & Programmatic Discussions			
1.	**Consolidated Annual Performance and Evaluation Report** September 11, 2025	Hold a public hearing for the FY 2024-25 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.	Commissioner Mowad made the motion to recommend to the City Council to approve the FY 2024-2025 CAPER with a second by Commissioner Sapirman. The motion passed 9-0-0-1. Yes: Finn, Jasinsky, Dawson, Mowad, Navarro, Escher, Moore, Sapirman, Gabrian (9) No: None (0) Abstain: None (0) Absent: Salazar (1)
2.	**Proposed Amendments to the Mobilehome Rent Ordinance (SJMC 17.22)** December 11, 2025	Review the staff report on proposed amendments to the Mobilehome Rent Ordinance (SJMC 17.22) and make possible recommendations on proposed amendments.	Chair Navarro made the motion to not accept the staff recommendation in the Proposed Amendments to the Mobilehome Rent Ordinance with a second by Commissioner Quiroz-Medrano. The motion passed 8-5-0-1. Yes: Finn, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Gabrian (8) No: Jasinsky, Mowad, Escher, Moore, Sapirman (5) Abstain: None (0) Absent: Salazar (1) Commissioner Moore made the motion to accept the staff recommendation in the Proposed Amendments to the Mobilehome Rent Ordinance with a second by Commissioner Jasinsky. The motion failed 4-9-0-1. Yes: Jasinsky, Mowad, Escher, Moore (4) No: Finn, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Gabrian, Sapirman (9)

	Items for 2025-2026	Recommended Actions	Commission Action
			Abstain: None (0) Absent: Salazar (1) Commissioner Finn made the motion to accept only the MRO changes that conform to state law AB 2782 with a second by Commissioner Gabrian. Commissioner Sapirman made an amendment to include accepting the recommendation to establish the rent registry with a second by Navarro. The motion failed 3-10-0-1 Yes: Buchholz, Sapirman, Gabrian (3) No: Finn, Jasinsky, Mowad, Hoang, Navarro, Cretella, Escher, Quiroz-Medrano, Mok, Moore (10) Abstain: None (0) Absent: Salazar (1) The Commission then voted on Commissioner Finn's original motion to accept only the MRO changes that conform to state law AB 2782 with a second by Commissioner Gabrian. The motion passed 9-4-0-1. Yes: Finn, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Gabrian, Sapirman (9) No: Jasinsky, Mowad, Escher, Moore (4) Abstain: None (0) Absent: Salazar (1)
3.	**Mobilehome Rent Ordinance Program Activities Update Fiscal Year 2024-2025 Quarter 4 and Fiscal Year 2025-2026 Quarters 1 & 2**	Review and possibly provide advice to staff regarding Mobilehome Rent Ordinance Program Activities Update Fiscal Year 2024- 2025 Quarter 4 and Fiscal Year 2025-2026 Quarters 1 & 2.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

DRAFT Housing & Community Development Commission Accomplishments for FY 2025-2026

	Items for 2025-2026	Recommended Actions	Commission Action
	March 12, 2026		
4.	**Outreach Plan for the Proposed Amendments to the Mobilehome Rent Ordinance** March 12, 2026	Review and provide feedback to staff regarding the Outreach Plan for the Proposed Amendments to the Mobilehome Rent Ordinance.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
5.	**Measure E Annual Expenditure Report** March 12, 2026	Review and provide feedback to staff regarding the report for expenditures of Measure E funds.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
6.	**Rent Stabilization and Eviction Prevention Program Annual Report Fiscal Year 2024-2025** April 9, 2026	Review the Rent Stabilization and Eviction Prevention Program Annual Report for Fiscal Year 2024-2025 and provide possible recommendations to staff.	Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.
7.	**Rent Stabilization Program Fees for Fiscal Year 2026-2027** April 9, 2026	Review and provide possible recommendations on the Rent Stabilization's Program proposed fee structure for Fiscal Year 2026-2027 based on current cost projections and the March Mayor's Budget Message direction: I. Annual Apartment Rent Control Fee: Remain at $77.00 per unit; II. II. Annual Apartment Non-Rent Control Fee: Remain at $23.00 per unit; III. III. Annual Mobilehome Rent Control Fee: Remain at $32.00 per units; and	Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.

DRAFT Housing & Community Development Commission Accomplishments for FY 2025-2026

