



FW: 12/3/2024 Council Meeting, Item 8.1: SUPPORT

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

Date Mon 12/2/2024 7:41 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Kathryn Hedges <[REDACTED]>

Sent: Sunday, December 1, 2024 10:06 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>; citymanager@sanjoseca.gov; Housing - CSJ <housing.csj@sanjoseca.gov>

Subject: 12/3/2024 Council Meeting, Item 8.1: SUPPORT

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Dear Mayor, Vice-Mayor, and Councilmembers:

I have lived in District 3 downtown since 2016 and been a member of various community groups that support affordable housing as well. **I strongly support the Housing Department spending Measure E funding to subsidize the purchase of the Virginian Apartments by the tenants and the South Bay Community Land Trust.**

I have been following the saga of Community Opportunity to Purchase and the growth of the South Bay Community Land Trust. I have also turned out to numerous Council meetings and other actions in support of COPA, getting Measure E on the ballot, and using Measure E funds for permanent affordable housing instead of sweeps or temporary shelters. **Preservation of existing affordable housing prevents the tenants in this building from being displaced to homelessness or away from San Jose as they would be if a REIT buys the property to renovate and re-rent at market rates.**

This property is a perfect example of how a community land trust can preserve naturally affordable housing for the community. These tenants can stay in their homes, and their apartments will still be available for others at affordable rents when they no longer need them. This is what Community Opportunity to Purchase was intended to do, before it was shot down by biased analysis and opposition from landlords who want to sell to Wall Street REITs who can outbid SBCLT and complete deals faster.

The property owner has been incredibly patient waiting for the City to finalize this funding instead of ending negotiations with SBCLT and finding an institutional investor. I remember the deal was on hold due to the uncertainty about Measure E funding in the 2023-24 budget. It still wasn't finalized when Measure E was under attack in the current 2024-25 budget negotiations.

It is long past time for the City of San Jose to complete its support for the purchase of the Virginian Apartments.

You can preserve this building as affordable housing now, instead of taking 3-5 years for a developer to build something new.

Sincerely,

Kathryn Hedges



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FW: South Bay Community Land Trust vote on December 3rd

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/2/2024 7:41 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

From: Jonathan Karpf <[REDACTED]>
Sent: Sunday, December 1, 2024 12:07 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: South Bay Community Land Trust vote on December 3rd

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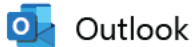
I strongly encourage the SJ City Council to vote yes on December 3rd's vote to authorize the South Bay Community Land Trust's acquisition and rehabilitation of the 18-unit Virginian Apartment Complex. There is a great deal of verbiage regarding the homeless crisis and this vote could be a step in the right direction to help reduce homelessness.

Respectfully,
Jonathan Karpf

[REDACTED]
C: [REDACTED]

Sent from my iPhone

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FW: Acquisition of Virginian Apartments

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/2/2024 7:43 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jisoo Kim <[REDACTED]>
Sent: Sunday, December 1, 2024 12:49 PM
To: District1 <district1@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]
Subject: Acquisition of Virginian Apartments

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To the Office of Vice Mayor Kamei:

I am writing as your District 1 constituent and supporter of the South Bay Community Land Trust. As you know, on December 3, the agenda item "Actions Related to a Loan Commitment for the Acquisition and Rehabilitation of Virginian Apartments Located at 1718, 1724, and 1730 Virginia Avenue" will be brought forth. I ask that you approve this recommendation and commit funds for affordable housing preservation. I strongly believe in the proposed goals of protecting San Jose tenants from displacement, rehabilitating properties that sorely need it, and advancing models of long-term stewardship that benefit tenants.

Thank you,
Jisoo Kim

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FW: Virginian Apartments

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/2/2024 7:43 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: lisa feldberg <[REDACTED]>
Sent: Sunday, December 1, 2024 2:19 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; [REDACTED]
Subject: Virginian Apartments

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Dear Mayor and City Council Members,

As a registered voter in District 3, I urge you to support using \$5 million dollars of Measure E funds for the acquisition and rehabilitation of the Virginian Apartments at this Tuesday's City Council meeting. This is a very small first step that can show your commitment to the necessity of affordable housing in our community. So many people have been forced to relocate out of our city, our state, and/or live on the streets as a result of the exorbitant rental costs. This includes many people who have lived here for generations as well as current service and government workers, seniors, and people with disabilities. It is critical that we begin investing in true housing solutions and begin building partnerships that support human needs and permanent affordability over profit driven markets and unmaintained properties.

