
Fw: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

From City Clerk <city.clerk@sanjoseca.gov>
Date Wed 1/21/2026 3:26 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (203 KB)
SJ Chamber - Housing Day Support 012726.pdf;

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San Jose, CA 95113
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From: Lennies Gutierrez <[REDACTED]>
Sent: Wednesday, January 21, 2026 3:24 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Zarate, Sarah <Sarah.Zarate@sanjoseca.gov>; Fruen, Joseph <Joseph.Fruen@sanjoseca.gov>; Yamamoto, KiyomiH <Kiyomi.Yamamoto@sanjoseca.gov>; Gvatua, Alexander <Alexander.Gvatua@sanjoseca.gov>; Nguyen, Lam <Lam.Nguyen@sanjoseca.gov>; Moreno, Brisa <Brisa.Moreno@sanjoseca.gov>; lynn.lee@sanjoseca.gov <lynn.lee@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>; Leah Toeniskoetter <leaht@sjchamber.com>; Solivan, Erik <Erik.Solivan@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>
Subject: RE: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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RE: Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

Dear Mayor Mahan and Honorable Councilmembers,

On behalf of the San Jose Chamber of Commerce, I write in strong support of staff's proposed updates to the City's housing policies intended to accelerate housing production, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing—particularly affordable and workforce housing—is the top concern of our members. To sustain San Jose's economic vitality, we must advance policies that meaningfully increase housing production. Meeting the state-mandated goal of 62,000 new homes by 2031 will require decisive action now.

San Jose's competitiveness depends on its ability to house the workforce that powers our economy. Employers consistently cite housing costs and availability as major barriers to growth, talent recruitment, and long-term investment. Streamlining policies that make it easier, faster, and more cost-effective to build housing is essential to the city's future.

For these reasons, the Chamber believes the following policy actions will make a measurable difference in supporting San Jose's short- and long-term growth, vitality, and economic success:

Downtown Residential Incentive Program

The proposed updates appropriately refine the Inclusionary Housing requirements to better support workforce housing, streamline program implementation, and expand eligibility to include commercial-to-residential conversions for mid- and high-rise buildings within the Downtown Planned Growth Area, consistent with City criteria. These changes better align the program with current market conditions and improve long-term feasibility.

Multifamily Housing Incentive Program

The Chamber advocated for the creation of this program in 2024 and remains strongly supportive of its extension. The program has already enabled several multifamily developments to move forward and continues to hold meaningful potential to unlock additional housing production.

Inclusionary Housing Ordinance

Approval of the proposed amendments will better align affordability requirements with current market realities while maintaining meaningful affordability for middle-income households. The changes simplify compliance, establish a functional Surplus Credits marketplace, align rental affordability terms with state practice, and streamline 100% affordable projects. Collectively, these updates make the ordinance clearer, more predictable, and better suited to today's financing environment—supporting more housing for San Jose's workforce.

We view these actions as an important step toward addressing San Jose's housing challenges, though they should be understood as a starting point rather than a final solution. Given that the development cycle—from site acquisition through completed construction—can take four years or more, we encourage the City Council and staff to think beyond time-limited incentives and consider unit-based production goals. If the objective is to meaningfully increase housing supply, flexibility aligned with real development timelines and a willingness to boldly test pilot approaches will be essential.

The Chamber would also welcome the opportunity to facilitate conversations between Councilmembers, City staff, and our membership—including employers, developers, and property owners—who can provide practical, on-the-ground insight into how these policies affect investment and housing delivery. We stand ready to be a constructive partner in advancing solutions that help San Jose meet its housing goals and remain competitive.

If you would like to schedule a meeting to discuss further, please do not hesitate to reach out to Lennies Gutierrez, our interim policy manager at [REDACTED]

Sincerely,
[REDACTED]



January 21, 2026

City of San Jose City Council
200 E. Santa Clara St.
San José, CA 95113

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Sincerely,

[REDACTED]

Leah Toeniskoetter
President & CEO
San Jose Chamber of Commerce

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Lennies M. Gutierrez
Interim Policy Manager
San Jose Chamber of Commerce



