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April 11, 2022

Mayor & City Council  
City of San Jose  
200 East Santa Clara Street, 18th Floor  
San Jose, CA 95113

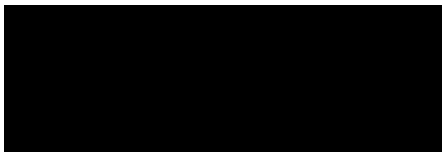
RE: Measure E Spending Priorities and Percentage Allocations (Item 8.1 on the 4/12 agenda)

Honorable Mayor & Councilmembers.

I write in support of the staff's recommended changes to the Measure E spending plan. We are grateful that the Administration has developed a balanced plan that remains true to the original Measure E spending priorities - including a primary focus on building permanent, deeply affordable housing - while also providing flexibility to address other emerging needs.

As one of the organizations that worked hard to ensure adoption of Measure E in 2020, we believe it is critical that the Council keep faith with the voters by ensuring that the new spending plan remains consistent with the priorities identified at the time. And that's why we urge you to adopt the recommended spending plan.

Thank you,



Jennifer Loving  
CEO



**Advancing Justice**  
Housing | Health | Children & Youth

April 12, 2022

Mayor Sam Liccardo and San José City Council  
200 E. Santa Clara Street  
San Jose, CA 95111

**RE: Agenda 8.1 - Proposed Changes to the Spending Priorities and Percentage Allocations  
Measure E Real Property Transfer Taxes.**

Dear Mayor and City Councilmembers:

The Law Foundation of Silicon Valley writes in support of Staff's recommendations with respect to the proposed changes to the spending priorities with respect to Measure E. We believe this are important to address the housing crisis on many fronts, and specifically, want to thank staff for recommending that 10% of the funds are dedicated to homeless prevention and rent assistance.

The passage of Measure E means that the city of San Jose has an ongoing and dedicated local funding source to provide much needed resources to a variety of crucially needed housing solutions, including building affordable housing. While it is critical to build more affordable housing, the pandemic has shown the importance of keeping families housed who are at risk of homelessness through homeless prevention services and rent assistance. A study by the Eviction Lab found that 1.5 million fewer evictions were filed in the United States while moratoria and rent assistance through ERAP were in place.<sup>1</sup> As one of the largest providers of eviction prevention services in our County, we have witnessed how critically important homeless prevention services are to the housing crisis, and keeping families housed throughout the pandemic.

As we come out of the pandemic, it is critically that we continue to fund homeless prevention services and rental assistance. We thank staff for its recommendations and urge Council to support the proposed policy. Should you have any questions, please contact me at (408) 280-2453 or [Nadia.aziz@lawfoundation.org](mailto:Nadia.aziz@lawfoundation.org).

Sincerely,

A black rectangular redaction box covering the signature of Nadia Aziz.

Nadia Aziz, Directing Attorney

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<sup>1</sup> Jacob Haas, Jasmine Rangel, Juan Pablo Garnham, and Peter Hepburn, "Preliminary Analysis: Eviction Filing Trends After the CDC Moratorium Expiration," by Eviction Lab, December 9, 2021, available at <https://evictionlab.org/updates/research/eviction-filing-trends-after-cdc-moratorium>.

# WORKING PARTNERSHIPS USA

April 11, 2022

San José City Council  
200 E. Santa Clara Street  
San Jose, CA 95111

## **Re. Agenda Item 8.1- Proposed Changes to the Spending Priorities and Percentage Allocations Measure E Real Property Transfer Taxes**

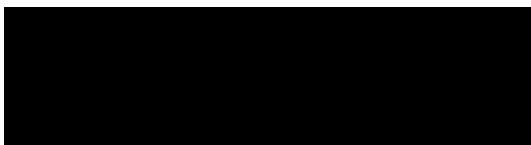
Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Cohen, Esparza, Davis, Foley, Jimenez, Mahan, and Perez,

As we continue to grapple with our housing crisis, we can all acknowledge that without funding sources we will not be able to create housing opportunities to alleviate the impacts that this crisis has had on our community. With the passage of Measure E, San Jose has an ongoing funding source to address the various housing challenges affecting our community. As we continue to push for housing solutions, we are going to look towards funding sources including Measure E to finance the production and preservation of affordable homes, as well as crucial programs aimed at homeless prevention.