I am counting on each one of you to do your part in encouraging and promoting this project.

Sincerely,
Lisa B Feldberg
District 3 resident



Virus-free www.avg.com



FW: support of item 8.1

From City Clerk <city.clerk@sanjoseca.gov>
Date Mon 12/2/2024 7:44 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah St. Julien <[REDACTED]>
Sent: Sunday, December 1, 2024 7:18 PM
To: City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>
Subject: support of item 8.1

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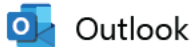
Dear Mayor Mahan, Council Member Jimenez and all Council Members,

I am a resident of District 2 and a member of SURJ Santa Clara County. I urge you to support the release of Measure E Preservation funds in order for the South Bay Community Land Trust to purchase The Virginia Apartments as outlined in Item 8.1 This action will prevent homelessness and keep people in their homes. It is more cost effective than building new housing. Solving our lack of affordable housing has many solutions, and this is one of them.

I urge the City of San Jose City Council and Mayor to approve this project as it will contribute to creating a more inclusive, resilient, and thriving community for all.

Deborah St. Julien

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FW: Support for Measure E funds to Community Land Trust

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

Date Mon 12/2/2024 7:44 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: L A Kurth <[REDACTED]>
Sent: Sunday, December 1, 2024 7:39 PM
To: [REDACTED] City Clerk <city.clerk@sanjoseca.gov>
Subject: Support for Measure E funds to Community Land Trust

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Dear Councilors,

I am a resident of Willow Glen and I support the South Bay Community Land Trust (SBCLT) [request for approval of \\$5M in Measure E funds](#) for the acquisition and rehabilitation of the [18-unit Virginian Apartments](#) on **Tuesday, December 3rd, 2024.**

I don't need to tell you how desperately affordable housing is needed and how frequently citizens complain about the homeless. Besides meeting this obvious need, these are reasons I support this move:

- Protecting tenants from displacement.
- Performing rehabilitation of properties suffering from lack of maintenance and landlord disinvestment.
- Cordially,
- Lita Kurth, [REDACTED]
-

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FW: Support for Measure E Funds to Preserve The Virginian Apartments

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

Date Mon 12/2/2024 11:17 AM

To Agendadesk <Agendadesk@sanjoseca.gov>

 3 attachments (11 MB)

12.03.2024 Ally support letter Letterhead.pdf; Virginia Ave Tenant Support Letter Approval of \$5million Measure E Funds.pdf; Virginia Tenant Zine (1).pdf;

From: Laura Díaz Tovar <[REDACTED]>

Sent: Monday, December 2, 2024 10:21 AM

To: City Clerk <city.clerk@sanjoseca.gov>; Solivan, Erik <Erik.Solivan@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Fruen, Joseph <Joseph.Fruen@sanjoseca.gov>; Rivera Rojas, Lorena <Lorena.RiveraRojas@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Hernandez, Kimberly <Kimberly.Hernandez@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Borges, Marlee <Marlee.Borges@sanjoseca.gov>; Privitt, Mara <Mara.Privitt@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Davis, Jonathan <Jonathan.Davis@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Moreno, Brisa <Brisa.Moreno@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; Edraos, Nichole <Nichole.Edraos@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Fabro, Alex <Alex.Fabro@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Engleman, Jonathan <Jonathan.Engleman@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Navarro, Rodolfo <Rodolfo.Navarro@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>

Subject: Support for Measure E Funds to Preserve The Virginian Apartments

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

I hope this email finds you well. Attached, please find a letter of support from community organizations urging your approval of the \$5 million Measure E Acquisition and Rehabilitation Funds for The Virginian Apartments at the upcoming City Council meeting on December 3, 2024. This funding is critical to preserving the homes of 18 immigrant and multigenerational families in the historic Mayfair neighborhood.

