

**Fw: Letter from Destination: Home re Affordable Housing Siting Policy (Item 8.2 on 12.6 agenda(**

City Clerk <city.clerk@sanjoseca.gov>

Fri 12/2/2022 3:56 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

**Office of the City Clerk | City of San José**

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San Jose, CA 95113

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Fax: 408-292-6207

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**From:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Sent:** Friday, December 2, 2022 3:25 PM

**To:** Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Fw: Letter from Destination: Home re Affordable Housing Siting Policy (Item 8.2 on 12.6 agenda(

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**From:** David Low [REDACTED]

**Sent:** Friday, December 2, 2022 3:05 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@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>

**Cc:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Letter from Destination: Home re Affordable Housing Siting Policy (Item 8.2 on 12.6 agenda(

[External Email]

Honorable Mayor & City Council,

Attached is a letter from Destination: Home CEO Jennifer Loving expressing our organization's support for the proposed Affordable Housing Siting Policy that will be discussed at your December 6th meeting. Please feel free to reach out if you have any questions or would like to discuss this issue further.

Thank you,  
David



**DAVID LOW**

Director of Policy & Communications

T (408) 513-8731 | C (408) 499-8328

[david@destinationhomesv.org](mailto:david@destinationhomesv.org)

A 3180 Newberry Dr, Suite 200, San Jose, CA 95118

[DestinationHomeSV.org](http://DestinationHomeSV.org)

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P: 408.513.8700 F: 408.559.9515

E: [info@destinationhomesv.org](mailto:info@destinationhomesv.org)

3180 Newberry Dr, Suite 200, San Jose, CA 95118

[DESTINATIONHOMESV.ORG](http://DESTINATIONHOMESV.ORG)

December 2, 2022

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

### Re: Affordable Housing Siting Policy (Item 8.2 on the Dec. 6th City Council Meeting Agenda)

Dear Mayor Liccardo and Members of the City Council,

We urge you to adopt the updated Affordable Housing Siting Policy, which provides a strong framework for achieving San Jose's ambitious affordable housing goals.

Affordable housing is critical to the health of our community, and benefits not only the people who live there, but the surrounding neighborhood as well. However, San Jose continues to suffer from an extreme shortfall of affordable housing options. In fact, the City's next Regional Housing Needs Allocation calls for the development of 23,775 deed-restricted affordable homes over the next 8 years, and in order to meet this enormous need for affordable housing in San Jose, we must continue building affordable housing throughout our city.

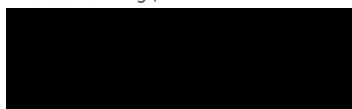
At the same time, we must acknowledge that there are some parts of our city that lack any affordable housing options at all. According to previous City reports, 78% of Census blocks do not contain any deed-restricted affordable housing - severely limiting low-income residents' ability to find housing in many parts of our city, particularly higher opportunity neighborhoods.

As a result, we must adopt an Affordable Housing Siting Policy that will continue investing in affordable housing in all parts of San Jose, while also incentivizing development in parts of the city that currently lack affordable housing options.

This is exactly that type of balanced approach embodied in the updated Affordable Housing Siting Policy and we appreciate all of the hard work from City Staff to craft a smart and thoughtful policy that will help meet the affordable housing needs of our community.

Please approve the proposed Affordable Housing Siting Policy.

Sincerely,



Jennifer Loving  
CEO

## FW: Please Adopt Housing Department Staff Changes to Affordable Housing Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Mon 12/5/2022 2:10 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Sent:** Monday, December 05, 2022 2:10 PM

**To:** Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Fw: Please Adopt Housing Department Staff Changes to Affordable Housing Siting Policy

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**From:** Kathy Cordova [REDACTED]

**Sent:** Monday, December 5, 2022 1:52 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>

**Subject:** Please Adopt Housing Department Staff Changes to Affordable Housing Siting Policy

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[External Email]

Mayor Sam Liccardo,

Dear Mayor Liccardo, Vice Mayor Jones, and Members of the San José City Council,

I urge you to adopt the Housing Department Staff's direction on the Affordable Housing Siting Policy as presented at the October 13, 2022 Community Meeting.

