



# **City Council Meeting Minutes**

**Tuesday, April 7, 2026**

**1:30 PM**

**Council Chambers**

**Closed Session at 9:30 a.m.**

MATT MAHAN, MAYOR  
ROSEMARY KAMEI, DISTRICT 1  
PAMELA CAMPOS, DISTRICT 2  
ANTHONY TORDILLOS, DISTRICT 3  
DAVID COHEN, DISTRICT 4  
PETER ORTIZ, DISTRICT 5  
MICHAEL MULCAHY, DISTRICT 6  
BIEN DOAN, DISTRICT 7  
DOMINGO CANDELAS, DISTRICT 8  
PAM FOLEY, VICE MAYOR, DISTRICT 9  
GEORGE CASEY, DISTRICT 10

- **Call to Order and Roll Call**

9:30 a.m. – Closed Session. *See Page 15-19 for the Closed Session Minutes.*

Present Councilmembers: Kamei, Tordillos, Cohen, Mulcahy, Doan, Candelas, Foley, Casey, Mahan.

Absent Councilmembers: Campos, Ortiz

**1:32 p.m. – Regular Session.**

Present Councilmembers: Kamei, Campos, Tordillos, Cohen, Ortiz, Mulcahy, Doan, Candelas, Foley, Casey, Mahan.

Absent Councilmembers: None.

- **Pledge of Allegiance**

Mayor Matt Mahan led the Pledge of Allegiance.

- **Invocation**

The Piedmont Hills High School Orchestra, Yu-Ting Wang, offered the invocation.

- **Orders of the Day**

None provided.

- **Adjournment Recognition**

None provided.

- **Closed Session Report**

None provided.

## **1. CEREMONIAL ITEMS**

1.1 Councilmember Pamela Campos presented a proclamation recognizing April 2026 as Month of the Young Child in the City of San José recognizing the contributions of early childhood educators and the essential role of early education in the lifelong development of our children.

1.2 Councilmember Bien Doan presented a proclamation declaring April 14–16, 2026, as Cambodian New Year (Khmer New Year) in the City of San José to celebrate the end of the harvest season and the beginning of the new solar year.

1.3 Councilmember Michael Mulcahy presented a proclamation declaring April 2026 as Autism Awareness Month in the City of San José to promote public understanding of Autism Spectrum Disorder, encourage inclusion, and recognize the strengths and contributions of individuals on the autism spectrum.

## **2. CONSENT CALENDAR**

Public Comment: Brian Darby offered public comment regarding the Consent Calendar.

Action: Upon motion by Councilmember Domingo Candelas, seconded by Councilmember Rosemary Kamei, and carried unanimously, the Consent Calendar was approved *as a whole*. The following actions were taken as indicated. (11-0-0)

### **2.1 Approval of City Council Minutes**

(a) Regular City Council Meeting Minutes of March 10, 2026.

(b) Regular City Council Meeting Minutes of March 17, 2026.

(c) Regular City Council Meeting Minutes of March 24, 2026.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Action: The City Council Minutes were approved. (11-0-0)

### **2.2 Final Adoption of Ordinances.**

(a) Ordinance No. 31317 - An Ordinance of the City of San José Granting LS Power Grid California, LLC, a Franchise to Construct, Install, Lay, Use, Maintain, Operate, Repair, Improve, Renew, Relocate and Remove Transmission Lines and Appurtenances for the Purpose of Transmitting Electricity In, Along, Across, Upon, and Under Certain Public Streets and Rights-of-Way within the City of San José. [Passed for Publication on 3/24/2026 - Item 3.4(b) (26-279)]

Action: **Ordinance No. 31317** was adopted. (11-0-0)

### **2.3 Approval of Council Committee Minutes.**

(a) Joint Meeting for the Rules and Open Government Committee Minutes of March 11, 2026.

(b) Joint Meeting for the Rules and Open Government Committee Minutes of March 18, 2026.

(c) Joint Meeting for the Rules and Open Government Committee Minutes of March 25, 2026.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

Action: The City Council Committee Minutes were approved. (11-0-0)

### **2.4 Mayor and Council Excused Absence Requests.**

None provided.

### **2.5 City Council Travel Reports.**

None provided.

## 2.6 Report from the Council Liaison to the Retirement Boards.

None provided.