www.sjchamber.com

101 W. Santa Clara Street, San Jose, CA 95113

Mailing Address: PO Box 149, San Jose, CA 95103



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FW: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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From: Lennies Gutierrez [REDACTED]
Sent: Thursday, January 22, 2026 11:02 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fw: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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To: mayor@sanjoseca.gov <mayor@sanjoseca.gov>; district1@sanjoseca.gov <district1@sanjoseca.gov>; district2@sanjoseca.gov <district2@sanjoseca.gov>; district3@sanjoseca.gov <district3@sanjoseca.gov>; district4@sanjoseca.gov <district4@sanjoseca.gov>; district5@sanjoseca.gov <district5@sanjoseca.gov>; district6@sanjoseca.gov <district6@sanjoseca.gov>; district7@sanjoseca.gov <district7@sanjoseca.gov>; district8@sanjoseca.gov <district8@sanjoseca.gov>; district9@sanjoseca.gov <district9@sanjoseca.gov>; district10@sanjoseca.gov <district10@sanjoseca.gov>; clerk@sanjoseca.gov <clerk@sanjoseca.gov>
Cc: sarah.zarate@sanjoseca.gov <sarah.zarate@sanjoseca.gov>; joseph.fruen@sanjoseca.gov <joseph.fruen@sanjoseca.gov>; kiyomi.yamamoto@sanjoseca.gov <kiyomi.yamamoto@sanjoseca.gov>; alexander.gvatua@sanjoseca.gov <alexander.gvatua@sanjoseca.gov>; Lam.Nguyen@sanjoseca.gov <Lam.Nguyen@sanjoseca.gov>; brisa.moreno@sanjoseca.gov <brisa.moreno@sanjoseca.gov>; lynn.lee@sanjoseca.gov <lynn.lee@sanjoseca.gov>; jonathan.fleming@sanjoseca.gov <jonathan.fleming@sanjoseca.gov>; Teddy.Adera@SanJoseCA.Gov <Teddy.Adera@SanJoseCA.Gov>; scott.hughes@sanjoseca.gov <scott.hughes@sanjoseca.gov>; david.gomez@sanjoseca.gov <david.gomez@sanjoseca.gov>; Leah Toeniskoetter [REDACTED]; erik.solivan@sanjoseca.gov <erik.solivan@sanjoseca.gov>; vince.rocha@sanjoseca.gov <vince.rocha@sanjoseca.gov>; christopher.burton@sanjoseca.gov <christopher.burton@sanjoseca.gov>
Subject: RE: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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Sincerely,


Leah Toeniskoetter

President & CEO
San Jose Chamber of Commerce



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Lennies M. Gutierrez
Interim Policy Manager
San Jose Chamber of Commerce



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January 21, 2026

City of San Jose City Council
200 E. Santa Clara St.
San José, CA 95113

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Sincerely,

[REDACTED]

Leah Toeniskoetter
President & CEO
San Jose Chamber of Commerce

Fw: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
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To Agendadesk <Agendadesk@sanjoseca.gov>

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From: Jennette Holzworth [REDACTED]
Sent: Friday, January 23, 2026 9:19 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am a San Jose resident and leader in my District 6 community writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items.)

My specific reasons for asking for your opposition and adjustments are outlined below, and it comes from the perspective of a voter and homeowner who recognizes the exorbitant privilege and sheer luck my family has fallen into that has allowed us to exit the often inhumane and always unpredictable conditions of being low-income renters. We got lucky - the tech company employing my husband went public. That is the only reason, despite saving and scrounging, that we could gather enough money to buy ourselves a mortgage. Yes, we worked hard, but that wasn't enough to bring the relative stability of homeownership. We must do more as a community to combat the affordability crisis at hand.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)
I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)
I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent,

affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on “Housing Day” and demand we do better for our city.

Sincerely,
Jennette Holzworth

Jennette Holzworth


San Jose, California 95128

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Fw: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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From: Dustin Hunt [REDACTED]
Sent: Friday, January 23, 2026 9:40 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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Dustin Hunt

MILPITAS, California 95035

FW: SPUR support for Housing incentive programs & Inclusionary Housing Ordinance amendments

From City Clerk <city.clerk@sanjoseca.gov>
Date Fri 1/23/2026 2:19 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (144 KB)

SPUR supports San Jose's Housing Incentive Programs & IHO updates.pdf;

From: Lori Droste [REDACTED]
Sent: Friday, January 23, 2026 2:18 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: SPUR support for Housing incentive programs & Inclusionary Housing Ordinance amendments

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Dear Mayor Mahan and Honorable Councilmembers,

Please find SPUR's support letter for the Downtown Residential Incentive Program expansion, the Multifamily Housing Incentive Program extension, and amendments to the Inclusionary Housing Ordinance. Please feel free to contact me with any questions.

Have a great weekend,

Lori Droste
Director of Housing and Planning Policy, SPUR

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January 23, 2026
City of San Jose City Council
200 E. Santa Clara St.
San José, CA 95113

Subject: Support for Housing Incentive Programs (Items 8.2 and 8.3) and Inclusionary Housing Ordinance Updates (8.4)

Dear Mayor Mahan and Honorable Councilmembers,

SPUR writes in support of the proposed housing incentive programs, including the expansion of [Downtown Residential Incentive Program](#) and the [Multifamily Housing Incentive Program](#) extension. We believe that these actions will unlock stalled housing developments, support housing production in Downtown San José, and deliver naturally occurring affordability for middle-income households without deep subsidies, relieving displacement pressures elsewhere in the city.