In addition, we are including a signed letter from the tenants of The Virginian Apartments, who represent every unit in the building. This letter, dated November 26, 2024, expresses their urgent need for Measure E funding to preserve their homes and protect them from displacement. The tenants, who have lived at The Virginian Apartments for over 25 years, have worked closely with the South Bay Community Land Trust (SBCLT) and are advocating for this crucial support.

To highlight the importance of this funding, we are sharing a zine created by the tenants, both adults and children, showcasing what their home means to them. This project reflects their strong ties to the community and their shared hope for stability and dignity through housing preservation.

We respectfully ask for your vote in favor of Measure E funds for The Virginian Apartments, which will protect this rent-controlled property and preserve affordable housing for future generations. This is an urgent matter, and we are confident that your support will set an important precedent for affordable housing preservation in San José.

Thank you for your support,

South Bay Community Land Trust

South Bay Community Land Trust



southbayclt.org | FB: [/SouthBayCLT](https://www.facebook.com/SouthBayCLT) | IG: [@southbayclt](https://www.instagram.com/southbayclt)

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South Bay Community Land Trust

December 2, 2024

Dear Mayor and City Council Members,

We, the South Bay Community Land Trust with the undersigned community organizations, urge your support of release of Measure E Preservation funds for The Virginian Apartments at the upcoming December 3, 2024 city council meeting. This project addresses critical challenges in affordable housing and the crucial preservation work in the City of San Jose. It is positioned to create significant and lasting positive change for community residents of San Jose. We urge the City of San Jose City Council and Mayor to approve this project as it will contribute to creating a more inclusive, resilient, and thriving community for all.

After over a year of collaboration, South Bay Community Land Trust (SBCLT), with advisory and technical support from MidPen Housing Corporation, is proposing to acquire and rehabilitate the Virginian Apartments located at 1718, 1724, 1730 Virginia Avenue, San Jose CA 95116 in the historic Mayfair neighborhood of Eastside San Jose (D5), with a purchase price of \$4,500,000. SBCLT has preliminary award commitments from the City of San Jose, REAP 2.0/BAHFA and private funding to complete the deal.

The 18-unit property is rent-controlled, with 89% of rents falling within the 40% AMI affordability level and is 100% occupied. The resident population is primarily working class, Spanish speaking and bilingual Latinx families with average tenancies of over thirteen years, including a multigenerational family who has resided there for over 25 years.

SBCLT's mission to take properties off the speculative market, protect residents from displacement, and bring them under community stewardship is vital to promoting housing stability, equity, and community empowerment. By securing this property, SBCLT will provide safe and affordable housing to over 18 multi-generational families, preserve existing affordable housing, and enable long term community self governance as is common with the community land trust model.

This initiative is particularly impactful because it complements the City of San Jose's affordable housing goals by addressing housing disparities and demonstrating a commitment to preservation. SBCLT's proven track record demonstrates its ability to implement sustainable, creative, and equitable solutions.

We look forward to your support and partnership in realizing this vision for our city.

Thank you for your consideration.
Sincerely,

Josefina Aguilar, Executive Director, South Bay CLT

Poncho Guevara, Sacred Heart Community Service
Regina Celestin Williams, SV@Home
Hal Russek, Two Valleys Community Land Trust
Eugene Torres, Family Supportive Housing
Phil Mastrocola, Grace Solutions
Citlali Martinez, SOMOS Mayfair
Aurora Solis, SOMOS Mayfair
Huascar Castro, Working Partnerships USA
Gia Pham, Housing Choices
Marilu Cuesta Flores, Mountain View CLT
Kyra Kazantzis, Silicon Valley Council of Nonprofits
Pastor Scott Wagers, CHAM Deliverance Ministry
Maritza Maldonado, Amigos de Guadalupe Center for Justice and Empower
Richard Konda, Asian Law Alliance
Raj Jayadev, Silicon Valley De-Bug
Tristia Bauman, Law Foundation of Silicon Valley
Linda Quiquix, El Sereno Community Land Trust
Brenda Tafoya, El Sereno Community Land Trust
Sandy Perry, South Bay Progressive Alliance
Sumitra Joy, Santa Clara County Single Payer Health Care
Andrew Siegler, Showing Up for Racial Justice Santa Clara County
Lorraine Zeller, Community Living Coalition
Charlotte Casey, San Jose Peace & Justice Center
Mildred Lyons, Urban Sanctuary
Michelle "Mimi" Spreadbury, South Bay Indigenous Solidarity
Alexandra
Andrea Perry
Anh Truong
Brian Parkman
Chuck Cantrell
Claudia Leung
Colleen Cabot
Constance Button
David Sloan
Deborah St Julien
Diana Valencia
Gabriella Lahti
Jeff Lake
Jisoo Kim