I support the Housing Department Staff's proposed changes because the Affordable Housing Siting Policy now centers equity in many ways. For example, it:

- Provides diverse housing choices so everyone can access affordable housing throughout San José,
- Increases funding for affordable housing in historically-redlined communities,
- Incentivizes and funds historically-exclusive communities to build their fair share of affordable housing in their neighborhoods, and
- Uses inclusive language, abandoning divisive classifications.

In my role as Executive Director of Recovery Café San Jose I see, on a daily basis, individuals struggling to find affordable housing. In this city of great wealth it is truly a human tragedy to see so many living on the streets or in substandard housing.

I wish to see a San José where every neighborhood is accessible to people of all income levels and every neighborhood is a desirable place to live. I am confident that you also share this vision and will make the right choice tomorrow as you vote to adopt the Housing Department Staff Changes to Affordable Housing Siting Policy.

Kathy Cordova

Kathy Cordova



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## Fw: Adopt Housing Dept. Staff Changes to Affordable Housing Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Mon 12/5/2022 2:46 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

### Office of the City Clerk | City of San José

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San Jose, CA 95113

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**From:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Sent:** Monday, December 5, 2022 2:25 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Fw: Adopt Housing Dept. Staff Changes to Affordable Housing Siting Policy

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**From:** albert carlson [REDACTED]

**Sent:** Monday, December 5, 2022 2:23 PM

**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Subject:** Adopt Housing Dept. Staff Changes to Affordable Housing Siting Policy

[External Email]

Mayor Sam Liccardo,

Dear Mayor Liccardo, Vice Mayor Jones, and Members of the San José City Council,

I want you to adopt the Housing Department Staff's direction on the Affordable Housing Siting Policy as presented at the October 13, 2022 Community Meeting.

I am in favor of the Housing Department Staff's proposed changes because the Affordable Housing Siting Policy now centers equity in many ways. For example, it:

- Provides diverse housing choices so everyone can access affordable housing throughout San José,
- Increases funding for affordable housing in historically-redlined communities,
- Incentivizes and funds historically-exclusive communities to build their fair share of affordable housing in their neighborhoods, and
- Uses inclusive language, abandoning divisive classifications.

I wish to see a San José where every neighborhood is accessible to people of all income levels and every neighborhood is a desirable place to live. I am confident that you also share

this vision and will make the right choice come December 6, 2022.

albert carlson



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## FW: I Support Housing Dept. Staff Changes to Affordable Housing Siting Policy

City Clerk <city.clerk@sanjoseca.gov>

Tue 12/6/2022 7:47 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

**Sent:** Monday, December 05, 2022 5:55 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** Fw: I Support Housing Dept. Staff Changes to Affordable Housing Siting Policy

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**From:** Elizabeth Conlan <[REDACTED]>

**Sent:** Monday, December 5, 2022 5:45 PM

**To:** The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>

**Subject:** I Support Housing Dept. Staff Changes to Affordable Housing Siting Policy

[External Email]



Mayor Sam Liccardo,

Dear Mayor Liccardo, Vice Mayor Jones, and Members of the San José City Council,

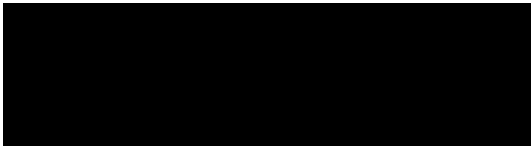
I support adoption of the Housing Department Staff's direction on the Affordable Housing Siting Policy as presented at the October 13, 2022 Community Meeting. These purposed changes are important as they center equity in many ways, including:

- Providing diverse housing choices so everyone can access affordable housing throughout San José,
- Increasing funding for affordable housing in historically-redlined communities, and
- Incentivizing historically-exclusive communities to build their fair share of affordable housing in their neighborhoods.

As a resident of San José, I want my community to be accessible to people of all income levels and for all neighborhoods to be a desirable place to live. Please support this vision and support staff's purposed changes to the Affordable Housing Siting Policy at December 6, 2022 Council meeting.

Thank you!