## 2.7 California Natural Resources Agency Grant for the School of Arts and Culture at Mexican Heritage Plaza.

(a) Adopt a resolution authorizing the City Manager or her designee to approve the acceptance of General Fund Grant Funds for the School of Arts and Culture at Mexican Heritage Plaza.

(b) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute:

(1) A grant agreement with the California Natural Resources Agency for an amount not to exceed \$2,000,000 to the City of San José, the amount of which will be passed through to the School of Arts and Culture at Mexican Heritage Plaza, less reimbursement for City staff expenses in administering the grant, and all other actions necessary to effectuate the grant; and

(2) A grant agreement with the School of Arts and Culture at Mexican Heritage Plaza for an amount not to exceed \$2,000,000, to disburse the funds from the California Natural Resources Agency, less reimbursement for City staff expenses in administering the grant, and all other actions necessary to effectuate the grant.

CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant physical impact on the environment. Council District 5. (Economic Development and Cultural Affairs)

Action: (a) **Resolution No. RES2026-73** was adopted, authorizing the City Manager or her designee to approve the acceptance of General Fund Grant Funds for the School of Arts and Culture at Mexican Heritage Plaza; and

(b) **Resolution No. RES2026-74** was adopted, authorizing the City Manager or her designee to negotiate and execute:

(1) a grant agreement with the California Natural Resources Agency for an amount not to exceed \$2,000,000 to the City of San José, the amount of which will be passed through to the School of Arts and Culture at Mexican Heritage Plaza, less reimbursement for City staff expenses in administering the grant, and all other actions necessary to effectuate the grant; and

(2) a grant agreement with the School of Arts and Culture at Mexican Heritage Plaza for an amount not to exceed \$2,000,000, to disburse the funds from the California Natural Resources Agency, less reimbursement for City staff expenses in administering the grant, and all other actions necessary to effectuate the grant. (11-0-0)

## 2.8 Third Amendment to the Consultant Agreement with DKS Associates for the Bascom Avenue Highway-Rail Traffic Signal Project.

Adopt a resolution authorizing the City Manager or her designee to negotiate and execute the third amendment to the Consultant Agreement with DKS Associates for the Bascom Avenue Highway-Rail Traffic Signal Project to:

(a) Increase the maximum compensation by \$74,768, from \$415,081 to \$489,849, for additional construction support; and

(b) Extend the contract term from December 31, 2026, to December 31, 2027.

CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c), Existing Facilities. Council District 6. (Transportation)

Action: **Resolution No. RES2026-75** was adopted, authorizing the City Manager or her designee to negotiate and execute the third amendment to the Consultant Agreement with DKS Associates for the Bascom Avenue Highway-Rail Traffic Signal Project to:

- (a) Increase the maximum compensation by \$74,768, from \$415,081 to \$489,849, for additional construction support; and
- (b) Extend the contract term from December 31, 2026, to December 31, 2027. (11-0-0)

**2.9 Report on Bids and Award of Contract for the 10626 - 2026 Local Streets Remove and Replace Pavement Project.**

- (a) Report on bids and award of contract for the 10626 - 2026 Local Streets Remove and Replace Pavement Project, to the lowest responsive, responsible bidder, G. Bortolotto & Company, Inc., in the amount of \$2,601,480; and
  - (b) Approve a 10% contingency in the amount of \$260,148.
- CEQA: Categorically Exempt, File No. ER24-313, CEQA Guidelines Section 15301(c) Existing Facilities. (Transportation/Public Works)

Action: The report on bids and award of contract for the 10626 - 2026 Local Streets Remove and Replace Pavement Project, was approved. (11-0-0)

**2.10 Request for Travel Authorization for Mayor Mahan.**

As recommended by the Rules and Open Government Committee on March 25, 2026, authorize travel, accept travel payments to the City of San José, and designate Mayor Mahan as the City representative to participate in the Bloomberg Harvard City Leadership Initiative Capstone Convening in Cambridge, Massachusetts from April 12-14, 2026. Source of Funds: Bloomberg Philanthropies and Mayor's Office Budget.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Mayor)

[Rules Committee referral 3/25/2026 - Item B.5]

Action: The request for travel authorization for Mayor Mahan was approved. (11-0-0)

