

August 28, 2020

Honorable Mayor Sam Liccardo and Members of the City Council
City of San Jose
200 East Santa Clara Street, 18th Floor
San Jose, CA 95113

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Arenas, Carrasco, Davis, Diep, Carrasco, Esparza, Foley, Khamis, and Peralez,

Re: 8.2 Council Priority #5: Commercial Linkage Impact Fee

We write today to voice strong support for a robust Commercial Linkage Fee (CLF) ordinance that balances the significant economic growth occurring in San Jose with the need to plan for and fund a significant number of new affordable homes. Quite simply, when jobs are added, new employees need new homes.

While we are supportive of the staff recommendation to adopt a fee, we find the recommended fee level to be too low and urge you to adopt fees that reflect the serious need for affordable housing.

The City's Nexus Study showed the clear linkage between new jobs-generating development and the need for new homes for those workers. The corresponding Feasibility Study showed that fees are indeed feasible and the fee ranges outlined in the feasibility study are in line with other cities in the County that have already adopted this funding source. It is critical that the City is prepared to respond to the increased demand that new jobs will bring and that the fee level be set at the highest feasible level to ensure that needed affordable homes can be funded and built.

While there are many reasons to adopt a CLF fee now, we point out a few here:

1. San Jose is in the midst of significant economic expansion, with over 4 million square feet of new development currently under construction, over 10 million square feet of new development approved and ready to break ground, and 35 million square feet of development in pre-development or under review. City records show that, adjusting for inflation, new construction valuation is up over 250% in the last five years when compared to the first half of the decade. The Office of Economic Development released a report in June that stated that "the development prospect is encouraging" and pointed out that new projects had been submitted in the last six months. And while there have been new commercial vacancies in the region, in San Jose average office rents in the second quarter actually increased. What we know is that all of this development will result in an estimated 130-150,000 new jobs, many of which will not pay wages high enough to afford area market rents.
2. While the pandemic and the resulting economic crisis has been challenging for everyone, it has been particularly hard for the most vulnerable in our community, shining a bright light on the connection between adequate, safe, and affordable housing and community health. Families overcrowd to afford the high price of housing. Thirty percent of the jobs that have been lost are low-wage service jobs, where Black and Latinx

households are over represented, creating housing insecurity for lower-income families and communities of color.

3. The city has identified the need to build 10,000 affordable homes by 2023, but estimates it only has funding to reach about half this goal and these goalposts were set prior to the increased commercial interest in San Jose, particularly its Downtown. We also anticipate that Regional Housing Needs Allocation numbers will be more than 130% higher than past years. The City recognized that new tools were needed to address its affordable challenge when it identified Commercial Linkage Fees as a source, and took the steps to initiate the study.

These are extremely challenging times, full of hardships and uncertainty. We are sensitive to the fact that the pandemic has raised concerns for commercial developers, however, this uncertainty is not as a result of this new fee. Industry analysts agree that our tech-driven region will be the first to bounce back. We must be prepared. We cannot leave lower-wage workers and communities out of the recovery.

All other large cities in the South Bay have adopted CLF ordinances. The time is now for San Jose to join them. The need to study and adopt a CLF ordinance has been discussed for years, and we were heartened when the City Council agreed to move forward to consider this important funding source. While this is a challenging time, the truth is that there really never is a good time.

In times like this we need leadership. The time to act is now.

Rose Amador, Chief Executive Officer
ConXión To Community

Sheri Burns, OTR, Executive Director
Silicon Valley Independent Living Center

Gisela B. Bushey, Chief Executive Officer
Loaves & Fishes Family Kitchen

Salvador "Chava" Bustamante, Executive Director
Latinos United for a New America (LUNA)

Fred Buzo, Associate State Director
AARP California

Louis Chicoine, Chief Executive Officer
Abode Services/Allied Housing

Leslye Corsiglia, Executive Director
SV@Home

Gina D. Dalma, Executive Vice President
Community Action, Policy and Strategy
Silicon Valley Community Foundation

Steve Eckert, MSW, Chief Executive Officer

Alum Rock Counseling Center

Matthew O. Franklin, President & Chief Executive Officer
MidPen Housing Corporation

Poncho Guevara – Executive Director
Sacred Heart Community Service

Maricela Gutiérrez, Executive Director
SIREN (Services, Immigrant Rights & Education Network)

