

Housing & Community Development Commission Fiscal Year 2024 – 2025 Accomplishments Report

		Recommended Actions	Commission Action
Policy & Programmatic Discussions			
1.	Rent Stabilization Program Fiscal Year 2023-2024 Q4 and Fiscal Year 2024-2025 Q1 Mobilehome Interaction Log Report for Mobilehomes November 14, 2024	Review the Rent Stabilization Program interaction log report for mobilehomes in the fourth quarter of Fiscal Year 2023-2024, first quarter of Fiscal Year 2024-2025, and other updates and provide possible recommendations to staff.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
2.	Measure E Transfer Tax Annual Report for Fiscal Year 2023-2024 December 12, 2024	Review the Measure E Transfer Tax Annual Report for Fiscal Year 2023-2024 revenues and expenditures and provide possible recommendations.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
3.	Rent Stabilization Program Fiscal Year 2023-2024 Annual Report December 12, 2024	Review the Rent Stabilization Program Fiscal Year 2023-2024 Annual Report and provide possible recommendations to staff regarding Rent Stabilization Program data.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
4.	Rent Stabilization Program Fiscal Year 2024-2025 Quarter 2 Interaction Log Report for Mobilehomes February 13, 2025	Review the Rent Stabilization Program Interaction Log Report for mobilehomes in the second quarter of Fiscal Year 2024-2025, and other updates and provide possible recommendations to staff.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
5.	2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan	Hold a public hearing on funding priorities for the 2025-2030 Consolidated Plan and Fiscal Year 2025-2026 Annual Action Plan for the use of federal funds from the U.S. Department of Housing and Urban Development	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

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	Funding Priorities March 13, 2025	(HUD) and provide Housing Department staff with input on the proposed funding priorities for the City's 2025 - 2030 Consolidated Plan and next Annual Action Plan.	
6.	Annual Progress Report on the Housing Element and Housing Successor Report March 13, 2025	Review the Annual Progress Report on the Housing Element and Housing Successor Report and make possible recommendations to staff and/or the City Council.	Commissioner Tran made the motion to create an ad hoc committee consisting of Commissioners Tran, Gabrian, Finn, Sapirman, Mowad, and Navarro to study and assess Measure E and provide a report back to the commission with recommendations in May. The motion passed 9-2. Yes: Finn, Mowad, Del Buono, Navarro, Partida, Tran, Moore, Sapirman, Gabrian (9) No: Jasinsky, Beehler (2) Absent: Dawson, Khan, Salazar (3)
7.	Measure E Overview and Allocation Report and Ad Hoc Committee Discussion April 10, 2025	Discuss old business	Commissioners asked clarifying questions and gave feedback to staff. Commissioner Tran made the motion to recommend to the council that no reallocation decision of Measure E fund be made permanent for the coming fiscal year. The motion was seconded by Commissioner Dawson. The motion passed 5-4. Yes: Finn, Partida, Tran, Moore, Gabrian (5) No: Jasinsky, Mowad, Beehler, Moore (4) Absent: Khan, Navarro, Salazar, Sapirman (4) Commissioner Tran made the motion to Rescind the Measure E Ad Hoc Committee that was created during the March 13, 2025, Commission Meeting. The motion was seconded by Chair Jasinsky. The motion passed 9-0. Yes: Finn, Jasinsky, Dawson, Mowad, Beehler, Partida, Tran, Moore, Gabrian (9) No: None (0)