Kathryn Hedges, Individual member of SURJ-SCC
Kimberly Alexa Martinez
Kylie Clark
Lisa B Feldberg
Lita Kurth
Lori Katcher
Lucy
Marissa Martinez
Marja Pambid
Melinda Markowitz
Melissa Morris
Oscar Quiroz-Medrano
Peggy Elwell
Rachel Wuerstlin
Rita Birrueta
Robert Wood
Ryan Thomas
Salem Ajluni
Siena Watson
Sophia Smith
Stephanie Byers

November 26, 2024

To: Mayor Mahan and San José City Council Members

From: The Tenants of The Virginian Apartments

Subject: Support for Measure E Acquisition and Rehabilitation Funds for The Virginian Apartments

Dear Mayor Mahan and City Council Members,

We, the tenants of The Virginian Apartments, respectfully ask for your support in approving the Measure E Acquisition and Rehabilitation Funds to preserve our homes. This funding is critical to prevent the displacement of 18 immigrant and multigenerational families who have lived here for over 25 years.

We are grateful to Councilmembers Ortiz, Davis, Cohen, Jimenez, Candelas, and Vice Mayor Kamei for their ongoing advocacy for Measure E funds in the FY 23-24 budget. Your support has been crucial in our efforts to protect affordable housing in San José.

For over two years, we've partnered with the South Bay Community Land Trust (SBCLT) to secure the future of The Virginian Apartments. Measure E funds, along with REAP 2.0/BAHFA funding, will enable us to purchase, rehabilitate, and preserve the apartments as affordable housing for generations to come. With SBCLT's guidance, we will be working on an ownership model that best suits our community's needs and ensures long-term stability.

Approving these funds is a historic opportunity to protect our community from displacement in one of San José's most rapidly gentrifying neighborhoods. Without Measure E, we risk being displaced if the property is sold to a private investor.

We respectfully urge you to vote in favor of Measure E funds for The Virginian Apartments on December 3rd. Your vote will protect our community and set an important precedent for affordable housing in Silicon Valley.

Thank you for your time and consideration.

Sincerely,

The Tenants of The Virginian Apartments

1718, 1724, and 1730 Virginia Avenue, San José, CA 95116

26 de noviembre de 2024

Para: Alcalde Mahan y Miembros del Concejo Municipal de San José

De: Los Inquilinos de Los Apartamentos Virginian

Asunto: Apoyo a los Fondos de Adquisición y Rehabilitación de la Medida E para los Apartamentos de Virginia

Estimado Alcalde Mahan y Miembros del Concejo Municipal,

Nosotros, los inquilinos de Los Apartamentos Virginian, solicitamos respetuosamente su apoyo para aprobar los Fondos de Adquisición y Rehabilitación de la Medida E para preservar nuestros hogares. Este financiamiento es crucial para evitar el desalojo de 18 familias inmigrantes y multigeneracionales que han vivido aquí por más de 25 años.

Agradecemos a los concejales Ortiz, Davis, Cohen, Jiménez, Candelas y al Vicealcalde Kamei por su apoyo continuo en la defensa de los fondos de la Medida E en el presupuesto fiscal 23-24. Su apoyo ha sido fundamental en nuestros esfuerzos para proteger la vivienda asequible en San José.

Durante más de dos años, hemos trabajado en estrecha colaboración con el South Bay Community Land Trust (SBCLT) para asegurar el futuro de Los Apartamentos Virginian. Los fondos de la Medida E, junto con los fondos de REAP 2.0/BAHFA, nos permitirán comprar, rehabilitar y preservar los apartamentos como vivienda asequible para las generaciones futuras. Con la orientación de SBCLT, trabajaremos en un modelo de propiedad que se ajuste a las necesidades de nuestra comunidad y garantice la estabilidad a largo plazo.

