

Exhibit E Capacity

[City of San José]

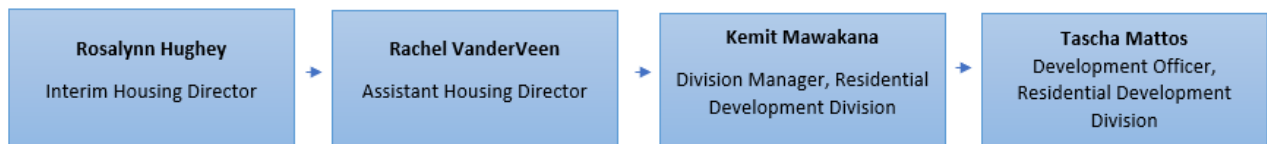
Exhibit E Capacity

Implementation Capacity

The San José Housing Department (SJHD) will lead implementation. SJHD has managed \$250 million worth of gap financing awards over the last five years, demonstrating capacity to evaluate applications, execute loan agreements, and monitor affordability covenants. Given that the goal of the program is to work with community groups as developers and they have already provided extensive input on the design of the proposed activities, they will not be partners in implementation. SJHD will offer developers support through a list of technical advisors to be developed as the process is launched as well as allow developers to identify their own support to be funded through the new process.

The City of San José has the legal authority to implement these activities through the language of Measure E, a Real Property Transfer Tax approved by voters in 2020, and the city charter. Revenues raised by Measure E fund investments in affordable housing as overseen by the Housing and Community Development Commission (HCDC), the committee charged with Measure E spending oversight. Under the approved measure, SJHD may use up to 75% of total funds towards affordable housing development (either new construction or preservation). The preservation of existing units fits within this mandate.

The City of San José has specialized staff to support this effort, but would also hire additional employees to ensure full support for the loan process and developers. Staff members that would specifically work on the activities are noted in the organizational chart below:



The Housing and Community Development Commission (HCDC), which was established by the City's Municipal Code, consists of 14 members who advise the Director of Housing, the Mayor, and the City Council on housing and community development matters. Commissioners will perform the critical role of spending oversight and community engagement on matters of program implementation.

SEAT/ROLE	EMAIL	COMMISSIONER
District 1 Seat	HCDC1@sanjoseca.gov	Roma Dawson
District 2 Seat	HCDC2@sanjoseca.gov	VACANT
District 3 Seat	HCDC3@sanjoseca.gov	Barry Del Buono
District 4 Seat	HCDC4@sanjoseca.gov	Linh Vong
District 5 Seat	HCDC5@sanjoseca.gov	Ruben Navarro
District 6 Seat	HCDC6@sanjoseca.gov	Jen Beehler
District 7 Seat	HCDC7@sanjoseca.gov	Victoria Partida (Vice Chair)

District 8 Seat	HCDC8@sanjoseca.gov	Huy Tran
District 9 Seat	HCDC9@sanjoseca.gov	Don Jackson
District 10 Seat & Apartment Rent Ordinance Owner Role	HCDC10@sanjoseca.gov	Roberta Moore
Mayor's Citywide Seat & Apartment Rent Ordinance Tenant Role	HCDCCW@sanjoseca.gov	Zenia Cardoza
Mobilehome Owner/ Manager Representative	HCDCML@sanjoseca.gov	Ryan Jasinsky (Chair)
Mobilehome Resident Representative	HCDCMR@sanjoseca.gov	Daniel Finn
Lived Experience in Homelessness Seat	HCDCLE@sanjoseca.gov	Sketch Oppie
Lived Experience Alternate	HCDCLEALT@sanjoseca.gov	Jerome Shaw

Staff at HR&A Advisors, a municipal consulting firm with expertise in grant writing, prepared this application in coordination with SJHD staff. These staff members include:

- Kate Owens, Principal, HR&A Advisors
- Joe Speer, Analyst, HR&A Advisors
- Kirthi Balakrishnan, Research Analyst, HR&A Advisors
- Max Toth, Independent Contractor, HR&A Advisors

SJHD staff contracted HR&A Advisors to prepare this application in accordance with SJHD's vision for an acquisition/rehab program that deploys local funds alongside PRO Housing funds to advance the City's housing preservation goals. SJHD staff met with HR&A weekly or bi-weekly to remain up-to-date on the status of the application, and advised on San José's particular needs as they related to this proposal.