Elizabeth Conlan



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## Comment - 8.2 22-1805 Affordable Housing Siting Policy Status Report

Erin Neff [REDACTED]

Mon 12/5/2022 5:12 PM

To: City Clerk <city.clerk@sanjoseca.gov>

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[External Email]

Good Evening,

Please see the attached letter in support of the affordable housing siting policy on the agenda (22-1805 )for the Dec. 6<sup>th</sup> City Council Meeting.

Thank you,  
Erin

Erin Neff | Lead Policy Attorney | Housing



**Law Foundation** OF SILICON VALLEY

4 North Second Street, Suite 1300

San Jose, California 95113

[www.lawfoundation.org](http://www.lawfoundation.org)

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

December 5, 2022

City Council Committee Members  
Community and Economic Development Committee  
City of San José  
200 East Santa Clara St.  
San José, CA 95113

RE: San Jose's Affordable Housing Siting Policy

Dear Mayor Sam Liccardo and Members of the San Jose City Council,

The Law Foundation of Silicon Valley advances the rights of under-represented individuals and families in our diverse community through legal services, strategic advocacy, and educational outreach; we use the law to address issues like poverty, discrimination, and child abuse and neglect through our free legal services. We write to express support for the Housing Department's latest draft of the affordable housing siting policy. The Law Foundation and the housing advocate community had several concerns about the previous draft of the affordable housing siting policy, particularly the use of violence as a factor in determining the placement of affordable housing developments. We are happy to see that the Housing Department has removed this factor and instead created a more inclusive siting policy. We urge you to pass the current version of the affordable housing siting policy that will be presented at the December 6, 2022 city council meeting.

The affordable housing siting policy is a means of fulfilling state law requirements under Assembly Bill 686 to affirmatively further fair housing. AB 686 defines affirmatively furthering fair housing as, "...taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws." We believe the current iteration of the siting policy meets this goal by removing poverty and crime statistics to determine the location of affordable housing. The policy also ensures affordable housing is built throughout the city, giving San Jose residents a choice of where they can live. While the City needs to expand affordable housing into neighborhoods with more resources and wealth, it cannot neglect historically redlined neighborhoods and perpetuate practices that disinvest from these communities. Housing should also be built in these areas and the City must consider ways to increase access to resources in these neighborhoods.

We further urge you to no longer consider violence as a factor in any proposed changes to the policy or in future affordable housing policies. AB 686 does not provide any directives to assess the crime rates or rates of violence of a neighborhood in a manner that prevents the development of housing in those areas. Further, California's Department of Housing and Urban

Development published guidance on how to affirmatively further fair housing.<sup>1</sup> Notably, the guide cites policing and criminalization as contributing factors that *cause* segregation, racial concentration, disparities in opportunity, as well as disparities in opportunity for people with disabilities.<sup>2</sup>

Using crime statistics and violence is inherently problematic, as neighborhoods of color are often overly policed and people of color, particularly black and brown people are often criminalized based on racist assumptions. Police engage in more aggressive policing tactics in neighborhoods with black and brown people, particularly disadvantaged neighborhoods.<sup>3</sup> Black individuals are more likely to be arrested, convicted, and have longer sentences as compared to white individuals who have committed the same crimes.<sup>4</sup> Daanika Gordon, an assistant professor of sociology in the School of Arts and Sciences at Tufts University states, “predominantly Black neighborhoods are simultaneously over-policed when it comes to surveillance and social control, and under-policed when it comes to emergency services... Policing responds to segregated landscapes.”<sup>5</sup> San Jose must not repeat the mistakes of the past by using racist stereotypes to determine the housing landscape.

Therefore, we urge you to approve the affordable housing siting policy without further amendments. Thank you for your time and consideration. You may contact me at 408-293-4796 or at [erin.neff@lawfoundation.org](mailto:erin.neff@lawfoundation.org) if you have questions or would like to discuss these issues further.