La aprobación de estos fondos representa una oportunidad histórica para proteger nuestra comunidad del desalojo en uno de los vecindarios de San José que más rápidamente está siendo gentrificado. Sin los fondos de la Medida E, corremos el riesgo de ser desplazados si la propiedad es vendida a un inversionista privado.

Respetuosamente, les pedimos que voten a favor de los fondos de la Medida E para Los Apartamentos Virginian el 3 de diciembre. Su voto protegerá nuestra comunidad y sentará un precedente importante para la vivienda asequible en Silicon Valley.

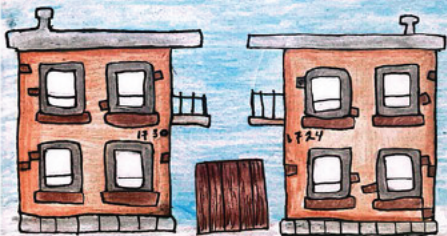
Gracias por su tiempo y consideración.

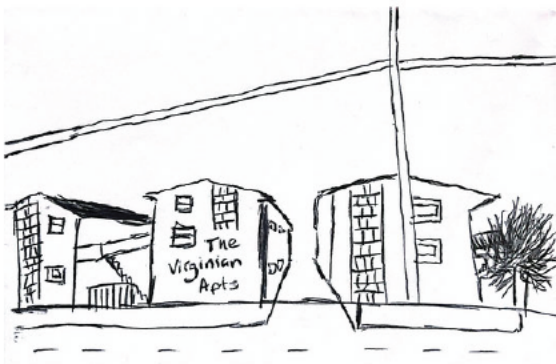
Atentamente,

Los Inquilinos de Los Apartamentos Virginian
1718, 1724 y 1730 Virginia Avenue, San José, CA 95116

M.H.	Date/ Fecha	11/27/24
Manuela Garcia	Date/ Fecha	11/26/24
Clirio Cruz	Date/ Fecha	11-26-24
Santos Pineda	Date/ Fecha	11-26-24
Ramiro Verdiana	Date/ Fecha	11-27-24
	Date/ Fecha	11-27-24
Esperanza Rosas	Date/ Fecha	11/26/2024
Yaneth Frios	Date/ Fecha	11/27/2024
Juan C. Segundo	Date/ Fecha	11/26/2024
Maria Garcia	Date/ Fecha	11/26/24
Jose Moreno N	Date/ Fecha	11/26/2024
MARCO Cano	Date/ Fecha	11-26-24
Louides Garcia	Date/ Fecha	11-26-24
Lulga Garcia	Date/ Fecha	11-128/24
Esmeralda Zavala	Date/ Fecha	11/26/2024
Dania Ortiz	Date/ Fecha	11/26/2024
Manuel Ruiz	Date/ Fecha	11-26-24
Isidra NAVA	Date/ Fecha	11-26-24
Edelma Amador		11-27-24

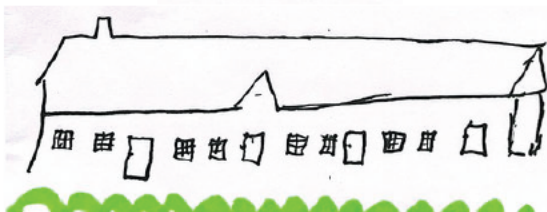
Unidos en
Nuestro Hogar





Este es nuestro hogar.
Los apartamentos The Virginian en
1718, 1724, y 1730 Aveida Virginia
en el este de San José.

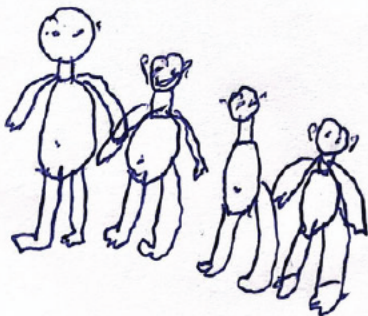
Muchos de nosotras y nosotros
hemos vivido aquí por más de
20 años.





Estos apartamentos estan
en riesgo de ser vendidos a un
desarrollador grande.

Lo que significa que nuestras familias serían desplazadas.



My Family

virginia Apt



unidos por la

causa!!

Nosotras y nosotros, los inquilinos,
comenzamos a organizarnos en 2022
para abogar por nuestro hogar.