**2.11 Request for Travel Authorization for Mayor's Staff.**

As recommended by the Rules and Open Government Committee on March 25, 2026, authorize travel, accept travel payments to the City of San José, and designate the Mayor's Staff, Stephen Caines, as the City representative to attend the Bloomberg CityLab event in Madrid, Spain from April 26-29, 2026. Source of Fund: The Aspen Institute.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative Activities resulting in no changes to the physical environment. (Mayor)

[Rules Committee referral 3/25/2026 - Items B.6]

Action: The request for travel authorization for Mayor's staff, Stephen Caines, was approved. (11-0-0)

**2.12 Approval of the Great American Litter Pick-up as an Annual City Sponsored Special Event to Expend City Funds and Authorization to Accept Donations of Materials and Services for the Event.**

As recommended by the Rules and Open Government Committee on March 25, 2026:

- (a) Approve the Great American Litter Pick-up as an annual City Council sponsored Special Event scheduled on a Saturday in April around Earth Day and approve the expenditure of funds; and
- (b) Approve and accept donations from various individuals, businesses or community groups to support the event.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (City Clerk)

[Rules Committee referral 3/25/2026 - Item B.2]

Action: The Great American Litter Pick-up event was approved. (11-0-0)

**2.13 Approval of National Night Out as an Annual City Sponsored Special Event to Expend City Funds and Authorization to Accept Donations of Materials and Services for the Event.**

As recommended by the Rules and Open Government Committee on March 25, 2026:

- (a) Approve the National Night Out as an annual City Council sponsored Special Event scheduled for the first Tuesday in August and approve the expenditure of funds; and
- (b) Approve and accept donations from various individuals, businesses or community groups to support the event.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (City Clerk)

[Rules Committee referral 3/25/2026 - Item B.3]

Action: The National Night Out event was approved. (11-0-0)

**2.14 Approval to Expend City Funds and Authorization to Accept Donations for the City's Participation in the Annual Silicon Valley Pride Parade and Festival.**

As recommended by the Rules and Open Government Committee on March 25, 2026:

- (a) Approve the expenditure of City funds for the Silicon Valley Pride Parade and Festival as an annual event scheduled in late August; and
- (b) Approve and accept donations from various individuals, businesses or community groups to support the event.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (City Clerk) [Rules Committee referral 3/25/2026 - Item B.4]

Action: The Annual Silicon Valley Pride Parade and Festival was approved. (11-0-0)

**2.15 Retroactive Approval and Approval of Multiple Special Events Sponsored by Council District 7 as City Council Sponsored Special Events to Expend City Funds and Accept Donations of Materials and Services for the Events.**

As recommended by the Rules and Open Government Committee on March 25, 2026:

- (a) Retroactively approve the POW/MIA Flag Raising scheduled on September 19, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (b) Retroactively approve the Dumpster Day in the Alma Neighborhood scheduled on September 27, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (c) Retroactively approve the Korean Hangel Day Flag Raising scheduled on October 16, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (d) Retroactively approve the Dumpster Day in the Communications Hill Neighborhood scheduled on October 25, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (e) Retroactively approve the Dumpster Day at the Vietnamese Heritage Garden scheduled on November 8, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (f) Retroactively approve the Dumpster Day in the Tropicana-Lanai Neighborhood scheduled on November 15, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (g) Retroactively approve the District 7 Neighborhood Holiday Party scheduled on December 10, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (h) Retroactively approve the Dumpster Day in the Lone Bluff Neighborhood scheduled on December 13, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.
- (i) Retroactively approve the District 7 Toy Distribution at the Vietnamese American Cultural

Center scheduled on December 20, 2025 as a City Council sponsored Special Event and approve the expenditure of funds.

(j) Retroactively approve the TET/Lunar New Year Flag Raising scheduled on February 17, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(k) Retroactively approve the Dumpster Day in the Lone Bluff Neighborhood scheduled on February 21, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(l) Retroactively approve the Dumpster Day in the West Evergreen Neighborhood scheduled on February 28, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(m) Approve the Dumpster Day in the McLaughlin-Corridor Neighborhood scheduled on April 11, 2026, as a City Council sponsored Special Event and approve the expenditure of funds.

(n) Approve the AAWA Career Seminar at San José City Hall scheduled on April 17, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(o) Approve the Black April Flag Raising scheduled on April 30, 2026 as a City Council sponsored Special Event and approve the expenditure of funds.