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		Recommended Actions	Commission Action
			Absent: Khan, Navarro, Salazar, Sapirman (4)
8.	Rent Stabilization Program Budget and Fees Recommendations April 10, 2025	Review and provide possible recommendations on the Rent Stabilization Program's proposed fee structure for Fiscal Year 2025-2026 based on the current cost projections and the March Mayor's Budget Message direction: i. Annual Apartment Rent Control Fee: Increase from \$76.00 per unit to \$77.00 per unit; ii. Annual Apartment Non-Rent Control Fee: Remain at \$23.00 per unit; iii. Annual Mobilehome Rent Control Fee: Increase from \$30.00 per unit to \$32.00 per unit; and iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: to decrease from \$2,833 to \$2,619 per unit for up to 10 units and increase from \$951 to \$957 per unit for over 10 units	Commissioners asked clarifying questions and gave feedback to staff. Commissioner Moore made the motion to accept the fee recommendation as proposed. Commissioner Finn seconded the motion. The motion passed 9-0. Yes: Finn, Jasinsky, Dawson, Mowad, Beehler, Partida, Tran, Moore, Gabrian (9) No: None (0) Absent: Khan, Navarro, Salazar, Sapirman (4)
9.	Draft 2025-2030 Consolidated Plan, Draft Fiscal Year 2025-2026 Annual Action Plan, and Draft Amendments to Citizen Participation Plan May 8, 2025	1) Conduct a public hearing on the draft 2025-2030 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan, and Citizen Participation Plan, and take public comment as required by the U.S. Department of Housing and Urban Development (HUD); 2) Provide input to Housing Department staff on the draft 2025-2030 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan and proposed funding allocations and Citizen Participation Plan; and 3) Recommend City Council approve the 2025-2023 Consolidated Plan, Fiscal Year 2025-2026 Annual Action Plan, and Citizen Participation Plan.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

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10.	Measure E Spending Plan May 8, 2025	1. Adopt a resolution amending Section 22 of City Council Policy 1-18, titled “OPERATING BUDGET AND CAPITAL IMPROVEMENT PROGRAM POLICY”, to approve the following percentage allocations for the spending of Measure E revenues effective July 1, 2025: a. Up to 5% of the revenues may be allocated for the administration of funding related to increased workload resulting from more robust homeless prevention efforts and the creation of more affordable housing, including, but not limited to, financial, legal, or administrative and policy programmatic support b. The remaining revenue is allocated as follows: i. 10% for homelessness prevention including, but not limited to, gender-based violence programs, legal services, and rental assistance. ii. Up to 90% for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations; and iii. Any remaining revenue not budgeted within the homeless sheltering and support program allocation above will be allocated as determined through the annual budget process for the creation of	Commissioners asked clarifying questions and gave feedback to staff. Commissioner Navarro made the motion to recommend that the allocation for the spending of Measure E revenues effective July 1, 2025, match the labeled existing policy allocation as reflected in Table 1 on Item VII.B Measure E Spending Plan. The motion was seconded by Commissioner Tran. The motion passed 6-4. Yes: Finn, Dawson, Navarro, Partida, Tran, Sapirman (6) No: Mowad, Beehler, Moore, Gabrian (4) Absent: Jasinsky, Khan, Salazar (3)

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		new or the preservation of existing affordable housing. 2. Approve the following percentage allocations for the spending of Measure E revenues totaling \$55.0 million anticipated to be received in Fiscal Year 2025-2026: a. 5% or \$2,750,000 for administration with the remaining revenue allocated as follows: i. 10% or \$5,225,000 for homeless prevention, gender-based violence programs, legal services, and rental assistance; and ii. Up to 90% or \$47,025,000 for homeless sheltering and support programs that may include, but are not limited to, case management, outreach teams, encampment services, safe or supportive parking, homeless shelters, and interim housing construction and operations.	
11.	Middle-Income Housing Strategy Status Report May 8, 2025	Review and provide possible recommendations to the Middle-Income Housing Strategy Status Report.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.
12.	Rent Stabilization Program Semi-Annual Report Fiscal Year 2024-2025 June 12, 2025	Review and provide advice to staff regarding the Rent Stabilization Program Semi-Annual Report Fiscal Year 2024-2025.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.

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13.	Rent Stabilization Program Quarter 3 Mobilehome Interaction Log <u>June 12, 2025</u>	Review and provide advice to staff regarding the Rent Stabilization Program Quarter 3 Mobilehome Interaction Log.	Commissioners asked clarifying questions and gave feedback to staff. No motions were made.