	Items for 2025-2026	Recommended Actions	Commission Action
		IV. IV. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: Flatten to $1,000 per unit.	
8.	**Federal Funding Fiscal Year 2026-2027 Annual Action Plan Funding Priorities** April 9, 2026	Hold a public hearing on funding priorities for the 2026-2027 Annual Action Plan for the use of federal funds from the U.S. Department of Housing and Urban Development (HUD) and provide Housing Department staff with input on the proposed funding priorities	Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.
9.	**Establishment of Formal Process to Request Information** May 14, 2026	Discuss establishing a formal request process to receive information from staff.	Commissioner Moore made the motion to table the discussion with a second by Chair Navarro. The motion passed 9-1-1-3. Yes: Jasinsky, Mowad, Buchholz, Navarro, Cretella, Quiroz-Medrano, Mok, Moore (9) No: Gabrian (1) Abstain: Finn (1) Absent: Escher, Sapirman, Salazar (3)
10.	**Housing Trust Fund Budget Fiscal Year 2026-2027** May 14, 2026	Review, discuss, and make recommendations to staff and City Council about the proposed Housing Trust Fund Budget for fiscal year 2026-2027.	Commissioners asked clarifying questions and gave feedback to staff. No actions were taken.
11.	**Measure E Spending Plan Fiscal Year 2026-2027** May 14, 2026	Review, discuss, and make recommendations to staff and City Council about the proposed Measure E Spending Plan.	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 10-0-1-3. Yes: Finn, Jasinsky, Mowad, Buchholz, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Moore (10) No: None (0) Abstain: Gabrian (1) Absent: Escher, Sapirman, Salazar (3)

DRAFT Housing & Community Development Commission Accomplishments for FY 2025-2026

	Items for 2025-2026	Recommended Actions	Commission Action
			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, Hoang, Navarro, Cretella, Quiroz-Medrano, Mok, Moore (10) No: None (0) Abstain: Gabrian (1) Absent: Escher, Sapirman, Salazar (3)

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	Tentative Date
ACRONYM GUIDE **MH = Mobilehome** **RSP = Rent Stabilization Program** **HUD = US Department of Housing & Urban Development** **GHP= General Housing Program** **ME = Measure E (Parcel Tax)** **HCDC = Housing & Community Development Commission**					
1	**HCDC Fiscal Year 2025-2026 Annual Accomplishments**	Review, discuss, and adopt HCDC's Fiscal Year 2025-2026 Annual Accomplishments	HCDC Admin / Governance	HCDC	September 2026
2	**HCDC Fiscal Year 2026-2027 Annual Work Plan**	Review, discuss, and adopt HCDC's Fiscal Year 2026-2027 Annual Work Plan	HCDC Admin / Governance	HCDC	September 2026
3	**Consolidated Annual Performance and Evaluation Report (CAPER)**	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 the City Council to approve the report	HUD-related Hearing (Community Participation Plan Requirement)	HUD	September 2026
	Rent Stabilization Program Annual Report Fiscal Year 2025-2026	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	November 2026
4	**Measure E Annual Report**	Review and provide feedback to staff regarding the report for expenditures of Measure E funds	Measure E Oversight Committee (Resolution #79608)	ME	November 2026
5	**Community Engagement and Outreach Update on Proposed Amendments to the**	Review and provide feedback to staff regarding outreach to the Proposed Amendments to the Mobilehome Rent Ordinance	Review of data related to the Apartment Rent, Tenant Protection, and Mobilehome Rent	RSP	November 2026

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	Tentative Date
	Mobilehome Rent Ordinance		Ordinances (Muni Code 2.08.2840)		
6	**Annual Progress Report on the Housing Element and Housing Successor Report**	Review the report and provide feedback to staff and/or City Council about progress towards Housing Element goals	Advisory (General Housing Programs)	GHP	February 2027
7	**Rent Stabilization Program Fee Recommendations**	Review, discuss, and make recommendations to staff and City Council about proposed Rent Stabilization Program Fee recommendations	Advisory (Muni Code 2.08.2840)	RSP	April 2027
8	**Housing Trust Fund Budget**	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	April 2027
9	**Draft 2026-2027 Annual Action Plan**	Hold a public hearing and review the FY 2026-2027 Annual Action Plan	HUD-related Hearing (Community Participation Plan Requirement)	HUD	April 2027
10	**Measure E Spending Plan**	Review, discuss, and make recommendations to staff and City Council about the proposed Measure E Spending Plan	Measure E Oversight Committee (Resolution #79608)	ME	April 2027
11	**Rent Stabilization Program Semi - Annual Report Fiscal Year 2026-2027**	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	June 2027
12	**Commission Nomination and Elections**	Nominate and Elect Chair and Vice Chair for Fiscal Year 2027-2026	HCDC Admin / Governance	HCDC	June 2027

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	Tentative Date
13	**Amendment(s) to Annual Action Plans**	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	As needed
14	**Topics related to Chapters 17.22 and 17.23 of the San José Municipal Code**	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	As needed
15	**Proposed State/Federal Legislation**	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	As needed

* 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 agendized 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.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

FROM: Erik L. Soliván **DATE:** September 3, 2026

SUBJECT: PUBLIC HEARING ON THE DRAFT FISCAL YEAR 2025-2026 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

RECOMMENDATION

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.

SUMMARY AND OUTCOME

The public hearing provides an opportunity to the Housing & Community Development Commission (HCDC) and the public to provide comment on the progress towards goals established in the 5-year Consolidated Plan and the FY 2025-26 Annual Action Plan as well as the feedback on the draft Report.