We are particularly supportive of the expansion of the Downtown Residential Incentive Program because its focus on office-to-residential conversions aligns with SPUR's [Revitalizing San José's Downtown: Five Strategies](#). By targeting conversion projects for mid- and high-rise buildings in the Downtown and phasing reductions to key development taxes, the program prioritizes housing that can realistically be delivered in the near term. Simultaneously, we encourage the City to identify complementary and reliable funding strategies for parks, notably Guadalupe River Park and St. James Park, so that housing production and investments in park amenities, maintenance, and public space can advance together.

In supporting the extension of the Multifamily Housing Incentive Program (MHIP), we recognize its demonstrated success over the past year. After a period in which no multifamily projects advanced to construction, MHIP has helped unlock multiple projects now under construction or actively pursuing permits, representing approximately 1,400 units.¹ Together, the program's combination of tax reductions, expanded eligibility, and a readiness-based prioritization could deliver even more housing projects. Although the potential loss of transportation revenue is not assumed in the 2026-2030 Adopted Traffic Capital Program, we want to emphasize the importance of identifying additional, sustainable transportation funding sources to continue supporting the critical link between housing and transportation in the Bay Area's largest city.

¹ City of San José, Staff Memorandum: Multifamily Housing Incentive Program Extension, Agenda Item 8.3. Staff analysis summarizes project status and unit counts.

SPUR also supports the proposed updates to the [Inclusionary Housing Ordinance](#). We recognize that fewer than 10 percent of projects subject to the Inclusionary Housing Ordinance are currently penciling under existing requirements,² and we share the City's goal of ensuring the ordinance results in actual housing production rather than stalled projects. We further acknowledge that middle-income households are a critical but underserved segment of the housing market, and that cities across the region, including San José, systematically underproduce housing for this group. During the current 6th cycle Housing Element period, only 109 middle-income units have been completed, by far the lowest level of production across all income categories.³

At the same time, SPUR recognizes the importance of subsidized affordable housing throughout the Bay Area and supports the provision to help streamline 100% affordable housing projects. We must also continue to work in partnership to find funding for low- and very low-income housing. The City has been a strong partner working collaboratively with stakeholders and the County to provide gap subsidies. Still, with the Measure A bond exhausted, additional funding sources will be necessary to meet the needs of lower-income residents. While subsidized affordable housing is best suited to address displacement directly, market-rate housing also plays an indispensable role by absorbing demand and reducing pressure on existing lower-income neighborhoods.⁴ We need to do both, and this proposal strikes an appropriate balance, provided it is paired with a continued commitment to identifying new, reliable funding sources for affordable housing.

For these reasons, SPUR urges the City Council to approve the Downtown Residential Incentive Program expansion, the extension of the Multifamily Housing Incentive Program, and the proposed updates to the Inclusionary Housing Ordinance. We look forward to working closely with the City to track outcomes, refine policies as conditions change, and identify additional funding strategies to meet San Jose's housing and equity goals.

Sincerely,

A large black rectangular redaction box covering the signature of Lori Droste.

Lori Droste
Housing and Planning Policy Director, SPUR

² City of San José, Staff Memorandum: Inclusionary Housing Ordinance Amendments, Agenda Item 8.4. Staff reports that fewer than ten percent of IHO projects are financially feasible.

³ "City of San Jose's 6th Cycle (2023-2031) Housing Production," (PBCE Housing Production Dashboard), San José's Department of Planning, Building, and Code Enforcement, <https://app.powerbigov.us/view?r=eyJrjoiYTdkNmJhMDYtZTA4OS00MmVQ4LTlM0GUtZDIwZThkNTc3MzRmlwidCI6IjBmZTMzYmUwLTlxNDItNGY5Ni05YjhkLTc4MTdkNWMyNjEzOSJ9>.

⁴ Pennington, Kate, Does Building New Housing Cause Displacement?: The Supply and Demand Effects of Construction in San Francisco (June 15, 2021). Available at SSRN: https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3867764#paper-citations-widget

FW: Support for Housing Policy Updates Advancing Production in San José

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:11 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Loida Kirkley [REDACTED]
Sent: Sunday, January 25, 2026 3:44 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District5@sajoseca.gov; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District3 <district3@sanjoseca.gov>
Subject: Support for Housing Policy Updates Advancing Production in San José

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Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

Dear Mayor Mahan and Honorable Councilmembers,

I am writing to express strong support for the San Jose Chamber of Commerce's letter urging approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing, especially affordable, and workforce housing - remains a top concern for employers and residents alike. San José's ability to stay economically competitive depends on producing the homes needed to house its workforce. The Chamber's recommendations reflect practical, market-aligned steps that will help accelerate production, improve feasibility, and support long-term investment in our city.

The proposed refinements to the Downtown Residential Incentive Program, continued support for the Multifamily Housing Incentive Program, and targeted updates to the Inclusionary Housing Ordinance collectively strengthen the city's housing framework. These actions will make it easier, faster, and more predictable to build the housing San José urgently needs.