Solicitamos fondos de la Medida E
para comprar el edificio y ahora el
destino del edificio está en manos del
Concejo Municipal de San José.

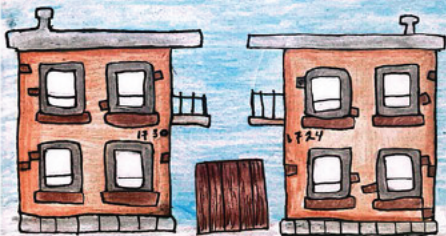


El voto es el 3 de diciembre, 2024.



@southbayct
www.southbayct.org
@sjcolibricollective

Unidos en
Nuestro Hogar

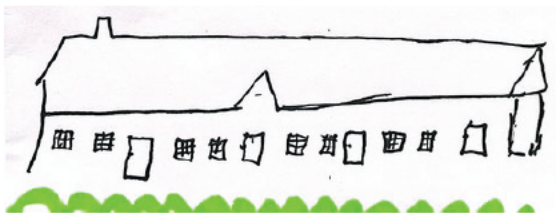
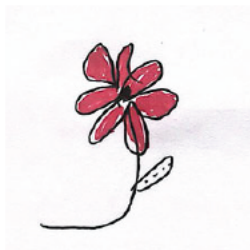


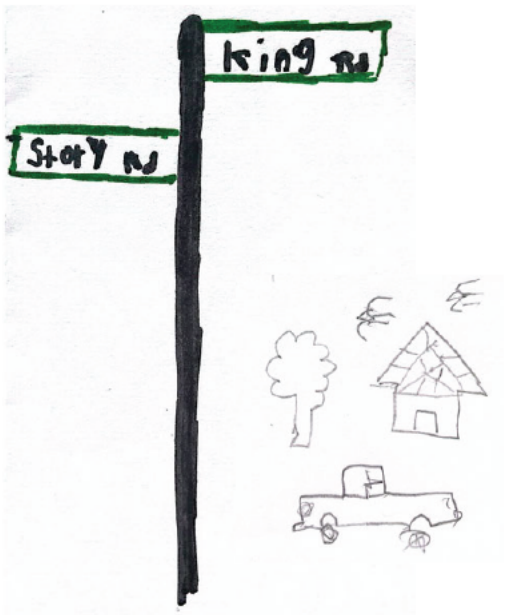


This is our home.

The Virginian Apartments at
1718, 1724, and 1730 Virginia Ave
in East San José.

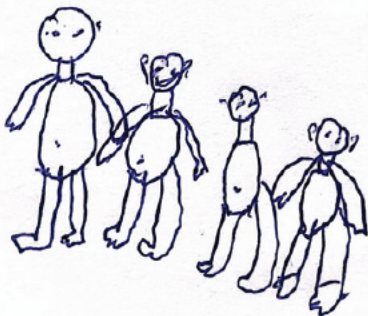
many of us have lived here
for over 20 years.





These apartments are now at-risk
of being sold to a big developer.

Which means our families
living here would be displaced.



Mr Family

virginia apt



unidos por la

causa!!

We, the tenants, started organizing
in 2022 to advocate for our home.

We applied for Measure E funding
to purchase the building and now
its fate is in the hands of the
San José City Council.



The vote is on December 3, 2024.



@southbayclt
www.southbayclt.org
@sjcolibricollective

FW: Approve \$5M in Measure E funds for Preservation of Rent Controlled Apartments

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 12/3/2024 9:35 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: pegelwell [REDACTED]
Sent: Tuesday, December 3, 2024 9:34 AM
To: City Clerk <city.clerk@sanjoseca.gov>; info@southbayclt.org
Subject: Approve \$5M in Measure E funds for Preservation of Rent Controlled Apartments

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Re Item 8.1 on the City Council Agenda today:

Please approve the \$5 million for the preservation of the rent-controlled Virginia Apartments. This would give a successful, replicable demonstration model of preservation by using public/private resources to ensure permanent affordability that extends beyond traditional affordable housing covenants.

We know that the speculative real estate market has priced housing out of reach for hundreds of thousands in Santa Clara County. This model takes these apartments out of that market.

Sincerely,
Peggy Elwell
Resident District 4

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