The City leveraged its FY 2025-2026 federal funding allocations with other funding sources to provide vital resources for activities identified as the areas of greatest need in the FY 2025-2030 Five-Year Consolidated Plan. These needs focus on three overarching goals that inform the spending priorities in the FY 2025-2030 Five-Year Consolidated Plan. The goals are outlined below:

Spending Priority #1 – Reduce Unsheltered Homelessness: Expand housing access and self-sufficiency resources for individuals and families experiencing or at risk of homelessness.

Spending Priority #2 – Increase Housing Affordability: Develop new affordable housing opportunities and preserve existing housing.

Spending Priority #3 – Strengthen Communities: Enhance community well-being and improve residents' quality of life.

The City expended $12,310,841 in federal funds for annual activities during FY 2025-2026.

BACKGROUND

CAPER Compliance

Approval of the FY 2025-2026 CAPER ensures compliance with the U.S. Department of Housing and Urban Development (HUD) reporting requirements and enables the City to continue qualifying for critically needed federal funds that support various housing and community development programs and services.

The accomplishments in the FY 2025-2026 CAPER reflect the outcomes specified in grant agreements with contracted service providers and the results of community development projects, including nonprofit facility improvements and capital projects undertaken by City departments. This memorandum summarizes accomplishments funded by federal funds. Activities funded by local or state funds are not included. As such, accomplishments in this memorandum reflect only a portion of the Housing Department's annual achievements.

HUD Formula Allocation for Federal Funding

All entitlement jurisdictions, such as the City, receive federal funding from HUD annually through a formula allocation. The federal funds, administered by the City's Housing Department, support several City initiatives and help the Housing Department advance its mission to strengthen and revitalize San José's communities through housing and neighborhood investments.

Required Documents

To qualify for these federal funds, HUD requires the City to complete the three documents identified below:

1) A ***Consolidated Plan*** that documents the City's housing needs and its strategies for meeting those needs during a five-year period.[1]

2) An ***Annual Action Plan*** that details the investment strategy in each of the five years within a consolidated plan cycle to meet identified priorities and objectives.[2]

[1] For FY 2025-2026, the City was in the first year of its FY 2025-2030 Five-Year Consolidated Plan cycle.
[2] The Annual Action Plan for FY 2025-2026 was approved by the City Council on June 3, 2025. | Web Link: https://www.sanjoseca.gov/home/showpublisheddocument/130458/639118698374970000

3) A ***Consolidated Annual Performance and Evaluation Report*** that summarizes the City's progress in meeting the objectives of each respective annual action plan.

ANALYSIS

FY 2025-2026 Federal Entitlement Fund Allocation and Expenditures

During FY 2025-2026, the City received a total allocation of $13,677,826 in federal funding from the following sources:

- Community Development Block Grant (CDBG);
- HOME Investment Partnerships Program (HOME);
- Emergency Solutions Grants (ESG); and
- Housing Opportunities for Persons with AIDS Program (HOPWA).

Table 1 below details how these federal funds were utilized during FY 2025-2026 in alignment with the City's three spending priorities outlined in the FY 2025-2026 Annual Action Plan.

Table 1: FY 2025-2026 Federal Expenditures by Spending Priority

Spending Priorities	CDBG	HOME	ESG	HOPWA	Total
Reduce Homelessness	$330,000	--	$469,891	--	$799,891
Increase Housing Affordability	--	--	--	$1,772,673	$1,772,673
Strengthen Communities	$7,844,771	$280,521	--	--	$8,125,292
Administration	$1,413,910	$93,079	$51,964	$54,032	$1,612,985
TOTAL EXPENDITURES*	**$9,588,681**	**$260,521**	**$521,855**	**$1,826,705**	**$12,310,841**

**The total expenditure amounts may differ from the amounts reflected in the City's approved budget due to timing differences in program expenditures reflected in HUD's Integrated Disbursement and Information System. The City's submission of the CAPER to HUD on September 28, 2026 will reflect the most updated records of program expenditures.*

Annual Progress on Spending Priority Outputs

The following summaries highlight outputs of the programs and services[3] that support each of the three spending priorities.

Spending Priority #1 – Reduce Unsheltered Homelessness

The federally funded programs highlighted in Spending Priority #1 provide critical infrastructures within the City's overall homelessness response system, allowing the City to meet the immediate needs of unsheltered residents while also laying the foundation to invest in longer-range solutions.

However, these federally funded programs represent only a portion of the City's broader efforts to reduce homelessness. The City's various initiatives also include several state and locally funded programs and services, including proactive outreach to encampments, a robust interim shelter portfolio providing non-congregate units and supportive services to individuals and families experiencing homelessness, and safe parking programs for households residing in recreational vehicles.

Table 2 represents a data sample of the federally funded programs that responded to homelessness in FY 2025-2026 and highlights program outputs.

Table 2: Respond to Homelessness and its Impact on the Community

Program	Agency	Total Contract Amount[4]	Projected Number Served	Output
Citywide Outreach for Unsheltered Populations	HomeFirst Services of Santa Clara County	$330,000 CDBG $415,712 ESG	720 individuals	666 individuals received individualized support through street outreach interactions.
Homeless Management Information System	County of Santa Clara	$205,000 ESG	240 users	Homeless Management Information System access and technical assistance for 400 users across the City and County to maintain

[3] Several programs and services were supported through a combination of federal and non-federal funding. Where applicable, these programs and their leveraged funding sources are noted within their respective tables.
[4] Total Contract Amounts presented in Tables 2 through 5 represent the Not to Exceed Award Amount for each of the associated grant agreements between the CITY and the GRANTEE. These values do not represent the total amount expended – expenditures frequently come in under the Contract Amount.