(p) Approve and accept donations from various individuals, businesses, or community groups to support the events.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Doan)[Rules Committee referral 3/25/2026 - Item B.7]

Action: The multiple special events sponsored by Council District 7 were retroactively approved and approved. (11-0-0)

## **2.16 Approval of District 1 San José Sharks Community Funds Grant for American Leadership Forum Silicon Valley.**

As recommended by the Rules and Open Government Committee on April 1, 2026, approve a \$1,000 grant to American Leadership Forum Silicon Valley to support its leadership development programs.

CEQA: Not a Project, File No. PP17-010, City Organizational and Administrative activities resulting in no changes to the physical environment. (Kamei) [Rules Committee referral 4/1/2026 - Item B.3]

Action: The grant to American Leadership Forum Silicon Valley, sponsored by Council District 1, was approved. (11-0-0)

## **2.17 Approval of the Vietnamese Heritage and Freedom Flag Raising for District 7's Black April Commemoration.**

As recommended by the Rules and Open Government Committee on April 1, 2026, approve the Vietnamese Heritage and Freedom Flag Raising for District 7's Black April commemoration scheduled on April 30, 2026.

CEQA: Not a Project, File No. PP17-011, Temporary Special Events resulting in no changes to the physical environment. (Doan) [Rules Committee referral 4/1/2026 - Item B.4]

Action: The Vietnamese Heritage and Freedom Flag raising for District 7's Black April Commemoration was approved. (11-0-0)

### **3. STRATEGIC SUPPORT**

#### **3.1 Report of the City Manager, Jennifer Maguire (Verbal Report).**

City Manager, Jennifer Maguire offered a verbal report acknowledging the Finance Department and Information Technology Department for successfully developing and launching an in-house business tax system that will replace an unsupported platform.

#### **3.2 Labor Negotiations Update.**

None provided.

#### **3.3 Establishment of the GovAI Coalition as a Nonprofit Corporation.**

Adopt a resolution authorizing the City Manager or her designee to establish the GovAI Coalition as a nonprofit corporation and to utilize the \$150,000 grant from the Packard Foundation to support all necessary expenses associated with the formation, transition, and attainment of nonprofit status.

CEQA: Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment. (Information Technology)

Khaled Tawfik, Director, Information Technology Department (ITD); Albert Glee, Digital Privacy Officer, ITD; and Chelsea Palacio, Public Information Manager, ITD, offered the presentation.

Public Comment: Brian Darby offered public comment.

Action: Upon motion by Councilmember Rosemary Kamei, seconded by Councilmember Peter Ortiz, and carried unanimously, **Resolution No. RES2026-76** was adopted, authorizing the City Manager or her designee to establish the GovAI Coalition as a nonprofit corporation and to utilize the \$150,000 grant from the Packard Foundation to support all necessary expenses associated with the formation, transition, and attainment of nonprofit status. (11-0-0)

### **4. PUBLIC SAFETY SERVICES**

No items provided.

### **5. TRANSPORTATION & AVIATION SERVICES**

No items provided.

### **6. ENVIRONMENTAL & UTILITY SERVICES**

#### **6.1 Willow Rock Long Duration Energy Storage Agreement.**

Adopt a resolution authorizing the Director of the Energy Department or their designee to negotiate and execute the following two related agreements for the procurement of a share of the GEM A-CAES LLC (Willow Rock) long-duration storage project, with any non-material modifications developed, as appropriate, in consultation with the City Attorney, and subject to the annual appropriation of funds, in an amount not to exceed \$3,960,000 annually and \$79,200,000 in aggregate in Calendar Years 2030 through 2050:

(a) Project Participation Share Agreement between California Community Power, the City of San José, CleanPowerSF, Peninsula Clean Energy, Redwood Coast Energy Authority, Silicon Valley Clean Energy, and Valley Clean Energy; and

(b) Buyer Liability Pass Through Agreement between California Community Power, GEM A-CAES LLC (or its affiliate), and the City of San José.  
CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Energy)

Lori Mitchell, Director, Community Energy Department (CED); and Phil Cornish, Principal Power Resources Specialist, CED, offered the presentation and responded to questions from Council.

Public Comment: None provided.

