



Memorandum

TO: TONI TABER
City Clerk

FROM: Erik L. Soliván

SUBJECT: Housing and Community
Development Commission
Applicants' Evaluation

DATE: October 29, 2025

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):

- One (1) member shall be a person recommended by an organization of owners of San José mobilehome parks.
- One (1) member shall be a person recommended by an organization of residents of San José mobilehome parks.
- One (1) member shall be an owner or manager of a residential rent stabilized property.
- One (1) member shall be a tenant of a residential rent stabilized rental unit.
- One (1) member shall be a person who is currently or was formerly homeless.
- 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.
- The commission should also include members with experience related to real estate development, lending, community development, homeless services, and federal funding.

APPOINTMENT PRIORITIES

Upon review, it has been determined that the Commission currently does not meet the full special eligibility requirements of the San José Municipal Code. The requirements and corresponding recommendations to address the vacant positions are as follows:

- Low-income households: Per SJMC 2.08.2820 (E), at least five commissioners must meet the low-income household definition, and currently only four seated commissioners do. ***Therefore, at least one commissioner that meet the low-income household definition (above) shall be selected from this applicant pool.***

In addition, there are currently five commissioner vacancies on the Housing and Community Development Commission: District 3, District 4, District 6, and District 8.

APPLICANT ASSESSMENTS AND RECOMMENDATION

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

- **District 3 Seat:** Esmeralda Bautista and Marika Buchholz
- **District 4 Seat:** Andrew Singleterry and Thoa Hoang
- **District 6 Seat:** Jennifer Cretella and Maharshi Patel
- **District 8 Seat:** Maharshi Patel and Oscar Quiroz-Medrano

The table below provides the City Clerk and City Council offices with a preliminary review of the 23 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
District Council Seat Applicants							
1	Brenda Bell Brown	Renter	6	3-5 years		Lived Experience Low Income	• Real Estate Development • Lending • Community Development • Homeless Services • Federal Funding
2	Oscar Quiroz-Medrano	Renter	10	6+	SOMOS Mayfair	Low Income	• Real Estate Development • Lending • Community Development • Homeless Services • Federal Funding
3	Aimee Escobar	Renter	3	6+	City of Santa Clara – City Manager's Office		• Real Estate Development • Community Development • Homeless Services • Federal Funding
4	Andrew Singleterry	Renter	3	6+	Servant Partners	Low Income	• Real Estate Development • Community Development

#	Name	Owner or Renter	Council District	Years in San José	Employer	Special Role Eligibility (if any)	Self-Identified Experience in Desirable Issue Areas
							• Homeless Services
5	Victoria Partida	Owner	7	6+	Santa Clara County Public Health Department	Low Income	• Real Estate Development • Community Development • Federal Funding
6	Maharshi Patel	Renter	8	6+	AlphaX RE Capital		• Real Estate Development • Lending • Community Development • Homeless Services
7	Esmeralda Bautista	Renter	3	<1 year	San José Unified School District		• Community Development • Homeless Services • Federal Funding
8	Marika Buchholz	Renter	3	<1 year	County of San Mateo	Low Income	• Homeless Services • Federal Funding
9	Thoa Hoang	Owner	4	1-2 years	Stanford University		• Real Estate Development • Community Development • Federal Funding
10	Rose Escalera	Renter	7	6+	Martha's Kitchen	Mobilehome Resident Lived Experience Low Income	
11	Daisy Porras	Renter	7	6+	Housing Choices	Low Income	• Community Development
12	Elizabeth Agramont-Justino	Renter	3	6+	LifeMoves	Low Income	• Homeless Services

#	Name	Owner or Renter	Council District	Years in San José	Employer	Special Role Eligibility (if any)	Self-Identified Experience in Desirable Issue Areas
13	Tasha Eaton	Owner	2	6+	VMWare		• Real Estate Development • Community Development
14	Ky Lam	Owner	6	6+	GMS	Mobilehome Park Resident Low Income	
15	Brian Carr	Owner	7	6+		Mobilehome Park Resident Low Income	
16	Ravi Pathak	Owner	8	6+	FinFit Life		• Real Estate Development • Community Development
17	Jared Oliva	Renter	3	<1 year	Zoom		• Community Development
18	Damon Ybarra	Renter	1	6+	Yeti's Coolers		
19	Richard Stewart	Owner	3	6+	Retired		
20	Hina Patel	Owner	3	6+	Service Now		
21	Michelle Huynh	Owner	4	6+			
22	Jennifer Cretella	Owner	6	3-5 years	Apple		
23	Song Cui	Owner	8	6+	Spreadtrum Comms		

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CONCLUSION

All 23 applicants meet the eligibility requirements for appointment to the Housing and Community Development Commission.

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

ERIK L. SOLIVÁN

Director, Housing Department

Attachment A: Housing Department Analysis – Housing and Community Development Commission Candidates Recruitment, Fall 2025

Housing Department Analysis - Housing & Community Development Commission Candidates Recruitment, Fall 2025

					Special Eligibility Positions (each is required by Municipal Code)					Low-Income Members (5 required, 4 currently seated) (self-declared)				Desirable Experience (self-declared)				
#	Applicant's Name	Lives in CC Dist.	Renter or Owner	Ranked by Overall # Yes	MH Park Owner Rep	MH Park Resident Rep	ARO Owner	ARO Resident	Lived Experience with Homelessness	Low/Mod Defined by HUD (self- declared)	Elected Neighborhood Leader in LI Area	Live in Place- Based Neighborhood	Org serving low- income	Real Estate Development	Lending	Community Development	Homeless Services	Federal Funding*
Seated Commissioners' roles & experience:					1	1	1	1	1	1	2	0	2	3	2	5	5	2
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	Column16	Column17	Column18	Column19
	Brenda Bell Brown	6	Renter	7					1	1				1	1	1	1	1
	Oscar Quiroz-Medrano	10	Renter	6						1				1	1	1	1	1
	Aimee Escobar	3	Renter	4										1		1	1	1
	Andrew Singleterry	3	Renter	4									1	1		1	1	
	Victoria Partida	7	Owner	4							1			1		1		1
	Maharshi Patel	8	Renter	4										1	1	1	1	
	Esmeralda Bautista	3	Renter	3												1	1	1
	Marika Buchholz	3	Renter	3						1							1	1
	Thoa Hoang	4	Owner	3										1		1		1
	Rose Escalera	7	Renter	3		1			1	1								
	Daisy Porras	7	Renter	3					1	1						1		
	Elizabeth Agramont-Justino	3	Renter	2						1							1	
	Tasha Eaton	2	Owner	2										1		1		
	Ky Lam	6	Owner	2		1				1								
	Brian Carr	7	Owner	2		1				1								
	Ravi Pathak	8	Owner	2										1		1		
	Jared Oliva	3	Renter	1												1		
	Damon Ybarra	1	Renter	0														
	Richard Stewart	3	Owner	0														
	Hina Patel	3	Owner	0														
	Michelle Huynh	4	Owner	0														
	Jennifer Cretella	6	Owner	0														
	Song Cui	8	Owner	0														

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