



# AGENDA REPORT

**Department:** City Clerk's Office  
**Prepared by:** Shelley Chapel, MMC, City Clerk  
**Meeting Date:** Tuesday, February 17, 2026  
**Approved by:** Alejandro Hernandez, Acting City Manager

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**SUBJECT:**

Consideration of the Creation of a Homeownership Sub-Committee – “Our Future is Homeownership.”

**RECOMMENDATION:**

Staff Recommends that the City Council:

1. Discuss the Proposal to Create a Homeownership Sub-Committee; and
2. Provide Direction Regarding the Formation, Scope, Composition, and Term of the Proposed Sub-Committee.

**BOARD/COMMISSION/COMMITTEE PRIOR ACTION:**

Not Applicable.

**EXPLANATION:**

On Tuesday, January 13, 2026, Councilmember Rodriguez submitted a City Council Agenda Item Request Form pursuant to City Council Policy No. 105, titled “Our Future is Homeownership – Create a Homeownership Sub-Committee.” The request was co-sponsored by Councilmember Yamane.

At the January 20, 2026 meeting, the item was introduced for the limited purpose of determining whether there was Council concurrence to place the matter on a future agenda for full discussion. A majority of the City Council voted in concurrence to return the item for detailed consideration.

The staff report is presented in accordance with that direction.

**Proposal Overview**

The proposal seeks to establish a City Council Sub-Committee focused on increasing homeownership opportunities within the City.

According to the Agenda Item Request Form, the stated concern is that the City currently has an approximate residency distribution of 65% renters and 35% homeowners. The requestors have expressed an interest in exploring strategies to “balance the equation” and develop programs that promote homeownership.

The proposed Sub-Committee would:

- Be comprised of Councilmembers Rodriguez and Yamane;

- Coordinate with City staff regarding existing processes and guidelines;
- Understand “switches and controls” in helping builders (private and/or public) to expedite the processes and to realize building units for sale.
- Explore potential private and public partnerships; and
- Return to the City Council with recommendations, including feasibility, legal considerations, and potential cost implications.

The proposal is identified as a significant project that will require staff support, information gathering, and potentially future analysis, including legal and financial review.

**FINANCIAL STATEMENT:**

None at this time.

**RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:**

Housing and Community Development

**ENVIRONMENTAL REVIEW:**

This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

**PUBLIC NOTIFICATION:**

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act

**ORDINANCE:**

Not Applicable

**EXHIBIT:**

Exhibit A – City Council Policy 105 submitted January 20, 2026 City Council Meeting

Exhibit B – City Council Policy 105 – CC Placement of Item on Agenda – October 18 2025