

From: Zazi Villarreal [mailto:████████████████████]
Sent: Wednesday, August 12, 2020 8:48 AM
To: VanderVeen, Rachel <████████████████████>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Rachel VanderVeen,
Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

San Jose and its neighbors faced an affordable housing emergency before this current health and economic crisis, and the need for more affordable housing will increase as the City moves to recover. New commercial development creates a pressing need for more housing for new employees. The Nexus study confirmed that many employees do not, and will not, get paid enough to afford to live in San Jose without a measurable increase in the number of new affordable homes.

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, 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. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,
Zazi Villarreal

From: Robert C Wood [mailto: [REDACTED]]
Sent: Wednesday, August 12, 2020 11:45 AM
To: VanderVeen, Rachel < [REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Rachel VanderVeen,

Dear San Jose City Staff,

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Sincerely,
Robert C Wood

From: Maria Garcia Serrano [mailto: [REDACTED]]
Sent: Thursday, August 13, 2020 8:37 AM
To: VanderVeen, Rachel < [REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Rachel VanderVeen,

Dear San Jose City Staff,

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Sincerely,

Maria Garcia Serrano

Roxane Mortensen <[REDACTED]>
Thu 8/13/2020 2:00 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

The City released a development feasibility study that is deeply flawed. Even the consultants admitted that their economic assumptions were based off data from BEFORE the pandemic. It is wrong for the city to use a flawed analysis with outdated assumptions to enact a new tax. The entire nexus study and feasibility analysis should be completely rejected.

Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

I don't live in San Jose and I don't want other close localities to raise or implement new taxes either

Sincerely,

Roxane Mortensen

Andres Niemeyer <[REDACTED]>
Thu 8/13/2020 2:01 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

We can not tax our way to prosperity. Hopefully, our City figures that out.

Sincerely,

Andres Niemeyer

viren patel <[REDACTED]>
Thu 8/13/2020 2:10 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Sincerely,

viren patel

David Shapiro <[REDACTED]>

Thu 8/13/2020 2:15 PM

To: Agendadesk

[External Email]

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Now is not time to layer on taxes to an industry that will be reeling from the effects of COVID for years to come.

Sincerely,

David Shapiro

Sondra Gill <[REDACTED]>

Thu 8/13/2020 2:15 PM

To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Sincerely,

Sondra Gill

Tony Mirenda <[REDACTED]>
Thu 8/13/2020 2:16 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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How can an informed decision be made by our City Officials based on pre-pandemic data? In the commercial construction world, we are trying to SURVIVE first, THEN recover. Please consider this within the proper and current context. Adding more taxes and fees to ANY construction right now is going to, simply put, kill deals and NOTHING will get done.

Thank you for your re-consideration.

Sincerely,

Tony Mirenda

J Kelly <[REDACTED]>
Thu 8/13/2020 2:16 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Please do not stifle the growth of this still maturing city, one I work and live in.

Understanding the reasoning behind the commercial linkage fee at this point in time is absolutely mind boggling.

Sincerely,

J Kelly

Michael Turpin <[REDACTED]>
Thu 8/13/2020 1:44 PM

To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Sincerely,

Michael Turpin

Lieu Bach <[REDACTED]>
Thu 8/13/2020 2:26 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Sincerely,

Lieu Bach

Cindy Fairfield <[REDACTED]>
Thu 8/13/2020 2:26 PM

To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Sincerely,

Cindy Fairfield

Dan Bozzuto <[REDACTED]>
Thu 8/13/2020 7:05 PM

To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Taxing and throwing money at problems is the opposite of what should be done as a business owner trust me creating jobs will build income for the city and county that trickles down to all people in affected areas. Bad idea taxing job creation

Sincerely,

Dan Bozzuto

Jennifer Delarocha <[REDACTED]>
Thu 8/13/2020 7:16 PM
To:Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

San Jose Residents are relying on new jobs to help them come out of unemployment status. Commercial Construction is essential right now for so many new job opportunities. New businesses that will come out of these new construction projects will eventually employ more people as well. Please reconsider passing more taxes that will only hurt the people trying to recover from this pandemic crisis.

Sincerely,

Jennifer Delarocha

Sean Buxton <[REDACTED]>
Thu 8/13/2020 7:51 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Sincerely,

Sean Buxton

Rick Beatty <[REDACTED]>
Thu 8/13/2020 8:17 PM
To: Agendadesk

[External Email]

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Sincerely,

Rick Beatty

steve andrews <[REDACTED]>

Fri 8/14/2020 8:15 AM

To: Agendadesk

[External Email]

Dear Clerk City Clerk,

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Sincerely,

steve andrews

ANNA BRERETON <[REDACTED]>
Fri 8/14/2020 9:45 AM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Companies already pay enough in matching payroll taxes to the state and federal level above and beyond what the employee pays. Give the employer a BREAK at the moment so that they can keep some jobs here, OK?