I encourage your support for these policy updates and welcome continued dialogue with the Chamber and its members as the City advances solutions to meet its housing goals.

Thank you for your leadership and consideration.

Loida C. Kirkley
Roygbiv Real Estate Development



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FW: Your Constituency Says NO to Current "Housing Day" Proposals (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:08 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Karen Matsueda <[REDACTED]>
Sent: Sunday, January 25, 2026 5:19 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to Current "Housing Day" Proposals (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I have lived and owned a home in San José's District 3 for more than 30 years. I am also a member of Showing Up for Racial Justice, and I care deeply about building a city where every person—regardless of race, gender, ability, economic circumstance, or immigration status—can thrive and contribute their gifts to our shared community.

Access to long-term, stable, affordable housing is not a "nice to have." It is foundational—the ground beneath everything else. When people have a secure place to live, families stay rooted, neighborhoods grow stronger, and our city benefits from the creativity, care, and contribution of people who are no longer just trying to survive. When housing is out of reach, we all lose something essential.

I am writing to provide public comment on Tuesday's Housing Day agenda items (City Council items 8.2, 8.3, 8.4, and 8.6). For the official record, please include my comments under each relevant item.

Agenda items 8.2 and 8.3 – Alter Incentive Programs (Downtown Commercial to Residential and Multi-Family Housing):

Public incentives and waivers designed to accelerate housing production must deliver clear public benefit. Any such programs should include specific, enforceable requirements for a meaningful number of truly affordable units in each project.

Agenda item 8.4 – Delay Vote and Direct the Housing Department Regarding the IHO:
This proposal requires robust supporting data and modeling, along with meaningful stakeholder engagement. The voices of impacted communities must help shape the proposal in order to build transparency, trust, and accountability.

Agenda item 8.6 – Oppose Discretionary Changes to the MRO:
Mobile homes represent one of San José’s lowest barriers to entry-level homeownership. Allowing a 10% rent increase upon vacancy or in-place sale, combined with new capital improvement pass-throughs, would significantly increase housing costs and undermine homeowner stability. This would move the City in the wrong direction.

Taken together, these four agenda items are a crucial part of a comprehensive approach to creating long-term, stable, affordable housing and building a San José where we all can thrive. With the changes outlined above, these policies can move us meaningfully in that direction. Otherwise they would deepen the very housing instability and inequity they are intended to address.

Respectfully,
Karen Matsueda

Karen Matsueda



San Jose, California 95112

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FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Aiden Acton - [REDACTED]
Sent: Sunday, January 25, 2026 9:17 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)

I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate

development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Aiden Acton


Mountain View, California 94040

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jasmine Leyva [REDACTED]
Sent: Sunday, January 25, 2026 7:56 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

As a District 6 resident of San Jose, I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
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development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

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We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city and for the people. Let's get people past survival and into thriving homes and livelihoods.

Jasmine Leyva



San Jose, California 95126

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Stacy Schmidt <[REDACTED]>
Sent: Sunday, January 25, 2026 12:17 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am writing to voice my disapproval and deep concern about changes to the MHO. I live in a RV park in San Jose, the regulated rents are the main reason I have been able to remain in San Jose as I can no longer afford even a studio here. These parks are full of people on limited incomes, allowing the rent increases to change from 4% to 10% is a huge difference that will negatively impact these communities! Please do not pass this ordinance, protect your lower income constituents who live in trailer and mobile home parks!

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

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Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)
I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)
I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Thank you!

Stacy Schmidt



San Jose, California 95112

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FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Josiah Berryhill <[REDACTED]>
Sent: Sunday, January 25, 2026 2:27 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Josiah Berryhill. I have lived in the Bay Area for most of my life, and San Jose for most of the last 20 years. I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

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are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

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Josiah Berryhill


San Jose, California 95131

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:10 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Ruby Grimes <[REDACTED]>
Sent: Saturday, January 24, 2026 6:32 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Ruby, San Jose native, and I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate

development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

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We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Ruby Grimes



San Jose, California 95120

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:10 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Stanislav Khasir [REDACTED]
Sent: Saturday, January 24, 2026 4:12 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

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As a resident of San Jose, I do understand that we have issues with homelessness. However, clearing out encampments and cracking down on people living in RVs or other alternatives is not a sustainable solution. We need long-term solutions to get people off the streets in a way that respects their dignity and gets them housing, not punishes their poverty. San Jose puts on a progressive face, but we have to live these values and set the standard for the county, state, and country to follow. If we truly believe that there's a better way than what the federal government and red states are doing, let's show them what that looks like by showing tangible results.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These

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stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Stanislav Khasin



San Jose, California 95117

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FW: NO on "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Laksh Bhasin <[REDACTED]>
Sent: Saturday, January 24, 2026 6:57 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: NO on "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

I am a resident of District 6. Housing is already incredibly unaffordable in the Bay Area, and San Jose was recently crowned the least affordable city in the world according to a home-tracking forum cited by NBC Bay Area. Inclusionary housing and mobile home rent control are among the few tools the city actually uses to help control this crisis. The last thing that SJ should be doing is weakening these provisions, as the Mayor and some Councilmembers are threatening to do on this "Housing Day". Instead, you should be investing more money in permanently affordable social housing for everyone -- the only proven solution to housing crises around the world.