Program	Agency	Total Contract Amount[4]	Projected Number Served	Output
				standardized data collection, coordination, and analysis in a centralized database system.

Citywide Outreach for Unsheltered Populations – HomeFirst Services of Santa Clara County

The Citywide Outreach for Unsheltered Populations program aims to respond to individuals experiencing homelessness by offering street-based case management and connecting them to basic needs services, including providing referrals to shelter and housing. Funded by CDBG and ESG, these efforts provide critical assistance to those in need and strengthen the capacity of service providers in San José. This year, 403 Vulnerability Index – Service Prioritization Decision Assistance Tool assessments were completed, entering individuals into the County's Coordinated Entry System and providing a gateway for them to access local, state, and federally funded resources throughout the County, including congregate and non-congregate shelter, rapid rehousing, and permanent supportive housing. A total of 3,249 light-touch outreaches, such as providing hygiene kits or resource information, were completed, surpassing the project goal of 2,900. A total of 801 case management sessions were conducted across the 666 individuals who were engaged by this program, reflecting the Citywide Outreach program's flexibility to meet participants where they are at and offer a wide spectrum of supports, from light-touch rapport building to continuous case management. Through this street outreach program, 90 individuals transitioned from an unsheltered environment to one of the City's 22 interim housing sites, and 12 individuals exited directly into permanent housing.

Homeless Management Information System *– County of Santa Clara*

The Homeless Management Information System is a centralized database used by countywide homelessness service providers, local governments and housing agencies to streamline coordinated services for individuals and families at risk of or experiencing homelessness. Through the City's ESG funding, the County provided the City with quarterly outcome and demographic reports, comprehensive training to City and non-profit users, and produced regular reports on county-wide system performance of the Continuum of Care. This strengthened coordination and data-sharing allows the City and its partners to respond more efficiently and strategically to residents' needs,

ultimately helping prevent homelessness and reduce the number of people living unsheltered.

Spending Priority #2 – Increase Housing Affordability

The federally funded programs highlighted in Spending Priority #2 support the creation and preservation of affordable housing opportunities for low-income residents throughout the City. HOPWA funds were used to provide tenant-based rental assistance and supportive services to individuals living with HIV/AIDS. Table 3 represents a data sample of the number of households who received services in FY 2025-2026 as a result of the FY 2025-2026 federal funding allocation.[5]

Table 3: Increase and Preserve Affordable Housing

Program	Agency	Total Contract Amount	Projected Number Served	Output
Rental Assistance and Supportive Services for Individuals Living with HIV/AIDS in Santa Clara County	Bay Area Community Health	$1,665,691 HOPWA	98 households	95 households with HIV/AIDS remained stably housed through rental assistance and received supportive health services.

Rental Assistance and Supportive Services for Individuals Living with HIV/AIDS in Santa Clara County – Bay Area Community Health

Bay Area Community Health addresses the urgent housing needs of low-income individuals living with HIV/AIDS and their families, including those who have experienced domestic violence, dating violence, or sexual violence. Households served through rental assistance are also provided with a range of supportive services, including medical case management, outpatient ambulatory health services, early intervention services, mental health services, substance use disorder counseling, and psychosocial support. The program supports each client with locating and obtaining housing and sets aside funds for rental, utility, and move-in cost assistance. Bay Area Community Health provided rental assistance to 95 households, 100% of whom maintained permanent housing during FY 2025-2026, exceeding the contractual

[5] As the nearest metropolitan statistical area qualified to receive and administer HOPWA entitlement funds, the City administers HOPWA grant funding for San Benito County. The San Benito County HOPWA program serves 12 households with $300,000 of HOPWA funds.

outcome goal of 95%. Among these households, 48 obtained and/or maintained income, with three experiencing a substantial increase in their income.

Spending Priority #3 – Strengthen Communities

Activities pertaining to the Strengthen and Stabilize Communities Spending Priority were entirely funded through CDBG. This spending priority provides funding for programs, services, and projects that promote viable urban communities through decent housing, suitable living environments, and expanded economic opportunities.

These objectives are sub-grouped into three categories:

1) Public Services;
2) Community Development Investment Non-Construction Projects; and
3) Community Development Investment Construction Projects.

Public Services

Table 4 represents a data sample of the number of individuals served through public services programs during FY 2025-2026 aimed at strengthening and stabilizing the community.

Table 4: Strengthen and Stabilize Communities – Public Services

Program	Agency	Total Contract Amount	Projected Number Served	Output
Senior Access and Health Support[6]	Portuguese Organization for Social Services and Opportunities	$345,535 CDBG	160 individuals	214 seniors received nourishing meals and door-to-door transportation services.
Eastside Neighborhood Development Program	SOMOS Mayfair, Inc.	$145,000 CDBG	170 individuals	170 individuals participated in leadership programs, education programs, or received basic needs and supportive services.
Neighborhood Engagement Program	Vietnamese Voluntary Foundation	$45,000 CDBG	100 individuals	182 individuals participated in educational classes and/or received case management services.