Sparky Harlan, Chief Executive Officer
Bill Wilson Center

Janice Jensen, President & Chief Executive Officer
Habitat for Humanity East Bay/Silicon Valley

Adrienne Keel – Director
LGBTQ Youth Space

Gregory R. Kepferle, Chief Executive Officer
Catholic Charities of Santa Clara County

Elisa Koff-Ginsborg, Executive Director
Behavioral Health Contractors' Association (BHCA)

Jennifer Loving, Chief Executive Officer
DESTINATION: HOME

Maritza Maldonado, Founder and Executive Director
Amigos de Guadalupe, Center for Justice and Empowerment

Linda Mandolini, President
Eden Housing

Justine Marcus, State and Local Policy Director
Enterprise Community Partners, Inc.

Dorsey Moore, Executive Director
San Jose Conservation Corps

Sandy Perry
Affordable Housing Network of Santa Clara

Jan Stokely, Executive Director
Housing Choices

Andrea K. Urton, Chief Executive Officer
HomeFirst Services of Santa Clara County

Victor Vasquez, Director of Organizing & Policy

SOMOS Mayfair

Dan Wu, Executive Director
Charities Housing

Kevin Zwick, Chief Executive Officer
United Way Bay Area



AFFORDABLE HOUSING NETWORK of Santa Clara County

P.O. Box 5313, San Jose, CA 95150 - Phone 408-691-6153 - Email ahnsc@gmail.com

Council Agenda 9/01/20 Item 8.2

August 26, 2020

Dear Mayor and Councilmembers,

The Affordable Housing Network is disturbed by the abysmally low commercial linkage fee recommendations made by your economic development team in their Memo of August 21. Clearly, they are not well acquainted with the misery and desperation faced by the low-income residents of our city as a result of the shocking Silicon Valley housing crisis.

Their stated intention is “equitable development”, meeting the “needs of underserved residents”, and reducing “disparities among communities”, but the pittance these fees represent will have **the exact opposite effect**. Based on the Keyser Marston nexus study, these fees fail spectacularly to offset the additional affordable housing demand that will be created by commercial development. Without adequate housing, these projects will inevitably cause yet another spike in displacement and homelessness in a city already torn apart by these calamities.

The city has thousands of pages of documents demonstrating the disproportionate impact of displacement on people of color. So why would city staff deliberately adopt a fee level that it knows will harm not only all low-income residents but especially our Black and Brown communities? If City Council accepts these fees, it will be a message that “Black and Brown lives don’t matter” and the city does not want them as its residents. In a few short years, the movie will come out called, “The Last Latino in San Jose”.

According to the Keyser Martin nexus study, the proposed fees will offset only 5 – 8% of the increased demand for affordable housing that commercial developments cause. This is unacceptable when San Jose’s housing shortage is already at the breaking point, and we are on a pace to finish over **15,000 units short** of our RHNA affordable housing goal in 2022.

Staff is not only willfully ignoring our housing crisis, but it inexplicably rejects the feasibility study done by its own paid consultants. Why did the city pay for this study if staff feels entitled to completely disregard and overrule it?

The Affordable Housing Network urges City Council to reject the staff report and adopt commercial linkage fees commensurate with the need. In a civilized city, housing policy would be based on meeting human needs, and relieving suffering, rather than increasing private profits for tech and real estate billionaires. Anyone who has been awake for the last five months understands that **now is not the time for widening racial and economic inequality**. Now is the time to take a stand for justice and healing for our city as well as for our country.

“The righteous care about justice for the poor, but the wicked have no such concern.” – Proverbs 29:7.

Sincerely,

Sandy Perry, President

FW: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

The Office of Mayor Sam Liccardo <[REDACTED]>

Thu 8/27/2020 11:42 AM

To: Agendadesk <[REDACTED]>

From: Stacey nussbaum <[REDACTED]>

Sent: Wednesday, August 26, 2020 10:58 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

[External Email]

Re: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

Dear Sam Liccardo,

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

It is time to move forward with a fee on new jobs-generating development in San Jose.

San Jose is in the midst of a significant economic expansion. There are tens of millions of square feet of new development being planned, being reviewed, or currently under construction. Since May, more than 2 million square feet in new non-residential development downtown, at Santana Row, and in central San Jose, have moved ahead and started construction. New Jobs need new housing, and many of these new jobs won't pay enough for families to afford San Jose's high housing costs.