That is why I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

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Laksh Bhasin



San Jose, California 95126-4855

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FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 11:30 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Meggyn Watkins [REDACTED]
Sent: Monday, January 26, 2026 11:25 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Meggyn Watkins. I was raised in South San Jose, got my Bachelor's at SJSU, and I am a homeowner in District 3. Despite being temporarily on assignment in Germany, my home is San Jose. I care deeply about my neighborhood and my neighbors, and I am concerned about the impact of upcoming measures on our city.

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

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Best regards,
Meggyn Watkins
Homeowner, District 3

Meggyn Watkins



San Jose, California 95116

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Fw: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 12:36 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: Caleb Scherer [REDACTED]
Sent: Monday, January 26, 2026 11:42 AM
To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5@sajoseca.gov <District5@sajoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>
Cc: ralph [REDACTED]; Erik Schoennauer [REDACTED]
Subject: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

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Dear Mayor Mahan and Honorable Councilmembers,

I am writing to express strong support for the San Jose Chamber of Commerce's letter urging approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing, especially affordable, and workforce housing - remains a top concern for employers and residents alike. San José's ability to stay economically competitive depends on producing the homes needed to house its workforce. The Chamber's recommendations reflect practical, market-aligned steps that will help accelerate production, improve feasibility, and support long-term investment in our city.

The proposed refinements to the Downtown Residential Incentive Program, continued support for the Multifamily Housing Incentive Program, and targeted updates to the Inclusionary Housing Ordinance collectively strengthen the city's housing framework. These actions will make it easier, faster, and more predictable to build the housing San José urgently needs.

I encourage your support for these policy updates and welcome continued dialogue with the Chamber and its members as the City advances solutions to meet its housing goals.

Thank you for your leadership and consideration.

Best,

Caleb R. Scherer

Associate Brokerage & Development Manager

Borelli Investment Company

2051 Junction Avenue, Suite 100 | San Jose, CA 95131

F: [408.453.5636](tel:408.453.5636)

www.borelli.com

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Fw: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 12:34 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

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From: Alison George [REDACTED]
Sent: Monday, January 26, 2026 11:53 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

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Hello -

My name is Alison George. I currently reside in district 10, am a registered voter and member of SURJ Santa Clara County.

I am writing to express my concerns about the Residential Incentive Program. As a long-time resident of San Jose (over 40 years), I have seen the devastating impact of ever-increasing housing costs and diminished availability of affordable housing. As a city, we must do better for our unhoused and vulnerable community members.

The existing incentive program produced zero deed-restricted affordable units. The City waived fees and taxes without securing permanent affordability. The unhoused and shelter crises exist because San José lacks permanent affordable housing. Why not use precious incentives like these for solutions?Shelters are emergency responses, not housing solutions.

Affordable housing is a racial justice issue and we want to build a San Jose that's affordable for all of us. Please alter incentive programs so that public investment receives public benefit.
Regards,

--

Alison George, MS, OTR/L
Occupational Therapist

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fw: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 12:37 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

From: SARA SLATTERY [REDACTED]
Sent: Monday, January 26, 2026 11:31 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

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SARA SLATTERY


San Jose, California 95125

FW: January 27 City Council Meeting, Agenda Item: 8.2

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 2:17 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (49 KB)

San Jose for Labor Standards.pdf;

From: Frank Hewett <[REDACTED]>
Sent: Monday, January 26, 2026 2:15 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Steve Belong <[REDACTED]>; Jose Espinosa <[REDACTED]>
Subject: January 27 City Council Meeting, Agenda Item: 8.2

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Dear Mayor Mahan and Members of the City Council,

The attached letter is in regards of the January 27 City Council Meeting, Agenda Item: 8.2

Best Regards,

Frank Hewett
Frank Hewett
District Council 16
Business Representative
2149 Oakland Road
San Jose, CA 95131

[REDACTED]
Fax (408)955-0150

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Dear Mayor Mahan and Members of the City Council,

On behalf of Painters and Allied Trades, DC 16, Local Union 507, I am writing in support of revisions to the Downtown Residential High Rise Incentive Program that advance urgently needed housing while also supporting the local construction trades who build our city.

San Jose has an opportunity to ensure that public incentives create clear pathways to family sustaining wages, registered apprenticeship opportunities, and real access for local workers. Union built housing projects already underway downtown show that housing can be delivered while paying prevailing wages, providing employer paid health care, maintaining strong safety standards, and creating career pathways for San Jose and Santa Clara County residents.