[6] CDBG funded only part of the Senior Access and Health Support program. An additional 217 individuals were served using the Housing Trust Fund.

Program	Agency	Total Contract Amount	Projected Number Served	Output
Citywide Legal Services[7]	Bay Area Legal Aid	$150,000 CDBG	48 individuals	84 low-income San José tenants received advice, brief services, or legal representation.
Neutral Tenant-Landlord Counseling and Dispute Resolution[8]	Project Sentinel	$150,000 CDBG	344 individuals	388 individuals received counseling, tenant rights education, and/or mediation services.
Neutral Tenant-Landlord Counseling and Dispute Resolution[9]	Legal Link	$10,000 CDBG	10 individuals	13 individuals received legal consultation.

Senior Access and Health Support – Portuguese Organization for Social Services and Opportunities

Portuguese Organization for Social Services and Opportunities, best known asPOSSO operates a hybrid hot-and-frozen meal delivery program to ensure homebound seniors have uninterrupted access to nutritious, individualized meals while maximizing resources and maintaining service quality, reliability, and efficiency. With CDBG funding, POSSO served 214 seniors in FY 2025-2026 through its combined meal and transportation services. This flexible meal delivery approach, supported by regular wellness checks and social interactions, helps POSSO staff identify emerging needs and connect participants with additional assistance. POSSO also provided 725 door-to-door transportation trips, enabling seniors to attend medical appointments, obtain groceries and medications, access nutrition programs, and engage in essential community resources, thereby fostering active aging and reducing social isolation among older adults.

[7] CDBG funded only part of the Citywide Legal Services Program. An additional 28 individuals were served using Housing Trust Fund.
[8] CDBG funded only part of Project Sentinel's Neutral Tenant-Landlord Counseling and Dispute Resolution program. An additional 195 individuals were served using Housing Trust Fund.
[9] CDBG funded only part of Legal Link's Neutral Tenant-Landlord Counseling and Dispute Resolution program. Grant activities were supported by Housing Trust Fund

Eastside Neighborhood Development Program – SOMOS Mayfair, Inc.

The Eastside Neighborhood Development program is operated by the Sí Se Puede Collective, a group of non-profits dedicated to uplifting East San José. This group includes SOMOS Mayfair Inc. as the lead, the School of Arts and Culture at the Mexican Heritage Plaza, Grail, Veggielution, and Amigos de Guadalupe. The Sí Se Puede Collective focuses on community engagement and empowerment through resident-centered leadership development training and essential supportive services, such as case management, financial literacy training, arts education programs for youth, and workforce training and education programs. Notably, they provided professional development for 10 childcare providers, trained a cohort of 13 individuals through a leadership development program that included ongoing support for veterans, and assisted 36 families by translating and filling out forms and applications required to access basic needs.

Neighborhood Engagement Program – Vietnamese Voluntary Foundation

The Vietnamese Voluntary Foundation, Inc., best known as VIVO, is a community-based organization serving extremely low- and very low-income seniors in the Santee neighborhood of East San José. VIVO exceeded its FY 2025–2026 service goals by enrolling 182 participants—well above its target of 100—and by delivering substantially more instructional and support service hours than planned across English as a Second Language, computer literacy, citizenship preparation, civic engagement, and case management. These results underscore VIVO's role in providing high-impact, accessible programs to residents with the greatest need, improving residents' quality of life, and enhancing community wellbeing.

Citywide Legal Services – Bay Area Legal Aid

Bay Area Legal Aid operates the *Legal Advice Line* and supports callers by screening for eligibility and legal needs, providing legal advice, and providing referrals to external legal services. They also deliver outreach and community education, which includes holding *Know Your Rights* workshops within the community, providing information about services at community events, and providing technical assistance to other community-based organizations. During the grant period, the Legal Advice Line received 97 calls from San José residents. 100% of legal representation in the form of advice or brief services resolved at least one barrier to safe and stable housing. Similarly, 100% of legal representation in the form of full representation resulted in at least one positive outcome for the client, exceeding the contract goal of 85%. Outcomes tracked include prevented evictions, obtained opportunities for other housing options, and retained/preserved housing.

Neutral Tenant-Landlord Counseling and Dispute Resolution – Project Sentinel

Project Sentinel receives information and referral calls from low- and moderate-income tenants throughout San José and provides information, referrals, counseling, and education on tenant and landlord rights and responsibilities. Conciliation and mediation services are provided with the goal of stabilizing housing or preventing eviction, displacement, or homelessness. Outreach and educational workshops are provided to both tenants and landlords. This grant term, Project Sentinel worked on 95 open cases for extensive counseling, with cases involving conflict navigation, resource referrals, and protracted assistance to empower an individual to resolve conflict. Among the participants that received dispute resolution services, 91% successfully resolved at least one rental housing issue, exceeding the project goal of 85%. In addition, Project Sentinel conducted 23 conciliations and mediations, with 22 reporting improved communication or matter resolution.