I appreciate that the City Council moved forward to study this issue, and all the efforts taken by City staff to arrive at the recommendation that will be discussed on September 1st. Despite delays, the studies confirmed that as new jobs are added the need for new affordable housing will be significant, and as San Jose continues to grow non-residential developers can afford to do their part in responding to the need they create.

Unfortunately, the staff recommended fee levels are too low. I urge you to support fees that are truly responsive to the seriousness of San Jose's affordable housing needs.

I recognize that these are extremely challenging times, full of hardships and uncertainty. The pandemic has had the greatest impact on the city's most vulnerable households, who live in overcrowded homes to afford the high housing prices and have disproportionately been impacted by job loss, which is concentrated in the retail and service sectors. And, while the pandemic is also impacting development, this isn't due to a proposed Commercial Linkage Fee. Industry analysts agree that our tech-driven region will be the first to bounce back. We must be prepared. We cannot leave lower-wage workers and communities out of the recovery.

Commercial Linkage Fees will generate the funds we desperately need for affordable housing. The need has been clear for years. There will never be the perfect time to adopt the fee, and it is time that San Jose leaders take action-- as all of our neighbors have already done.

In times like this we need leadership, and the time to act is now!

Sincerely,
Stacey nussbaum

[Redacted signature]

[Redacted signature]

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 4:14 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Giao Tran <[REDACTED]>

Sent: Friday, August 28, 2020 3:57 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Giao Tran

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 3:54 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Shawnte Michael <[REDACTED]>

Sent: Friday, August 28, 2020 3:18 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Vice Mayor Charles "Chappie" Jones,

As a constituent of District 1, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

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Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Shawnte Michael

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 2:45 PM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Zachary Schlagel <[redacted]>

Sent: Friday, August 28, 2020 2:36 PM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo

<[redacted]> District1 <[redacted]> District2

<[redacted]> District3 <[redacted]> District4 <[redacted]> District5

<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8

<[redacted]> District9 <[redacted]> District 10 <[redacted]>

Cc: acti <[redacted]> <acti <[redacted]> Megan Colvard <[redacted]> Matt Huerta

<[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

On behalf of PATH (People Assisting The Homeless) and PATH Ventures, we would like to express our support for a commercial linkage fee. This fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

We urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you for your time and efforts on this critical issue,
Zach

Zachary Schlagel
Senior Director of Public Policy
PATH



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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:35 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Laura Alvarez-Santos <[REDACTED]>

Sent: Friday, August 28, 2020 2:20 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Laura Alvarez-Santos

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:35 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Annette Pizzo <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Pam Foley,

As a constituent of District 9, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

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Sincerely,

Annette Pizzo

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:34 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Carlo Francisco-Catimbang <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

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Sincerely,

Carlo Francisco-Catimbang

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:34 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Carlo Francisco-Catimbang <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

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Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Carlo Francisco-Catimbang

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:34 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Marita Zavaleta <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: District9 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Pam Foley,

As a constituent of District 9, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

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Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Marita Zavaleta

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:33 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Monica Delfin <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

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Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Thank you,
Monica Delfin

Sincerely,

Monica Delfin

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:33 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Omar Leal <[REDACTED]>

Sent: Friday, August 28, 2020 2:21 PM

To: District7 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Maya Esparza,

As a constituent of District 7, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

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Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Omar Leal

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:33 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Fernando Fernandez <[REDACTED]>

Sent: Friday, August 28, 2020 2:22 PM

To: District1 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Vice Mayor Charles "Chappie" Jones,

As a constituent of District 1, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

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Sincerely,

Fernando Fernandez

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:32 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Pauline Bayati <[REDACTED]>

Sent: Friday, August 28, 2020 2:22 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

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Sincerely,

Pauline Bayati

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:32 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Roberto Gil <[REDACTED]>

Sent: Friday, August 28, 2020 2:23 PM

To: District9 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Pam Foley,

As a constituent of District 9, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Roberto Gil

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:32 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Rubi Canela <[REDACTED]>

Sent: Friday, August 28, 2020 2:23 PM

To: District5 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Magdalena Carrasco,

As a constituent of District 5, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Rubi Canela

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:31 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Kristen Constanza <[REDACTED]>

Sent: Friday, August 28, 2020 2:23 PM

To: District3 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Peralez,

As a constituent of District 3, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Kristen Constanza

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:30 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Jose Salazar Mendoza <[REDACTED]>

Sent: Friday, August 28, 2020 2:23 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Jose Salazar Mendoza

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:30 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Dora Delfin <[REDACTED]>

Sent: Friday, August 28, 2020 2:24 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Thank you,

Dora D.