Action: Upon motion by Councilmember David Cohen, seconded by Councilmember Bien Doan, and carried unanimously, **Resolution No. RES2026-77** was adopted, regarding the Willow Rock Long Duration Energy Storage Agreement. (11-0-0)

## **6.2 San Diego Community Power Resource Adequacy Trade.**

Adopt a resolution authorizing the Director of the Energy Department or their designee to negotiate and execute two agreements, one to purchase and one to sell resource adequacy, with any non-material modifications developed, as appropriate, in consultation with the City Attorney, and subject to the annual appropriation of funds:

(a) Under the first agreement, the City of San José shall purchase resource adequacy from San Diego Community Power from a new solar plus battery storage facility for 10 years, beginning no later than January 1, 2029, with an annual not to exceed amount of \$4,320,000, and an aggregate not to exceed amount of \$43,200,000; and

(b) Under the second agreement, the City of San José shall sell resource adequacy to San Diego Community Power from a natural gas-fired combined cycle generating facility for 10 years, beginning no later than January 1, 2029, with an annual not to exceed amount of \$4,770,000, and an aggregate not to exceed amount of \$47,700,000.

CEQA: Not a Project, File No. PP17-003. Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Energy)

Public Comment: None provided.

Action: Upon motion by Vice Mayor Pam Foley, seconded by Councilmember Rosemary Kamei, and carried unanimously, **Resolution No. RES2026-78** was adopted, regarding the San Diego Community Power Resource Adequacy Trade. (11-0-0)

## **7. NEIGHBORHOOD SERVICES**

No items provided.

## **8. COMMUNITY & ECONOMIC DEVELOPMENT**

### **8.1 Establishment of the Story Road Business Improvement District and Approval to Levy Assessments in the Story Road Business Improvement District for Fiscal Year 2026-2027.**

(a) Conduct a public hearing and approve an ordinance to establish the Story Road Business Improvement District.

(b) Conduct a public hearing and adopt a resolution approving the Business Improvement District Management Plan and the levy of assessments for the Story Road Business Improvement District for Fiscal Year 2026-2027.

(c) Adopt a resolution authorizing the City Manager or her designee to negotiate and execute an agreement

with the Story Rd Business Association, Inc. for the administration of the Story Road Business Improvement District.

CEQA: Not a Project, File No. PP17-004, Government Funding Mechanism or Fiscal Activity with no commitment to a specific project which may result in a potentially significant impact on the environment. Council District 7. (Economic Development and Cultural Affairs)

*Mayor Matt Mahan announced that Item 8.1 is the public hearing on the establishment of the Story Road Business Improvement District, Business Improvement District Management Plan, and the levy of assessments for the Story Road Business Improvement District for Fiscal Year 2026-2027. The Mayor asked the City Clerk if any written protests had been received from affected businesses in the proposed Business Improvement District.*

*City Clerk, Toni Taber announced that no written protests had been received from businesses in the proposed Business Improvement District.*

Public Comment: Tim Mueting, Vu Dinh, and one anonymous speaker, offered public comment.

*Mayor Matt Mahan then closed the public hearing and announced that since the business owners have supported the establishment of the Story Road Business Improvement District and the proposed levy of assessments, the Council may now consider approval of the ordinance establishing the Business Improvement District and adoption of the resolution levying assessments in the Business Improvement District for fiscal year 2026-2027.*

Jen Baker, Director, Office of Economic Development and Cultural Affairs, responded to questions from the Council.

Action: Upon motion by Councilmember Bien Doan, seconded by Councilmember Domingo Candelas, and carried unanimously,

- (a) a public hearing was conducted, and **Ordinance No. 31318** was *passed for publication*, to establish the Story Road Business Improvement District;
- (b) a public hearing was conducted, and **Resolution No. RES2026-79** was adopted, approving the Business Improvement District Management Plan and the levy of assessments for the Story Road Business Improvement District for Fiscal Year 2026-2027; and
- (c) **Resolution No. RES2026-80** was adopted, authorizing the City Manager or her designee to negotiate and execute an agreement with the Story Rd Business Association, Inc. for the administration of the Story Road Business Improvement District. (11-0-0)

## **8.2 Actions Related to the Loan Commitment for the Valley Transportation Authority Capitol Station Affordable Housing Development.**

(a) Adopt a resolution:

- (1) Approving a Construction-Permanent Loan commitment of up to \$8,400,000 in Low- and Moderate-Income Housing Asset Funds, or such other special funds as the City may designate, to MidPen Housing Corporation or an affiliated development entity for the Valley Transportation Authority Capitol Station affordable housing development located on the southwest corner of West Capitol Expressway and Narvaez Avenue;
- (2) Authorizing the loan terms to allow an increase in the rents and income restrictions up to 60% of Area Median Income for new tenants in Project-Based Voucher subsidized apartments in the event of expiration or termination of Project-Based Vouchers and for all tenants in the event of foreclosure, to the extent the City has determined such increase is needed for the feasibility of the above development and allowed by other funds; and

(3) Authorizing the Director of Housing or his designee to negotiate and execute loan documents and all other documents, including any amendments thereto, related to City financing for the Valley Transportation Authority Capitol Station multifamily affordable housing development.