Neutral Tenant-Landlord Counseling and Dispute Resolution – Legal Link

The primary purpose of this project is to build out a Housing Justice Worker program across the City of San José, in which Legal Link trains and supports a new frontline of community justice workers to strengthen and expand the capacity of the local legal safety net for tenants. While delivering education to housing justice workers, the project also refers tenants to mediation and dispute resolution services, legal nonprofits, housing counselors, courthouses, and private bar associations. This program organized three community partner meetings and provided 13 one-on-one legal consultations for Housing Justice Workers.

Community Development Investment Non-Construction Projects

Table 5 represents a data sample of the number of individuals served through community development investments in non-construction projects during FY 2025-2026 aimed at strengthening and stabilizing the community.

Table 5: Strengthen and Stabilize Communities – Community Development Investment Non-Construction Projects

Program	Agency	Total Contract Amount	Projected Number Served	Output
Business Operation and Optimization Support Tools	Upwards (formerly WeeCare)	$1,048,394 CDBG	131 providers	131 participating microenterprises received focused support to strengthen and grow their daycare businesses.

Program	Agency	Total Contract Amount	Projected Number Served	Output
Enhanced Code Enforcement	Planning, Building, and Code Enforcement Department	$1,273,703 CDBG	400 Housing Units Inspected	500 housing units were inspected for compliance with housing and blight codes, preventing the deterioration of neighborhoods.
Fair Housing Legal and Education Services Collaborative	Law Foundation of Silicon Valley	$200,000 CDBG $200,000 HOME	104 individuals	154 individuals were provided with legal education and legal representation.

Business Operation and Optimization Support Tools – Upwards/Weecare

Through the Business Operation and Optimization Support Tools (BOOST) program, Upwards (formerly WeeCare) provides business support and technical assistance to participating microenterprise childcare providers who fall within the low and moderate income (LMI) bracket. During FY 2025-2026, 131 participants, over which 90% were female head of households, participated in the BOOST program. BOOST supported childcare providers in creating 41 new community jobs by offering teacher assistant subsidies that eased upfront hiring costs such as CPR/first aid certification and fingerprinting. This targeted assistance helped participating childcare providers confidently move forward with onboarding new staff and expanding services. With CDBG funding, Upwards improved operational stability and financial viability for San José-based low and moderate-income daycare providers thus creating jobs within the childcare field and ultimately increasing childcare capacity within San José.

Enhanced Code Enforcement – Planning, Building, and Code Enforcement Department

The Planning, Building, and Code Enforcement Department provided enhanced code enforcement services in targeted low- and moderate-income neighborhoods. With these CDBG funds, the Planning, Building, and Code Enforcement Department expanded proactive inspections and services for multifamily housing properties. Efforts focused on eight selected areas: Santee, Jeanne, Cadillac/Winchester, Roundtable, Hoffman/Via Monte, Poco Way, Foxdale, and Washington neighborhoods. These efforts addressed substandard housing conditions to improve neighborhood livability, and promote safe, healthy living environments for San José residents.

Fair Housing Legal and Education Services Collaborative – Law Foundation of Silicon Valley

The Fair Housing Legal and Education Services Collaborative[10], led by the Law Foundation of Silicon Valley, is comprised of the following partner organizations: Project Sentinel, Senior Adult Legal Assistance, and the Asian Law Alliance. The Fair Housing Legal and Education Services Collaborative offers a comprehensive and coordinated fair housing program that fields and investigates discrimination complaints and provides enforcement, litigation services, and general fair housing education. This year, of the 12 full legal representation cases completed, all cases prevented eviction, resulted in an opportunity for other housing options, or retained/preserved housing. In addition to full legal representation, brief legal representation was provided to 123 individuals, and 18 outreach and education workshops were conducted.

Community Development Investment Construction Projects

Table 6 represents an update of community development investment construction projects, funded during FY 2025-2026 with CDBG, aimed at strengthening and stabilizing the community.

Table 6: Strengthen and Stabilize Communities – Community Development Investment Construction Projects

Program	Department or Agency	Total Award Amount[11]	Amount Expended[12]
Accessible Pedestrian Signal #1	Transportation Department	$928,285	$710,443
Accessible Pedestrian Signal #2	Transportation Department	$715,013	$223,814
Pedestrian & Traffic Safety Improvements	Transportation Department	$495,344	$462,588
Sidewalk Repair Program	Transportation Department	$150,000	$11,373
Fire Station LED Replacement	Public Works Department	$350,000	$317,714
Guadalupe Alley Lighting & Signage	Public Works Department	$150,000	$41,698

[10] The Fair Housing Legal and Education Services Collaborative is a separate program from the San José Legal Services – Housing Rights Consortium; both programs are managed by the Law Foundation of Silicon Valley through separate grant agreements.
[11] Total Award Amount in Table 6 represents the multi-year award amount for each construction project.
[12] Amount Expended in Table 6 represents the actual amount drawn down for the project during FY 2025-2026.