We urge the council to support staff's recommendations on an updated spending allocation for Measure E. In particular, we are pleased to see a dedicated 10 percent of Measure E funds to go towards homeless prevention programs. As we continue to grapple with displacement and now with many COVID-19 related protections expiring, we need to support any and all measures to keep families housed.

As we continue to address housing challenges in our City, ensuring that Measure E dollars are being allocated in a manner that addresses all housing needs is paramount. We feel that through this proposed spending plan we are maximizing this opportunity so we can best combat the impacts that this crisis has had on our community. We are eager to move forward in addressing our shortage and using funding sources such as Measure E to support those efforts.

Sincerely,

A large black rectangular redaction box covering the signature area.

Jeffrey Buchanan, Director of Public Policy  
Working Partnerships USA

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Staff  
Regina Celestin Williams  
*Executive Director*

**TRANSMITTED VIA EMAIL**

April 12, 2022

Honorable Mayor Sam Liccardo and Members of the City Council  
City of San Jose

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Davis, Carrasco, Cohen, Esparza, Foley, Jimenez, Mahan, and Perez.

**Item 8.1 : Proposed Changes to the Spending Priorities and Percentage Allocations  
Measure E Real Property Transfer Taxes.**

We write today to support the staff recommendation to adjust the spending priorities and percentage allocation for Measure E tax receipts, as reviewed and accepted by the council on February 15, 2022. This adjustment will reallocate a portion from each of the current spending categories to create a new Homeless Services Programs priority. As outlined in the staff memorandum, this action is being taken to respond to the additional funding needed for the construction and ongoing service obligations of emergency interim housing and hotel acquisition projects undertaken to respond to the immediate shelter and service needs of those facing homelessness in the city.

Interim housing opportunities are important additional tools in the City's homeless and displacement response, and their success depends on providing both shelter and supportive services. The needs of those living unhoused in our city are profound, and we are committed to a continuum of responses, including displacement and homeless prevention, support for a range of interim shelter and harm mitigation efforts, and the continued development of the permanent affordable homes people need.

Since its passage by the voters in 2020, with strong leadership from the Mayor and Council, Measure E has become an essential resource in the City's response to the housing crisis. Owing to the record-breaking sales of commercial property during the pandemic, the program has outperformed expectations and already generated over a \$100 million. These are resources that will keep thousands of families and individuals in their homes and build and create thousands of new affordable homes. This was what the voters approved -- with the added assurance that only a super majority vote by council could change the allocation priorities. Even as we support the proposed changes, this should not be a decision taken lightly by this council, as the faith of the voters is essential to ongoing support for housing solutions.

As we expand the priorities and uses of Measure E we must acknowledge that we know how to respond to the displacement, homelessness, and housing affordability crisis -- ensuring that everybody has a safe and stable home they can afford. Our greatest challenge remains our limited resources. The latest \$150 million NOFA for affordable development received proposals for \$240 million from projects well underway, and Planning staff report a much



longer pipeline of affordable projects under development. Critical County Measure A funds are nearly spent down. Challenges at the state level, are making the importance of local funding sources all the more important.

In San Jose 34,000, about 25%, of renter households pay over half of their incomes for rent. These households are overwhelmingly extremely-low and very-low income working families struggling mightily every day, and with very little buffer should they face increased costs or unexpected expenses. Over 22,000 renters, and many lower-income homeowners, live in overcrowded or severely-overcrowded homes. Reflecting enduring racial injustices and stratification, those suffering from housing instability, most vulnerable to displacement and homelessness, are disproportionately BIPOC residents of our city. These are conditions that hurt people, that create lasting impacts on everything from educational attainment to health, that perpetuate family and community instability that is holding us back collectively from realizing the full potential of this city.

As you expand our response to the multiple dimensions of this crisis, you must continue to commit to expanding our collective capacity. San Jose needs to take a leadership role in supporting a regional affordable housing bond initiative to be coordinated by the recently formed Bay Area Housing Finance Agency. We must commit to a feasible, but robust increase in the Commercial Linkage Fee to address increased demand from the largest commercial development pipeline in the City's history. We must embrace and invest in new approaches to creating affordable homes through housing preservation. We must continue to streamline the housing development process, and continue to get better at providing emergency rental assistance where and when it is needed most.

The needs are tremendous, the challenges are great, but we know the solutions and must redouble our commitment.

Sincerely,

  
Regina Celestin Williams  
Executive Director