Sincerely,



Erin Neff  
Lead Policy Attorney  
Housing Program  
Law Foundation of Silicon Valley

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<sup>1</sup> California Dep’t Hous. and Comm. Dev., *Affirmatively Furthering Fair Housing* (2021) [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

<sup>2</sup> California Dep’t Hous. and Comm. Dev., *Affirmatively Furthering Fair Housing* (2021), [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

<sup>3</sup> Ronald Weitzer & Rod K. Brunson, *Policing Different Racial Groups In the United States* (2015) <https://sociology.columbian.gwu.edu/sites/g/files/zaxdzs1986/f/downloads/Weitzer%20%26%20Brunson%202015%20.pdf>

<sup>4</sup> The Sentencing Project, *Report to the United Nations on Racial Disparities in the U.S. Criminal Justice System* (2018) <https://www.sentencingproject.org/publications/un-report-on-racial-disparities/>

<sup>5</sup> Robin Smyton, *How Racial Segregation and Policing Intersect in America*, (2020) <https://now.tufts.edu/2020/06/17/how-racial-segregation-and-policing-intersect-america#:~:text=Gordon%20is%20finding%20that%2C%20due,emergency%20services%2C%E2%80%9D%20she%20said.>

FW: SUPPORT Item 8.2 Affordable Housing Siting Policy, 12/6/22

City Clerk <city.clerk@sanjoseca.gov>

Mon 12/5/2022 4:53 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Victoria Ramirez [REDACTED]

**Sent:** Monday, December 5, 2022 4:52 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Cc:** Michele Lew [REDACTED]

**Subject:** Re: SUPPORT Item 8.2 Affordable Housing Siting Policy, 12/6/22

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[External Email]

Hello,

I am submitting this letter on behalf of Michele Lew, CEO of The Health Trust.

Thank you.

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Dear Mayor Liccardo and members of the San Jose City Council:

The Health Trust supports the Housing Department's proposed revisions to the Affordable Housing Siting Policy before the City Council on Tuesday, December 6, 2022, which will provide an equity-centric framework for meeting San Jose's ambitious affordable housing goals.

As a nonprofit operating foundation focused on building health equity for some of Silicon Valley's most vulnerable and marginalized populations, we strongly support a policy that acknowledges the value of affordable housing throughout all neighborhoods in the city of San José.

The Health Trust recognizes stable and affordable housing as a necessary factor to improving the health of our residents, especially people living with HIV/AIDS, and low-income and chronically homeless individuals. That is why we help these populations get housed and provide them with intensive case management and health and wellness services they need to remain healthy and stably housed.

As a funder, provider, and advocate, we support incentivizing affordable housing in San José neighborhoods that have historically excluded affordable housing development and are pleased to see the City take positive steps towards holding affluent, exclusive communities accountable and acknowledging the need to address the racist policies of redlining, segregation and discrimination. Furthermore, we believe every neighborhood in San José must be seen as valuable and worthy of investment, providing people with affordable opportunities to live where they want and choose to live.

The Health Trust supports the Housing Department's commitment to expand affordable housing choices in well-resourced communities-without depriving historically underinvested communities, and we urge the City Council to approve this policy recommendation.

Sincerely,

Michele Lew  
CEO, The Health Trust

**Victoria Ramirez**

Pronouns: she, her, hers

*Director of Policy and Communications*



The Health Trust | [healthtrust.org](https://healthtrust.org)

3180 Newberry Dr., Suite 200, San Jose, CA 95118



**HEALTHTrust**

*Because everyone's health matters.*

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FW: final comment letter re: Affordable Housing Siting Policy

City Clerk <[REDACTED]>

Tue 12/6/2022 9:01 AM

To: Agendadesk <[REDACTED]>

---

**From:** Matt King <[REDACTED]>

**Sent:** Tuesday, December 06, 2022 8:58 AM

**To:** City Clerk <[REDACTED]>; District 10 <[REDACTED]>; District1 <[REDACTED]>; District4

[REDACTED]; District2 <[REDACTED]>; District3 <[REDACTED]>; District5  
[REDACTED]; District7 <[REDACTED]>; District 6 <[REDACTED]>; District8  
[REDACTED]; District9 <[REDACTED]>; Liccardo, Sam <[REDACTED]>

**Subject:** final comment letter re: Affordable Housing Siting Policy

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To the mayor, council members and city clerk,

Attached is a final letter from the housing working group of the Race Equity Action Leadership Coalition regarding item 8.2 on the Dec. 6 agenda.