Program	Department or Agency	Total Award Amount[11]	Amount Expended[12]
Rigoletto/Tully/Brahms Lighting Improvements	Public Works Department	$260,000	$38,033
Fair Swim Center Improvements (Tot Lot)	Public Works Department Parks, Recreation & Neighborhood Services Department	$912,065	$906,416
Blossom Valley Family Center Rehabilitation	Catholic Charities of Santa Clara County	$3,088,808	$1,720,282
La Placita Black Box Theater & Café	School of Arts and Culture	$3,000,000	$753,620
Field to Farmstand: Building East San Jose's Community Food Infrastructure	Veggielution	$750,000	$0

Accessible Pedestrian Signal #1 – Transportation Department

The Accessible Pedestrian Signal #1 project will install audible and vibrotactile pedestrian signals at 108 signalized intersections in CDBG-eligible low- and moderate-income census tracts, improving crossing safety for blind and visually impaired pedestrians and advancing compliance with the Public Rights-of-Way Accessibility Guidelines. Installation is over halfway complete, with 62 of 108 signalized intersections upgraded. The project remains on schedule for completion in early 2027.

Accessible Pedestrian Signal #2 – Transportation Department

The Accessible Pedestrian Signal #2 project is the second phase of the City's Accessible Pedestrian Signal program and will install audible and vibrotactile crossing signals at 83 additional signalized intersections in low- and moderate-income areas, bringing them into compliance with current Caltrans and Public Rights-of-Way Accessibility Guidelines standards. Installation will begin immediately following completion of Accessible Pedestrian Signal Project #1, anticipated in early 2027.

Pedestrian and Traffic Safety Improvements – Transportation Department

The Pedestrian & Traffic Safety Improvements project will provide pedestrian and traffic safety improvements at six locations in CDBG-eligible neighborhoods in Council Districts 2, 5, 7, and 8, including enhanced crosswalks, curb extensions, pedestrian refuge islands, Americans with Disabilities Act-compliant curb ramps, speed humps, and updated striping and signage. Construction was completed at all six locations in

June 2026, delivering meaningful safety upgrades that slow traffic, shorten crossing distances, and make everyday trips safer for children, seniors, and families who walk these streets.

Sidewalk Repair Program – Transportation Department

The Sidewalk Repair Program will repair and replace damaged and deteriorated sidewalks in the public right-of-way within low-income census tracts, eliminating tripping hazards and restoring safe, accessible pedestrian pathways. During FY 2025-2026, project design and scope were finalized. Following review and approval of the Memorandum of Performance, the project will proceed to construction.

Guadalupe Alley Lighting and Signage – Public Works Department

The Guadalupe Alley Lighting & Signage project will install four solar-powered streetlights in a Guadalupe Washington neighborhood alleyway near Almaden Avenue to improve safety and deter illegal dumping. The project is located in a census tract that is 81% low- and moderate-income. Construction is nearly complete, and staff are working with the contractor to obtain the Certificate of Substantial Completion. The project is anticipated to be fully complete by October 31, 2026.

Rigoletto/Tully/Brahms Lighting Improvements – Public Works Department
The Rigoletto/Tully/Brahms Lighting Improvements project will provide five streetlight upgrades, three new streetlights, and approximately 400 linear feet of conduit near Rigoletto Drive, Brahms Avenue, and Tully Road to improve nighttime safety in low- and moderate-income areas. The project is in the pre-construction phase, with design and bid preparation proceeding according to the project schedule.

Fair Swim Center Improvements (Tot Lot) - Public Works Department and Parks, Recreation & Neighborhood Services Department

The Fair Swim Center Improvements project renovated the Fair Swim Center tot lot and building with new early-childhood play structures, resilient safety surfacing, renovated restrooms, exterior restoration, and new signage, creating a safe and welcoming recreational hub for East San José families. The project was completed in June 2026 and celebrated with a ribbon-cutting ceremony on June 15, marking the grand opening of the newly renovated Tot Lot playground and the start of the Recreation Swim season. This multi-year project transformed an aging facility and is a tangible example of CDBG funding directly improving quality of life for the neighborhood’s youngest residents.

Blossom Valley Family Center Rehabilitation Center – Catholic Charities of Santa Clara County

The Blossom Valley Family Center Rehabilitation project will rehabilitate and convert a 4,750-square-foot Family Center at Blossom Valley Senior Apartments at 399 Blossom Hill Road, providing wraparound services, including behavioral health, benefits enrollment, tax preparation, employment, rental, and food assistance, to low-income seniors and South San José residents. Rehabilitation work is nearing completion, with punch list items, final inspection, and project closeout documentation underway. The project is anticipated to reach completion by September 30, 2026.

La Placita Black Box Theater & Café – School of Arts and Culture

The La Placita Black Box Theater & Café project will construct a Black Box Theater and community-serving café at La Placita, located at 1747–1785 Alum Rock Avenue, along with site and accessibility upgrades. The project will expand affordable arts and cultural programming for low- and moderate-income residents of Mayfair and East San José. Project construction is well underway, with design, engineering, and site work actively progressing. The project remains on track for completion in Spring/Summer 2027.