Sincerely,

Dora Delfin

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:30 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Estefania Bautista <[REDACTED]>

Sent: Friday, August 28, 2020 2:24 PM

To: District3 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Peralez,

As a constituent of District 3, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Estefania Bautista

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:29 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Jose Fregoso <[REDACTED]>

Sent: Friday, August 28, 2020 2:25 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Johnny Khamis,

As a constituent of District 10 and Program Manager for a Homeless Prevention at a local nonprofit. I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing. We really need to start moving our city forward and bring change to those whose voices go unheard.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Jose Fregoso

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:29 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Elizabeth Finney <[REDACTED]>

Sent: Friday, August 28, 2020 2:25 PM

To: District3 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Peralez,

As someone who lives in District 3, I am writing to demand that you to support a strong commercial linkage fee to meet our community's extremely dire need for affordable housing.

All of San Jose's working families and communities of color need your immediate support. Wealthy real estate developers are planning 30 million square feet of high rise, fancy tech office towers and campuses across San Jose, all of which will lead to rising housing costs for renters unless you act right now.

These developments could create an immense need for more than 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee is an insult; \$5-\$10 doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a ridiculously low fee, which would cost us nearly 5,000 desperately-needed affordable homes, when we know all these wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much, much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee! It's time we consider our most vulnerable communities as we expand our city. We can't leave our low-income friends and families behind.

Sincerely,

Elizabeth Finney

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 2:28 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Lydia Bustamante <[REDACTED]>

Sent: Friday, August 28, 2020 2:26 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Liccardo,

I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support The People's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Lydia Bustamante

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

Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[REDACTED]>

Fri 8/28/2020 1:47 PM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: [REDACTED] <[REDACTED]>

Sent: Friday, August 28, 2020 1:39 PM

To: City Clerk <[REDACTED]> The Office of Mayor Sam Liccardo

<[REDACTED]> District1 <[REDACTED]> District2

<[REDACTED]> District3 <[REDACTED]> District4 <[REDACTED]> District5

<[REDACTED]> District 6 <[REDACTED]> District7 <[REDACTED]> District8

<[REDACTED]> District9 <[REDACTED]> District 10 <[REDACTED]>

act[REDACTED] <act[REDACTED]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. It is significantly lower than most of our neighboring cities. More importantly, it will only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study. Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community.

We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now. Thank you!

Constance Hunter

[REDACTED]

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 1:13 PM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Eula Lino <[redacted]>

Sent: Friday, August 28, 2020 12:17 PM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo

<[redacted]> District1 <[redacted]> District2
<[redacted]> District3 <[redacted]> District4 <[redacted]> District5
<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8
<[redacted]> District9 <[redacted]> District 10 <[redacted]>

act <[redacted]> <act <[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!

Eula Idemoto
District 6

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[REDACTED]>

Fri 8/28/2020 11:45 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Gene Clancy <[REDACTED]>

Sent: Friday, August 28, 2020 10:57 AM

To: City Clerk <[REDACTED]> The Office of Mayor Sam Liccardo

<[REDACTED]> District1 <[REDACTED]> District2
<[REDACTED]> District3 <[REDACTED]> District4 <[REDACTED]> District5
<[REDACTED]> District 6 <[REDACTED]> District7 <[REDACTED]> District8
<[REDACTED]> District9 <[REDACTED]> District 10 <[REDACTED]>

act <[REDACTED]> <act <[REDACTED]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[REDACTED]>

Fri 8/28/2020 10:26 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Jenny Gremillion <[REDACTED]>

Sent: Friday, August 28, 2020 10:24 AM

To: City Clerk <[REDACTED]> The Office of Mayor Sam Liccardo

<[REDACTED]> District1 <[REDACTED]> District2
<[REDACTED]> District3 <[REDACTED]> District4 <[REDACTED]> District5
<[REDACTED]> District 6 <[REDACTED]> District7 <[REDACTED]> District8
<[REDACTED]> District9 <[REDACTED]> District 10 <[REDACTED]>

act <[REDACTED]> <act <[REDACTED]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[REDACTED]>