I urge the City to adopt a tiered incentive based approach that rewards developers who choose high road workforce standards. These include prevailing wages, use of registered apprentices and pre apprenticeship and workforce readiness programs, commitments to local hiring, and skilled and trained workforce standards or project labor agreements with the Building and Construction Trades Council. Nothing is mandated. Developers who deliver greater public benefit receive greater incentives.

As currently proposed, the program extension offers subsidies with no guarantees that construction jobs will support families, train the next generation of skilled workers, or benefit local communities. San Jose can and should do better, and this is an excellent opportunity to ensure all stakeholders contribute to the creation of good jobs and affordable homes.

I respectfully ask for your support to revise the Downtown High Rise Incentive Program so it delivers both more housing and good construction jobs, strengthens apprenticeship pipelines, and creates meaningful opportunities for local workers.

Sincerely,

Frank Hewett

Business Representative

IUPAT, DC 15, Local 507

Fw: Downtown Residential Highrise Program

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 3:15 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (53 KB)
Downtown Residential HighRise Program.pdf;

Office of the City Clerk | City of San José
200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

From: Cole Davis <[REDACTED]>
Sent: Monday, January 26, 2026 2:31 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Steve Belong <[REDACTED]>
Subject: Downtown Residential Highrise Program

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Mayor Mahan and Members of the City Council

Please see the attachment.

Cole Davis
District Council 16 Business Representative
2149 Oakland Rd
■ **San Jose, CA 95131**

[REDACTED]
- (408) 955-0150 fax
[REDACTED]



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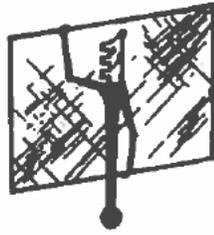
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San Jose, CA 95131

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1/26/2026

Dear Mayor Mahan and Members of the City Council,

On behalf of 1621 union, I am writing in support of revisions to the Downtown Residential High Rise Incentive Program that advance urgently needed housing while also supporting the local construction trades who build our city.

San Jose has an opportunity to ensure that public incentives create clear pathways to family sustaining wages, registered apprenticeship opportunities, and real access for local workers. Union built housing projects already underway downtown show that housing can be delivered while paying prevailing wages, providing employer paid health care, maintaining strong safety standards, and creating career pathways for San Jose and Santa Clara County residents.

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As currently proposed, the program extension offers subsidies with no guarantees that construction jobs will support families, train the next generation of skilled workers, or benefit local communities. San Jose can and should do better, and this is an excellent opportunity to ensure all stakeholders contribute to the creation of good jobs and affordable homes.

I respectfully ask for your support to revise the Downtown High Rise Incentive Program so it delivers both more housing and good construction jobs, strengthens apprenticeship pipelines, and creates meaningful opportunities for local workers.

Sincerely,


Cole Davis
District Council 16 Business Representative
2149 Oakland Rd
San Jose, CA 95131

FW: SJDA Support Letter for Council Agenda Items 8.2 and 8.3

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 1/26/2026 5:13 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (175 KB)
SJDA Housing Day Agenda 8.2 8.3 Support 1.26.26.pdf;

From: Brian Kurtz [REDACTED]
Sent: Monday, January 26, 2026 5:10 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Fwd: SJDA Support Letter for Council Agenda Items 8.2 and 8.3

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The City Clerk email address was omitted from the original message below:

----- Forwarded message -----

From: Brian Kurtz [REDACTED]
Date: Mon, Jan 26, 2026 at 2:43 PM
Subject: SJDA Support Letter for Council Agenda Items 8.2 and 8.3
To: <mayor@sanjoseca.gov>, <district1@sanjoseca.gov>, <district2@sanjoseca.gov>, <district3@sanjoseca.gov>, <district4@sanjoseca.gov>, <district5@sanjoseca.gov>, <district6@sanjoseca.gov>, <district7@sanjoseca.gov>, <district8@sanjoseca.gov>, <district9@sanjoseca.gov>, <district10@sanjoseca.gov>
Cc: Dev Davis [REDACTED], Allie Hughes [REDACTED], <Vincent.Rocha@sanjoseca.gov>, <Erik.Solivan@sanjoseca.gov>, <sarah.zarate@sanjoseca.gov>, <alexander.gvatua@sanjoseca.gov>

To Mayor Mahan, Honorable Members of City Council, and City Clerk Taber:

Attached for the official record is the San José Downtown Association's letter regarding our support and further recommendations for items 8.2 and 8.3 on the January 27 City Council agenda. I'm available to answer any questions you may have. Thank you for your time.