(b) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Low and Moderate Income Housing Asset Fund:

(1) Decrease Housing Project Reserve by \$8,400,000; and

(2) Increase the Housing Loans and Grants appropriation to the Housing Department by \$8,400,000.

CEQA: Exempt per Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15369, Ministerial Project pursuant to Government Code Section 65913.4, File No. ER20-109. Council District 2. (Housing/City Manager)

Erik Soliván, Director, Housing Department; and Banu San, Deputy Director, Housing Department, offered the presentation.

Public Comment: None provided.

Action: Upon motion by Councilmember Pamela Campos, seconded by Councilmember David Cohen, and carried unanimously,

(a) **Resolution No. RES2026-81** was adopted,

(1) approving a Construction-Permanent Loan commitment of up to \$8,400,000 in Low- and Moderate-Income Housing Asset Funds, or such other special funds as the City may designate, to MidPen Housing Corporation or an affiliated development entity for the Valley Transportation Authority Capitol Station affordable housing development located on the southwest corner of West Capitol Expressway and Narvaez Avenue;

(2) authorizing the loan terms to allow an increase in the rents and income restrictions up to 60% of Area Median Income for new tenants in Project-Based Voucher subsidized apartments in the event of expiration or termination of Project-Based Vouchers and for all tenants in the event of foreclosure, to the extent the City has determined such increase is needed for the feasibility of the above development and allowed by other funds; and

(3) authorizing the Director of Housing or his designee to negotiate and execute loan documents and all other documents, including any amendments thereto, related to City financing for the Valley Transportation Authority Capitol Station multifamily affordable housing development; and

(b) **Ordinance No. 31319** was *adopted*, regarding amendments in the Low and Moderate Income Housing Asset Fund to:

(1) decrease Housing Project Reserve by \$8,400,000; and

(2) increase the Housing Loans and Grants appropriation to the Housing Department by \$8,400,000.

(11-0-0)

### **8.3 Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan.**

(a) Conduct a public hearing to receive public comment on the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan, as required by the United States Department of Housing and Urban Development.

(b) Adopt a resolution relating to the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to incorporate additional projects funded with Community Development Block Grant funds, subject to the appropriation of funds, including the authority to:

(1) Approve the proposed changes set forth in the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan; and

(2) Authorize the Housing Director, or his designee, to submit the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to the United States Department of Housing and Urban Development.

(c) Adopt a resolution authorizing the Housing Director, or his designee, to negotiate and execute agreements

with Veggjelution, in an amount not to exceed \$750,000, retroactive from April 1, 2026, through June 30, 2026 for the Community Development Investment project that will begin during Fiscal Year 2025-2026, subject to the appropriation of funds.

CEQA: Not a Project, File No. PP17-003 Agreements/Contracts (New or Amended) resulting in no physical changes to the environment. (Housing)

Public Comment: None provided.

Action: Upon motion by Councilmember David Cohen, seconded by Vice Mayor Pam Foley, and carried unanimously,

(a) a public hearing was conducted to receive public comment on the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan, as required by the United States Department of Housing and Urban Development;

(b) **Resolution No. RES2026-82** was adopted, relating to the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to incorporate additional projects funded with Community Development Block Grant funds, subject to the appropriation of funds, including the authority to:

(1) approve the proposed changes set forth in the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan; and

(2) authorize the Housing Director, or his designee, to submit the Second Substantial Amendment to the Fiscal Year 2025-2026 Annual Action Plan to the United States Department of Housing and Urban Development; and

(c) **Resolution No. RES2026-83** was adopted, authorizing the Housing Director, or his designee, to negotiate and execute agreements with Veggjelution, in an amount not to exceed \$750,000, retroactive from April 1, 2026, through June 30, 2026 for the Community Development Investment project that will begin during Fiscal Year 2025-2026, subject to the appropriation of funds. (11-0-0)

#### **8.4 Lower Income Voucher and Equity Program Amendment.**

As recommended by the Rules and Open Government Committee on March 25, 2026, amend the Lower Income Voucher and Equity Program to include a preference for 50 units for San José Police Department personnel.