Field to Farmstand: Building East San Jose's Community Food Infrastructure - Veggielution

In January 2026, Veggielution was awarded $750,000 of CDBG funding to construct a new produce packing facility and upgrade community spaces used for food distribution, workforce training, and resident-led leadership development. Upon completion, the project will provide paid and volunteer career training to at least 60 residents annually, support 20 local food entrepreneurs each year through Eastside Grown, and maintain safe, inclusive community spaces that primarily serve LMI residents of East San José.

Demographics

The City aims to ensure that federally funded programs serve residents with the greatest needs. As a major administrator of federal housing and community development funds, the Housing Department tracks and administers resources in accordance with applicable federal requirements to ensure they are directed to eligible beneficiaries and in a manner consistent with federal law.

Program Participants Aggregated by Race and Ethnicity Demographics

Table 7 and Table 8 below provides the overall race and ethnicity demographic distribution of HUD-funded activities in which the City's grantees reported the race and ethnicity of program participants served in Fiscal Year 2025-2026.

Table 7: Overall Race Demographic Data

Race	Total Program Participants	% of Total
White	903	31%
Black/African American	206	7%
Asian or Asian American	448	16%
American Indian, Alaska Native, or Indigenous	27	1%
Native Hawaiian or Other Pacific Islander	27	1%
Middle Eastern or North African	0	0%
American Indian/Alaska Native and White	9	0%
Asian and White	3	0%
Black or African American and White	3	0%
American Indian or Alaskan Native, or Indigenous and Black or African American	8	0%
Other	1,241	44%
Total	2,875	100%

Table 8: Overall Ethnicity Demographic Data

Ethnicity	Total Program Participants	% of Total
Hispanic	1,202	42%
Not Hispanic	1,673	58%
Total	**2,875**	**100%**

The FY 2025-2026 race and ethnic demographic data indicate that HUD-funded programs predominantly served low-income populations identifying as Hispanic, White, and Asian or Asian American. Given that the racial demographics of residents in San José reflect a similar makeup (31% of residents identify as White, 24% identify as Hispanic, and 41% identify as Asian)[13], these findings indicate that the City's HUD-funded programs are achieving equitable representation of serving the diverse residents of San José.

[13] United States Census Bureau, 2020 Census, San José, Santa Clara County, California | Web Link: https://data.census.gov/profile/San_Jose_CCD,_Santa_Clara_County,_California?g=060XX00US0608592830#populations-and-people.

Income Level of HUD-Funded Program Participants

For HUD-funded activities in which the City's grantees reported the income level of program participants served, Table 8 below provides the overall income level distribution of program participants served during FY 2025-2026.

Table 8: Income Level Distribution of HUD-Funded Program Participants

Income Level*	Program Participants	% of Total
Extremely Low-Income ($38,750 or less)	1,817	67%
Very Low-Income ($64,550 or less)	439	16%
Low-Income ($102,300 or less)	458	17%
Total	**2,714**	**100%**

**The income of 161 program participants were not reported because the program participants were under the age of 18. As such, the income level of 161 program participants are not included in the total program participants column.*

The income level demographic data indicates that HUD-funded programs predominantly served extremely low-income residents, going up from FY 2024-2025 (58%). Many of the extremely low-income households served by HUD-funded programs are severely rent-burdened, spending more than half of their income on housing, which leads to greater risks of housing instability, evictions, and homelessness. These findings further support that the City's HUD-funded programs and services were invested to support our most vulnerable residents.

EVALUATION AND FOLLOW-UP

After the Housing and Community Development Commission hears this item, the City Council will consider it at its September 22, 2026, meeting. Upon City Council approval, staff will submit the FY 2025-2026 CAPER to HUD by the September 28, 2026 deadline.

PUBLIC OUTREACH

In accordance with the City's Community Participation Plan, the draft FY 2025–2026 CAPER is available to the public for a 15-day review and comment period. Additionally,

the City must hold two public meetings to provide members of the public an opportunity to provide input on the accomplishments reported in the draft FY 2025–2026 CAPER. The City published the draft FY 2025–2026 CAPER for public review and comment on September 1, 2026. The City accepted public comments regarding the draft FY 2025–2026 CAPER until September 22, 2026. Additionally, the following public meetings are being held for public input:

- Housing and Community Development Commission meeting on September 10, 2026; and
- City Council meeting on September 22, 2026.

Public notices regarding the public meetings and public review and comment period were also provided in five languages (English, Spanish, Vietnamese, Chinese, and Tagalog), in accordance with the City's Language Access Plan. Moreover, a public notice regarding the public review and comment period was published in five languages on August 5, 2025, in the following newspapers: the *Mercury News*, *El Observador*, *Vietnam Daily News*, *World Journal* (Chinese), and the *Asian Journal* (Tagalog).

Furthermore, this memorandum will be posted on the Housing Department website for the September 10, 2026 Commission meeting.

/s/
Erik L. Soliván
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