Respectfully submitted,
Brian Kurtz

Brian Kurtz
Chief Executive Officer

San Jose Downtown Association

28 North First Street, Suite 1000
San Jose, CA 95113



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San Jose Downtown Association
28 N. First Street, Suite 1000
San Jose, CA 95113

sjdowntown.com
408.279.1775



January 26, 2026

City Clerk
City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113
Email: city.clerk@sanjoseca.gov

Re: Support for Agenda Items 8.2 and 8.3 — Downtown Residential Incentive Program Expansion and Multifamily Housing Incentive Program Phase I Extension

Dear Mayor Mahan and Members of the San Jose City Council:

On behalf of the San José Downtown Association (SJDA), I respectfully submit this letter in strong support of Item 8.2 (Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects) and Item 8.3 (Multifamily Housing Incentive Program Phase I Extension) on the January 27, 2026, City Council agenda.

Increasing Downtown’s residential population density is paramount to revitalizing San José’s urban core. A vibrant, 18- to 24-hour downtown strengthens the local economy and supports small businesses that continue to struggle amid lasting changes to the daytime economy following the pandemic. A stronger residential presence throughout the day and evening directly increases the pedestrian activity essential to the success of current and future retail, restaurants, cultural destinations, and local services.

Items 8.2 and 8.3 advance this goal by incentivizing housing production while supporting a broad mix of housing types – including affordable, workforce, market-rate, and luxury units – to ensure inclusive growth. By encouraging additional housing in our most walkable areas, these policies also maximize the use of existing public infrastructure, including transit, fire and safety services, and utilities, to support more sustainable growth at a lower per-capita cost.

The commercial office market has experienced fundamental structural shifts since 2020. Item 8.2 responds directly to these conditions by facilitating the conversion of underutilized office space into much-needed housing. Cities across the nation from New York, Cleveland, Detroit, and San Francisco have demonstrated that removing regulatory and financial barriers to commercial-to-residential conversions can accelerate housing production while reactivating downtowns. San Francisco’s recent implementation of SPUR’s office-to-residential conversion recommendations provides a relevant and successful example.

Furthermore, ***SJDA recommends removing all proposed timeline and unit cap restrictions from 8.2 and 8.3*** to extend the effectiveness of these programs and increase likelihood that Downtown achieves its goal of 20,000 residents. There is no point at which Downtown San Jose will be “done,” and development of this magnitude requires long-term clarity and certainty.

Re: Support for Agenda Items 8.2 and 8.3

January 26, 2026

Page 2

As you are likely aware, the timeline for a development project – from ideation through entitlement and ultimately construction – often spans several years. Establishing arbitrary expiration timelines for incentive programs conflicts with our mutual goals, particularly when we must remain steadfast in delivering new units across the spectrum of affordability to support San Jose residents and to further grow Downtown’s population. Providing a longer runway for projects that have yet to be fully vetted will lead to a stronger economy in Downtown and a better chance that a project breaks ground. A denser, more populated Downtown also increases the share of taxes generated for the entire City.

In parallel to efforts at the City level, SJDA supports the International Downtown Association’s advocacy for the Revitalizing Downtowns and Main Streets Act, which would establish a federal tax credit for commercial-to-residential conversions with affordability provisions. This bill, paired with the provisions of Item 8.2, would further catalyze investments in underutilized downtown assets.

The expansion of the Downtown Residential Incentive Program and the extension of the Multifamily Housing Incentive Program are strategic, forward-looking policies that will accelerate housing delivery, support small businesses, and contribute to a more vibrant, resilient, and sustainable downtown San Jose. San Jose Downtown Association *strongly urges the City Council to approve Items 8.2 and 8.3 with elimination of timeline and unit cap requirements.*

Please reach out to me at bkurtz@sjdowntown.com or 408-662-6898 with any questions.

Sincerely,



Brian Kurtz
Chief Executive Officer

FW: Vote NO and prioritize genuinely affordable housing (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:01 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Emma Hartung [REDACTED]
Sent: Monday, January 26, 2026 7:59 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Vote NO and prioritize genuinely affordable housing (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

My name is Emma Hartung, I am a San Jose resident, educator and SURJ member, a lifelong tenant whose stable childhood was only made possible by housing policy (specifically rent-stabilization), and an organizer and advocate here in San Jose.

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

It's clear that San Jose residents desperately need more affordable housing to ensure the communities that built San Jose are not priced out of its future, which is why I urge you to vote no on the items below. At the same time, we need to take that acknowledgment of the need for affordable housing to its logical conclusion and both create permanent deeply affordable housing options, and stop punishing and criminalizing our community members who can't afford the rent and are forced to choose between living on the streets or interim shelters that (when available at all) strip away their autonomy and stability. In addition to voting no on these items, we must also take action as a city to stop the tows, stop the sweeps, and work with unhoused and vehicle-living community members toward more safe parking and other solutions they themselves demand and design.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)
I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)
I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

Please take a stand on "Housing Day" and demand we do better for our city.

