

Memorandum

TO: TONI TABER
City Clerk

FROM: Kristen Clements

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

DATE: May 1, 2023

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.
- 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:

- **Low-income commissioners:** Per Municipal Code section 2.08.2820 (F), at least five commissioners must meet the low-income household definition. Currently, eight seated commissioners have self-declared they meet this definition. *Therefore, this requirement is already met.*
- **ARO Owner:** Per Municipal Code section 2.08.2820 (C), at least one commissioner must be an owner or manager of a rent stabilized property. The current District 10 appointee also fills this required role of Apartment Rent Ordinance building owner (ARO Owner). Her term will end on June 30, 2023. However, the commissioner is eligible for reappointment and has reapplied. The Municipal Code requirement would be fulfilled if the current District 10 re-applicant is reappointed. There are no other applicants in this pool who qualify for the ARO Owner role. *This requirement needs to be met.*
- **ARO Tenant:** Per Municipal Code section 2.08.2820 (D), at least one commissioner must be an Apartment Rent Ordinance (ARO) tenant. The current commissioner in the Citywide seat meets this requirement. *Therefore, this requirement is already met.*

Regarding desired experience areas for the Commission, seated commissioners have self-declared that, collectively, they possess experience in all five areas named in Section 2.08.28 (G) above. *Therefore, these experience criteria are already met.*

APPOINTMENT PRIORITIES

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Effective July 1, 2023, there will be Commissioner vacancies for the following seats:

- District 2 (termed out)
- District 6 (termed out)
- District 4 (re-/appointment)
- District 8 (re-/appointment)
- District 10 (re-/appointment)

In addition, of the candidates appointed, one should also fill the role of ARO Owner (or manager) per Municipal Code section 2.08.2820 (C).

APPLICANT ASSESSMENTS

The purpose of the memo is to provide the City Clerk and City Council offices with a preliminary review of the 17 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
Current Commissioner Applicants for Reappointments							
1	Roberta Moore	Owner	10	6+	Self-Employed	<ul style="list-style-type: none">• ARO Owner• Low-income	<ul style="list-style-type: none">• Development• Community Development
2	Huy Tran	Renter	3	6+	Justice at Work Law Group, LLP	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Community Development• Homeless Services
3	Linh Vong	Renter	4	6+	Fremont Hospital	<ul style="list-style-type: none">• Low-income	<ul style="list-style-type: none">• Homeless Services
General Seat Applicants							
4	Michael Eckhart	Renter	3	6+	4n1 Extracting	<ul style="list-style-type: none">• Lived Experience	<ul style="list-style-type: none">• Development• Community Development• Homeless Services

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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
5	Amelia Rios	Renter	4	1-2	New Jerusalem Way	<ul style="list-style-type: none">• Lived Experience	<ul style="list-style-type: none">• Development• Lending• Community Development• Homeless Services
6	Nia Taylor	Renter	5	1-2	Unemployed	<ul style="list-style-type: none">• Lived Experience• ARO Tenant• Low-income	<ul style="list-style-type: none">• Homeless Services
7	Yamille Jimenez	Neither	5	3-5	Next Door Solutions	<ul style="list-style-type: none">• Lived Experience• ARO Tenant• Low-income	<ul style="list-style-type: none">• Homeless Services
8	Raymond Ramsey	Renter	3	6+	Retired	<ul style="list-style-type: none">• Lived Experience	<ul style="list-style-type: none">• Homeless Services
9	Jeremiah Wilson	Renter	6	6+	Unemployed	<ul style="list-style-type: none">• ARO Tenant• Low-income	<ul style="list-style-type: none">• None
10	Elizabeth Agramont-Justiniano	Renter	3	6+	Luna	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Community Development• Homeless Services
11	Antonio Shelly	Renter	3	1-2	CoreSite	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Community Development• Homeless Services
12	Jen Beehler	Renter	6	6+	Elevate Group	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Development• Community Development
13	Todd Davidson	Owner	9	6+	Endgame LLC	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• Community Development• Homeless Services
14	Concepcion Galvan	Renter	10	6+	In-N-Out	<ul style="list-style-type: none">• ARO Tenant	<ul style="list-style-type: none">• Community Development
15	Joe Lovelace	Owner	9	6+	Unemployed	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• None
16	Pravin Patel	Owner	4	6+	Retired	<ul style="list-style-type: none">• None	<ul style="list-style-type: none">• None

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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
17	Michelle Brenot	Owner	3	6+	Unemployed	• None	• None

CONCLUSION

All 17 applicants meet the eligibility requirements for appointment to the Housing and Community Development Commission.

Required characteristics

One re-applicant, Roberta Moore, meets the requirement for the required ARO Owner role. As it is a required role, not a required seat, filling that role must be accomplished through the appointment of a general seat.

Desired experience areas

Attachment A to this memorandum orders the candidates by those applying for reappointment, and the rest according to the number of self-declared roles and experience areas they would fulfill.

According to their self-reported experience, the following two new applicants self-rated as having the highest number of relevant categories and could add experience in Real Estate Development and/or Lending:

- Michael Eckhart
- Amelia Rios

Please feel free to contact me or my Housing Department colleague, Luisa Cantu, with any questions. I may be reached at 408-535-8236, and Luisa Cantu may be reached at 408-535-3860. Thank you.

/s/

KRISTEN CLEMENTS

Housing and Community Development
Commission Acting Secretary

Attachment A: Housing Department Analysis—Housing and Community Development
Commission Candidates Recruitment, spring 2023

Note [1]: Applicants with shaded names are seeking reappointments to HCDC.
 Note [2]: The ARO Owner role is currently filled by the D10 commissioner, who is applying for reappointment.
 Note [3]: Candidates self-declared as ARO Renter must be validated by CAO
 Note [4]: The Muni code requires that 5 commissioners meet the Low-income definition. Staff verifies candidates' declaration that they live in Place-Based Neighborhoods, and others are self-certified.