We strongly support adopting the siting policy as recommended in the staff report, and note the policy passed CED last week without objection

thank you

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FianSan Jose City Council  
City of San Jose  
200 East Santa Clara St.  
San Jose, CA 95113

Re: Approving Changes to City of San Jose Housing Siting Policy

Dear Mayor Liccardo, Vice Mayor Jones, and Members of the San Jose City Council:

We write to ask you to adopt a Resolution approving the Housing Department staff's proposed revisions to the Affordable Housing Siting Policy, as written in the Housing Department staff [memorandum](#), dated November 18, 2022 and as recommended by the Community and Economic Development Committee (CEDC) last Monday on November 28, 2022.

This cover letter was prepared by the Housing Justice Workgroup of the nonprofit Race Equity Action Leadership (REAL) Coalition. We are submitting our original letter dated October 3, 2022, with this cover letter because we continue to maintain our position, thoroughly documented in that letter, that affordable housing should be equitably located and funded in San Jose. We are also attaching the housing siting vision statement adopted by the broader REAL Coalition.

Since our October letter was submitted, Housing Department staff (Staff) has updated the Affordable Housing Siting Policy (Siting Policy); we acknowledge and support Staff's updated proposed policy. We commend Staff and CEDC members for being responsive to our comments and other comments from the community about previous versions of this policy. These changes recognize that the need for affordable housing is great throughout the City, especially in communities experiencing displacement pressures.

We also specifically support the following recommended changes to the siting policy:

- A. Eliminating earlier language that stereotyped lower-income neighborhoods and communities of color.
- B. Focusing on both funding and incentivizing development in historically segregated areas that have excluded affordable housing development, now



called Affordable Housing Expansion Areas, rather than closing off other areas that also need additional affordable housing.

- C. Committing to identifying funding and other resources that would be directed into neighborhoods that have been historically redlined and disinvested, now called Continued Investment Areas.

We appreciate the Staff for its commitment to the ethnically, racially, socioeconomically, and otherwise diverse communities that call this City home. We ask you, as our leaders, to support these policy recommendations because they center belonging and justice.

Regards, the following members of the REAL Housing Justice Workgroup

Jaime Alvarado  
Alum Rock Urban Village Advocates (ARUVA)

Matt King  
Sacred Heart Community Service

Kenneth Rosales  
Regina Williams  
SV@Home

Claire Kennedy  
Kyra Kazantzis  
Silicon Valley Council of Nonprofits (SVCN)

Gabriel Hernandez  
Sí Se Puede Collective

Kylie Clark  
Josh Selo  
West Valley Community Services

cc: City Council, Mayor, Jacky Morales-Ferrand, CED staff

**FW: 8.2 – Affordable Housing Siting Policy.**

City Clerk <[REDACTED]>

Thu 12/8/2022 12:41 PM

To: Agendadesk <[REDACTED]>

---

**From:** Mathew Reed <[REDACTED]>

**Sent:** Tuesday, December 6, 2022 3:08 PM

**To:** Jimenez, Sergio <[REDACTED]> Perez, Raul <[REDACTED]> Cohen, David

<[REDACTED]> Carrasco, Magdalena <[REDACTED]> Davis, Dev <[REDACTED]>

Arenas, Sylvia <[REDACTED]> Mahan, Matt <Matt

Foley, Pam <[REDACTED]>

Esparza, Maya <[REDACTED]> Liccardo, Sam <[REDACTED]> Jones, Chappie

<[REDACTED]>

**Cc:** Morales-Ferrand, Jacky <[REDACTED]>

VanderVeen, Rachel <[REDACTED]>

Clements, Kristen <[REDACTED]> Regina Celestin Williams <[REDACTED]> City Clerk

<[REDACTED]>

**Subject:** 8.2 – Affordable Housing Siting Policy.

[External Email]

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

Please find the attached letter in support of the staff recommendation for Item **8.2 – Affordable Housing Siting Policy**.

We are appreciate the opportunity to share our perspective and those of our partners in the Affordable Housing Development Community.