CEQA: Not a Project, File No. PP17-003, Agreements/Contracts (New or Amended) resulting in no physical changes to the environment; and File No. PP17-005, Adjustment to Fees, Rates, and Fares without changes to or expansion of services. (Casey, Cohen, Ortiz, and Candelas)

[Rules Committee referral 3/25/2026 - Item C.2]

Public Comment: Shaunn offered public comment.

Motion: Councilmember Bien Doan made a motion to approve his memorandum, dated April 3, 2026. The motion *failed* for a lack of seconder.

Motion: Councilmember George Casey made a motion to approve the memorandum authored by Councilmember Ortiz, dated April 7, 2026. The motion was seconded by Councilmember Peter Ortiz.

Erik Soliván, Director, Housing Department, responded to questions from the Council.

Action: Upon motion by Councilmember George Casey, and seconded by Councilmember Peter Ortiz, the memorandum authored by Councilmember Peter Ortiz, dated April 7, 2026, was approved, recommending the following actions:

Amend the Lower Income Voucher and Equity Program to include a preference for 50 units for San José Police Department personnel; and

Direct the City Manager to draft an informational memo about the housing needs of the City of San José

workforce and their families, and how workforce housing may assist in worker retention, which shall (a) review of relevant data on income and current location of residences of our workforce to guide future approaches to workforce housing and retaining workers in San Jose; and (b) be referenced when developing future workforce housing initiatives and City employee incentive programs. (6-5-0; Noes: Campos, Doan, Foley, Kamei, Tordillos)

## **9. REDEVELOPMENT – SUCCESSOR AGENCY**

No items provided.

## **10. LAND USE**

### **10.1 Land Use on Consent Calendar**

No items provided.

### **END OF CONSENT CALENDAR**

### **10 Land Use - Regular Agenda**

No items provided.

#### **• Open Forum**

1. Brian Darby offered public comment regarding techniques to save the human species and federal legislation.
2. Jason relayed the recent concerns from residents in an unhoused community.
3. Shaunn offered public comment regarding bus passes for the unhoused and requested an access point to observe unhoused sweeps.
4. Edith (*translation assisted*) relayed the concerns from residents in an unhoused community, and challenges in communication.
5. An anonymous speaker offered public comment regarding encampment sweeps, the use of contracted services, and a perceived lack of engagement with the unhoused community.

#### **• Adjournment**

The Council of the City of San José adjourned at 3:47 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,

*Daniel Aguilar*

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Daniel Aguilar  
Deputy City Clerk, City of San José

Approved at Council on: 5/12/2026

Number of actions: 8

Attest by:



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Toni J. Taber, MMC  
City Clerk, City of San José

**SAN JOSÉ CITY COUNCIL CLOSED SESSION AGENDA**

**April 7, 2026**

**Present Councilmembers:** Candelas, Casey, Cohen, Doan, Foley, Kamei, Mulcahy, Tordillos, Mahan.

**Absent Councilmembers:** Campos, Ortiz.

**Place:** City Hall Conference Room W-133

**Time:** 9:30 a.m.

Items discussed:

**A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(d)(1):**

1. Case Name: City of San Jose vs. Mckinsey and Company, Inc.  
Name(s) of Party(ies): COUNTY OF SAN BENITO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA; THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE COUNTY OF SAN BENITO; CITY OF SAN JOSE, CALIFORNIA, A MUNICIPAL CORPORATION; THE PEOPLE OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE CITY OF SAN JOSE, MCKINSEY AND COMPANY, INC.  
Court: U.S. District Court, Northern District of California, San Jose Division  
Case No: 5:22cv06302  
Amount of Money or Other Relief Sought: Damages according to proof
  
2. Case Name: Loaiza, Jennifer v. City of San Jose, et al.  
Name(s) of Party(ies): JENNIFER KATHERINE ALVARADO LOAIZA,

DANIEL VIRDEN, CITY OF SAN JOSE  
 Court: Santa Clara County Superior Court  
 Case No: 25cv460293  
 Amount of Money or Other Relief Sought: Damages according to proof