Emma Hartung

San Jose, California 95128

FW: NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:06 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Victoria Delacroix [REDACTED]
Sent: Monday, January 26, 2026 10:50 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I on the items being considered in "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

As you consider a vote to extend the local emergency for homeless, you also have the ability to protect affordable housing costs. San Jose has been people's homes for generations before it became Silicon Valley. Keeping housing and rent affordable for everyone who has called San Jose to their home is the moral thing to do. It's what the people want to see.

You have an opportunity to impact real change, generationally. Would you stand with the people, would you consider those who are impacted the most versus the seduction of greed? Would you consider human life above capital profit? Would you be gracious and led by love as we prepare for this meeting?

There are different demands in this county, it must be hard trying to fit everything in and try to take care of every desire. All I ask is that you pause to consider those who have been here- long before it was Silicon Valley. Those who are struggling to survive on the streets. People that are still working with full time jobs that live out of their cars, mobile homes, and on the streets because San Jose has become exponentially more expensive in the last few years. Would you pause to consider those who are being overlooked?

It's not about the money, you can't take any of it with to you when you're gone. Remember, the decisions each of you make will have an impact beyond this moment of time.

Would you consider partnering with the people? Investing into long term affordable housing? Putting the care of the people in the city that you claim to love, versus criminalizing the struggle that thousands of people in our county our facing? We need to stand in solidarity to help one another. We need love, not condemnation.

I ask that you oppose the Mobile Home Rent, the extension of San José's housing incentive programs, and delay the vote for moving forward with affordable housing in San Jose. Rather, would you take ample time to brainstorm and propose real solutions to these very real problems that have direct impact on extremely low, very low, and low income people and families.

The direction that the city has been taking in housing is not working. Rather, it is isolating people from community and not offering long term solutions. Without long term affordable housing options for people to go, they will continue to be stuck in a cycle. If you truly want real change in the city, let us all reconsider. Talk to the people, talk the communities directly impacted by these decisions. Work with the people who are impacted and allow their voices to be heard. Let us work together, not apart.

You each have an opportunity to lead with love, compassion, and kindness. Will you take it?

Victoria Delacroix



San Jose, California 95116

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FW: Your Constituency Says NO to “Housing Day” (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Shawna Nixon [REDACTED]
Sent: Monday, January 26, 2026 5:41 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to “Housing Day” (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, Council Member Tordillos, and other Members of the San José City Council,

I have lived in District 3 of San Jose for most of my life. I am writing to voice my public comment regarding the agenda items for consideration on the upcoming “Housing Day” (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items).

Affordable housing is very important to me. I have had friends move out of the area due to housing costs, I have had friends who have been homeless, and I worry for my own future.

Per Agenda Item Nos. 8.2 and 8.3, I urge the Council to oppose the extension and expansion of San José’s housing incentive programs as written, which continues to provide substantial public subsidies while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. Projects cited as successes under this program produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Per Agenda Item No. 8.4, I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. Please use the collaborative, evidence-based process used to create the current IHO.

Per Agenda Item No. 8.6, I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. The changes would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9-4 vote, and should not move forward.

The Mayor's housing vision does not reflect public need nor public opinion. The call to criminalize homelessness, for one, is deeply unpopular. We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. One of my homeless friends was bounced around from shelter to shelter for years before getting Section 8 housing. Shelters are very stressful, impacting sleep as well as the "3 Ps": Privacy, Possessions, and Pets. Please take a stand on "Housing Day" and demand we do better for our city.

Sincerely,
Shawna Rose Robbins Nixon

Shawna Nixon


San Jose, California 95112-1841

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kathryn Hedges - [REDACTED]
Sent: Monday, January 26, 2026 8:49 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

I am a member of SURJ Santa Clara County. I'm writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing, deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)

I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate

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Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

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We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Kathryn Hedges


Santa Cruz, California 95062

FW: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:14 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah StJulien [REDACTED]
Sent: Tuesday, January 27, 2026 12:02 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

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development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)

I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Deborah StJulien


San Jose, California 95136

FW: Subject: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 9:08 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Chris Neale <[REDACTED]>
Sent: Tuesday, January 27, 2026 8:53 AM
To: District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5@sajoseca.gov; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Subject: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

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Dear Mayor Mahan and Honorable Councilmembers,

I am writing to encourage your approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

The Core Companies has been a San Jose based affordable housing and workforce housing developer for over 35 years. We recently celebrated the Grand Opening of Tamien Family Apartments, 135 affordable apartments located on the VTA parking lot adjacent to the Tamien Station. In addition, we have 5 separate projects totaling almost 700 homes in our pipeline and ready to start construction within the next 2 years. The housing policies in front of you will help at least two of these projects start construction in 2026 and the remaining shortly thereafter. All these homes are designed to be affordable or workforce units with affordability ranging from 30% AMI up to 120% AMI.

The Core Companies strongly urges you to support these policy updates and we look forward to continuing to work with you to make San Jose a great place for all its residents to live.

Sincerely,

Chris Neale
President

470 South Market Street, San Jose, CA 95113

www.thecorecompanies.com

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