Sincerely,  
Mathew Reed

Mathew Reed  
Director of Policy  
[REDACTED]



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Gina Dalma, Vice Chair  
*Silicon Valley Community Foundation*

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Andrea Osgood, Treasurer  
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Shiloh Ballard  
*Silicon Valley Bicycle Coalition*

Bob Brownstein  
*Working Partnerships USA*

Amie Fishman  
*Non-Profit Housing Association of Northern CA*

Ron Gonzales  
*Hispanic Foundation of Silicon Valley*

Javier Gonzalez  
*Google*

Poncho Guevara  
*Sacred Heart Community Service*

Janice Jensen  
*Habitat for Humanity East Bay/Silicon Valley*

Janikke Klem

Jan Undenthal  
*MidPen Housing*

Jennifer Loving  
*Destination: Home*

Mary Murtagh  
*EAH Housing*

Chris Neale  
*The Core Companies*

Kelly Snider  
*Kelly Snider Consulting*

Staff  
Regina Celestin Williams  
*Executive Director*

**TRANSMITTED VIA EMAIL**

December 5, 2022

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, and Councilmembers Arenas, Carrasco, Cohen, Davis, Esparza, Foley, Jimenez, Jones, Mahan, and Perez,

**Item 8.2 – Affordable Housing Siting Policy**

We at SV@Home along with our members and partners who have signed onto this letter support the proposed Affordable Housing Siting Policy and ask that the San José City Council adopt a resolution to approve it on December 6<sup>th</sup>, 2022. We appreciate the work that the Housing Department has undertaken to expand community engagement and show responsiveness to concerns raised by a broad range of stakeholders including the affordable housing development community. We expressed concerns that earlier versions of this policy unnecessarily disparaged the value of affordable housing investment throughout the city and risked constraining city affordable housing resources in ways that limited our ability to respond to the complexity of housing needs in the city.

We agree that affordable housing investment is an essential tool to address place-based disparities in San Jose. We must expand affordable options in neighborhoods that have historically excluded affordable housing development. And, we must commit to equity and inclusion by fully integrating affordable housing opportunities in areas of the city planned for significant new residential development. However, we must remain committed to equitable investment in communities where housing needs and displacement risks are the greatest. Comprehensive, continued investment is required to address a history of neglect and harm.

Affordable housing is a community asset and is needed in every community in San Jose. Affordable housing investments improve the quality of life in the communities where it is built. Decades of research has shown that affordable housing improves educational achievement, job attainment and retention, mental and physical health; while decreasing family and neighborhood violence. The affordable housing built in San Jose serves as anchors of social and economic stability within a landscape otherwise defined by the destabilizing impact of the housing crisis we face.

There is not a single community in San Jose that is not impacted by the housing crisis. However, the hardship is disproportionately experienced by lower-income people of color and is most acute in communities that have experienced underinvestment and exclusion stemming from both explicitly racist policies and land use decisions and from practices that have perpetuated racial and social inequality.


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We appreciate the Housing Department staff's commitment to incentivizing development in areas where we have historically built less and that coordinated efforts with the Planning Department are actively working to leverage land use and development streamlining tools to reduce barriers. Achieving the intent of this policy will require sustained commitments from city staff and the offices of the Mayor and Councilmembers to be effective. Overcoming long established barriers requires both policy tools and political leadership. We ask that your support for this policy signifies a statement of a long-term commitment to creating an equitable City, where each neighborhood offers substantial resources and opportunity for residents to thrive for generations to come.

Sincerely,

  
Regina Celestin Williams, Executive Director  
SV@Home

Caroline Bas, Chief Operating Officer  
The Kelsey

Louis Chicoine, Executive Director  
Allied Housing

Nick Cranmer, Associate Director of Real Estate Development, Acquisitions  
Resources for Community Development

Jennifer Hark Dietz, Chief Executive Officer  
PATH

Amie Fishman, Executive Director  
Non-Profit Housing Association of Northern California

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

Ena Yasuhara Li, Senior Vice President, Impact Strategies  
United Way Bay Area

Mark J. Mikl, Executive Director  
Charities Housing Development Corporation

Geoffrey Morgan, LEED AP (he/him)  
President and CEO First Community Housing

Chris Neale, President  
The Core Companies

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Preston Prince, Executive Director  
Santa Clara County Housing Authority

Noni Ramos, Chief Executive Officer  
Housing Trust Silicon Valley