Fri 8/28/2020 10:12 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Raquel Balauro <[REDACTED]>

Sent: Friday, August 28, 2020 10:09 AM

To: City Clerk <[REDACTED]> The Office of Mayor Sam Liccardo

<[REDACTED]> District1 <[REDACTED]> District2
<[REDACTED]> District3 <[REDACTED]> District4 <[REDACTED]> District5
<[REDACTED]> District 6 <[REDACTED]> District7 <[REDACTED]> District8
<[REDACTED]> District9 <[REDACTED]> District 10 <[REDACTED]>

act <[REDACTED]> <act <[REDACTED]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!

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information that is confidential, or otherwise protected from disclosure by contract or law. Any unauthorized use, disclosure, or distribution of this email and its attachments is prohibited. If you are not the intended recipient, let us know by reply email and then destroy all electronic and physical copies of this message and attachments. Nothing in this email or its attachments is intended to be legal, financial, or tax advice, and recipients are advised to consult with their appropriate advisors regarding any legal, financial, or tax implications.

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 9:27 AM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

[redacted]

How is our service? [Please take our short survey.](#)

From: Rita Welsh <[redacted]>

Sent: Friday, August 28, 2020 9:27 AM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo
<[redacted]> District1 <[redacted]> District2
<[redacted]> District3 <[redacted]> District4 <[redacted]> District5
<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8
<[redacted]> District9 <[redacted]> District 10 <[redacted]>
act <[redacted]> <act <[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

To let you know my San Jose history. My grandfather, then my mother were born and raised in San Jose. I moved from Palo Alto to San Jose in 1970. In 2006, I was retired, divorced and could not afford to stay in my home. I looked all over San Jose for a small two bedroom condo for my daughter and myself. My realtor found a nice place in Sunnyvale next door to the Apricot orchard.

As a retired divorcee who only had 1/2 of the proceeds of a Rose Garden home, I could not afford to live in San Jose. Please consider approving a higher fee from developers so that others might be able to afford to live and work in San Jose.

**Thank you,
Rita Welsh
former Rose Garden resident**

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

Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 8:29 AM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[redacted]

How is our service? [Please take our short survey.](#)

From: [redacted] <[redacted]>

Sent: Thursday, August 27, 2020 4:45 PM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo

<[redacted]> District1 <[redacted]> District2
<[redacted]> District3 <[redacted]> District4 <[redacted]> District5
<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8
<[redacted]> District9 <[redacted]> District 10 <[redacted]>

Cc: acti <[redacted]> <acti <[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!
Michele Schwartz

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

Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 8:29 AM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

[redacted]

How is our service? [Please take our short survey.](#)

From: Diane Fulgar <[redacted]>

Sent: Thursday, August 27, 2020 4:49 PM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo

<[redacted]> District1 <[redacted]> District2
<[redacted]> District3 <[redacted]> District4 <[redacted]> District5
<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8
<[redacted]> District9 <[redacted]> District 10 <[redacted]>

act <[redacted]> <act <[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,
A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee. Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.
I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.
Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.
Thank you!

Diane Fulgar

[redacted]

[redacted]



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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:29 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Lita Kurth <[REDACTED]>

Sent: Thursday, August 27, 2020 5:13 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Dev Davis,

As a constituent of District 6, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Lita Kurth

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:29 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113

How is our service? [Please take our short survey.](#)

From: Susan Price <[REDACTED]>

Sent: Thursday, August 27, 2020 5:34 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Dev Davis,

San Jose needs more affordable housing AND San Jose needs a source of funds to help pay for this housing. The logical source of funds is a fee on new commercial construction which is creating the work spaces attracting more workers to San Jose. They may not live in affordable house, but by creating more demand for housing, we need to create housing for those who do not earn big bucks but whose labor we all depend on - teachers, nurses, child care workers, baristas....

As a constituent of District 6, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

Surrounding cities have a Commercial Linkage Fee, why not San Jose. And our Linkage fee should not be any less than that of neighboring cities!!!