3. Case Name: Nguyen, Dai Trang Thi vs. City of San Jose  
 Name(s) of Party(ies): DAI TRANG THI NGUYEN, CITY OF SAN JOSE  
 Court: U.S. District Court, Northern District of California  
 Case No: 5:21cv00092EJD  
 Amount of Money or Other Relief Sought: Damages according to proof

**B. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION:**

Significant exposure to litigation pursuant to Sections 54956.9(d)(2) and 54956.9(e)(3) of the Government Code:

1. Claimants(s): Claim of Gordon Biersch  
 City Department: Finance

**C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:**

Initiation of litigation pursuant to Sections 54956.9(d)(4) of the Government code:  
 Number of matter(s) to be discussed: 1

**D. CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54957.6:**

City Negotiator: Aram Kouyoumdjian, Director of Employee Relations

Employee Organizations:

1. Organization or Name and Title of Unrepresented Employees: **Association of Building, Mechanical and Electrical Inspectors (ABMEI)**  
 Nature of negotiations: wages/salaries, hours, working conditions, etc.  
 Name of Existing Contract or MOA: Memorandum of Agreement – City of San José and Association of Building, Mechanical and Electrical Inspectors (ABMEI)

How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/abmei>  
Telephone – Employee Relations: (408) 535-8150

2. Organization or Name and Title of Unrepresented Employees: **Association of Engineers & Architects (AEA)**  
Nature of negotiations: wages/salaries, hours, working conditions, etc.  
Name of Existing Contract or MOA: Memorandum of Agreement — City of San José and Association of Engineers & Architects (AEA)  
How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/aea>  
Telephone – Employee Relations: (408) 535-8150
3. Organization or Name and Title of Unrepresented Employees: **Association of Legal Professionals of San José (ALP)**  
Nature of negotiations: wages/salaries, hours, working conditions, etc.  
Name of Existing Contract or MOA: Memorandum of Agreement – City of San José and Association of Legal Professionals of San José  
How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/alp>  
Telephone – Employee Relations: (408) 535-8150
4. Organization or Name and Title of Unrepresented Employees: **Association of Maintenance Supervisory Personnel (AMSP)**  
Nature of negotiations: wages/salaries, hours, working conditions, etc.

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| Name of Existing Contract or MOA:                 | City of San José - Association of Maintenance Supervisory Personnel (AMSP) Benefit & Compensation Summary  |
| How to Obtain a copy of Existing Contract or MOA: | Web: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/amsp">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/amsp</a><br>Telephone – Employee Relations: (408) 535-8150   |
| <b>5.</b>   | <p>Organization or Name and Title of Unrepresented Employees: <b>City Association of Management Personnel Agreement (CAMP)</b></p> <p>Nature of negotiations: wages/salaries, hours, working conditions, etc.</p> <p>Name of Existing Contract or MOA: Benefit &amp; Compensation Summary — City of San José and City Association of Management Personnel Agreement</p> <p>How to Obtain a copy of Existing Contract or MOA: Web: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/camp">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/camp</a><br/>Telephone – Employee Relations: (408) 535-8150</p>   |
| <b>6.</b>   | <p>Organization or Name and Title of Unrepresented Employees: <b>Municipal Employees’ Federation, AFSCME Local 101, AFL-CIO (MEF)</b></p> <p>Nature of negotiations: wages/salaries, hours, working conditions, etc.</p> <p>Name of Existing Contract or MOA: Memorandum of Agreement — City of San José and Municipal Employees’ Federation, AFSCME Local 101, AFL-CIO</p> <p>How to Obtain a copy of Existing Contract or MOA: Web: <a href="https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/mef">https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/mef</a><br/>Telephone – Employee Relations: (408) 535-8150</p> |

7. Organization or Name and Title of Unrepresented Employees: **San José Police Dispatchers' Association (SJPDA)**
- Nature of negotiations: wages/salaries, hours, working conditions, etc.
- Name of Existing Contract or MOA: Memorandum of Agreement – City of San Jose and Municipal Employees' Federation (MEF), AFSCME, Local 101
- How to Obtain a copy of Existing Contract or MOA: Web: <https://www.sanjoseca.gov/your-government/departments-offices/office-of-the-city-manager/employee-relations/labor-relations-information/bargaining-units-labor-contract-info/sjpda>  
Telephone – Employee Relations: (408) 535-8150