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Susan Price

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Fw: San Jose Commercial Linkage Fee (Item 8.2)

City Clerk <[redacted]>

Fri 8/28/2020 8:28 AM

To: Agendadesk <[redacted]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: [redacted] <[redacted]>

Sent: Thursday, August 27, 2020 6:05 PM

To: City Clerk <[redacted]> The Office of Mayor Sam Liccardo

<[redacted]> District1 <[redacted]> District2
<[redacted]> District3 <[redacted]> District4 <[redacted]> District5
<[redacted]> District 6 <[redacted]> District7 <[redacted]> District8
<[redacted]> District9 <[redacted]> District 10 <[redacted]>

act <[redacted]> <act <[redacted]>

Subject: San Jose Commercial Linkage Fee (Item 8.2)

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers,

A commercial linkage fee will be critical to providing the funding we need to solve our affordable housing and homelessness crisis - and San Jose must seize this opportunity to enact a robust fee.

Unfortunately, the City staff has recommended a fee that is much too low. Not only is it significantly lower than most of our neighboring cities, it will also only cover a fraction of the additional demand for affordable housing created by these new developments.

I urge you to adopt a significantly higher fee that is commensurate with the fee levels that were outlined in the City's feasibility study.

Far too many of our neighbors are struggling to find safe, stable and affordable housing in our community. We must adopt a robust Commercial Linkage Fee that will help us meet the affordable housing needs of our residents. The time to act is now.

Thank you!

Sent from my iPhone

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:27 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Tuấn Đình <[REDACTED]>

Sent: Thursday, August 27, 2020 7:25 PM

To: District3 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Raul Peralez,

As a constituent of District 3, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Tuấn Đình

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

Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:27 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Lynette Mendoza <[REDACTED]>

Sent: Thursday, August 27, 2020 8:45 PM

To: The Office of Mayor Sam Liccardo <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Lan Diep,

As a constituent of District 4, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

All people deserve a place to live regardless of income.

Sincerely,

Lynette Mendoza

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:26 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

[REDACTED]

How is our service? [Please take our short survey.](#)

From: Megan Nguyen <[REDACTED]>

Sent: Thursday, August 27, 2020 8:45 PM

To: District4 <[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Lan Diep,

As a concerned citizen of District 4, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing.

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes, when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees.

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Megan Nguyen

Sincerely,

Megan Nguyen

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Fw: Support a strong Commercial Linkage Fee

City Clerk <[REDACTED]>

Fri 8/28/2020 8:24 AM

To: Agendadesk <[REDACTED]>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113



How is our service? [Please take our short survey.](#)

From: Araceli V <[REDACTED]>

Sent: Thursday, August 27, 2020 9:28 PM

To: Mayor Sam Liccardo <jeff+contact@[REDACTED]>

Subject: Support a strong Commercial Linkage Fee

[External Email]

Dear Mayor Sam Liccardo and Councilmember Sylvia Arenas,

As a constituent of District 8, I am writing to urge you to support a strong commercial linkage fee to meet our community's dire need for affordable housing. I've lived in San Jose practically my whole life and want to buy a home & have a family in our beautiful San Jose, however thanks to big tech moving in as well as the rising costs of living in the Bay Area I will be priced out of buying a home in my city. Meanwhile we're offering up San Jose land at 10 p/sq ft. You can't even buy a house in the Bay Area with that square footage. Why do you think it's ok to offer this up to HUGE real estate developers? And continue to let down your communities who are getting displaced?!

San Jose's working families and communities of color need your support. Wealthy developers are planning 30 million square feet of high rise office towers and tech campuses across San Jose, all of which will lead to rising housing costs for renters unless we act now.

These developments could create a need for over 20,000 new affordable homes in San Jose, as much as \$150 of need per square foot of office space. But the City's recently proposed fee (between just \$5-\$10) doesn't come close to addressing the needs created by these high tech offices. Nor does it address the need to count TOTAL square footage including the amount of FLOORS in these buildings.

How can we justify such a lowball fee, costing us nearly 5,000 desperately-needed affordable homes,

when we know wealthy developers and tech companies can afford much more? Especially when neighboring cities continue to charge much higher fees. Why does San Jose leadership continue to allow for the short sale of our highly desired land and ignore the plight of our communities?!

Please support Silicon Valley Rising's recommendations for a strong Commercial Linkage Fee!

Sincerely,

Araceli V

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