Sincerely,

ANNA BRERETON

Brock Hill <[REDACTED]>
Fri 8/14/2020 4:03 PM
To: Agendadesk

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Now is not the right time to be taxing new jobs. Please vote NO on the commercial linkage fee.

Although this may be language used by many people who say NO to this tax, the sentiment behind it remains 100% true for me. We cannot allow for more setbacks to development in San Jose. Thank you

Sincerely,

Brock Hill

Say NO to taxing new jobs in San Jose

Pierce Drummond <[REDACTED]>

Tue 8/18/2020 8:55 AM

To: Agendadesk <[REDACTED]>

[External Email]

Dear Clerk City Clerk,

The City Council should not be considering a tax on new commercial construction, which could cost us thousands of good-paying middle class jobs that would benefit our community. This might have been feasible before COVID-19, but we are now in the middle of a dire economic recession caused by the pandemic. We need to stay focused on bringing middle class jobs back to the city instead.

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Sincerely,

Pierce Drummond

[REDACTED]
[REDACTED]
[REDACTED]

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

Taber, Toni

From: Reid, Tara
Sent: Thursday, August 13, 2020 9:07 AM
To: CouncilMeeting
Subject: Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:12 PM
To: Reid, Tara <[REDACTED]>
Subject: Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

For clerk

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose
[REDACTED] - cell

From: Amber Fogo <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:10 PM
To: Klein, Nanci <[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 Nanci Klein,

Dear San Jose City Staff,

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Amber Fogo

[REDACTED]

[REDACTED]

San Jose, CA 95112 Constituent

Prepared by OneClickPolitics (tm) at www.oneclickpolitics.com. OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [REDACTED]

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Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:22 PM
To: Reid, Tara <[REDACTED]>
Subject: Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

another

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose
[REDACTED] - cell

From: Amber Fogo <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:10 PM
To: Klein, Nanci <[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

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Taber, Toni

From: Reid, Tara
Sent: Wednesday, August 19, 2020 12:46 PM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Wednesday, August 19, 2020 12:44 PM
To: Reid, Tara <[REDACTED]>
Subject: Fwd: San Jose Commercial Linkage Fee

Tara - another to Clerk

Sent from my iPhone

Begin forwarded message:

From: Anna Ponce <[REDACTED]>
Date: August 19, 2020 at 3:43:56 PM EDT
To: Nanci Klein <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee
Reply-To: Anna Ponce <[REDACTED]>

[External Email]

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Sincerely,
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[REDACTED]

[REDACTED] San Jose, CA 95123 Constituent

Prepared by OneClickPolitics (tm) at

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Taber, Toni

From: Reid, Tara
Sent: Wednesday, August 19, 2020 8:19 AM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Wednesday, August 19, 2020 7:56 AM
To: Reid, Tara <[REDACTED]>
Subject: Fwd: San Jose Commercial Linkage Fee

For clerk
Sent from my iPhone

Begin forwarded message:

From: Sonia Avitia <[REDACTED]>
Date: August 19, 2020 at 10:38:56 AM EDT
To: Nanci Klein <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee
Reply-To: Sonia Avitia <[REDACTED]>

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for

affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

San Jose and its neighbors faced an affordable housing emergency before this current health and economic crisis, and the need for more affordable housing will increase as the City moves to recover. New commercial development creates a pressing need for more housing for new employees. The Nexus study confirmed that many employees do not, and will not, get paid enough to afford to live in San Jose without a measurable increase in the number of new affordable homes.

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, 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. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,
Sonia Avitia

[REDACTED]
[REDACTED]

San Jose, CA 95116 Constituent

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<https://gcc01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.oneclickpolitics.com%2F&data=01%7C01%7CNanci.Klein%40sanjoseca.gov%7C2352828663b24b39530208d8444d9b00%7C0fe33be061424f969b8d7817d5c26139%7C1&reserved=0>. OneClickPolitics provides online communications tools for supporters of a cause, issue, organization or association to contact their elected officials. For more information regarding our policies and services, please contact [REDACTED]

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Taber, Toni

From: Reid, Tara
Sent: Monday, August 17, 2020 11:50 AM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Friday, August 14, 2020 4:23 PM
To: Reid, Tara <[REDACTED]>
Subject: Fw: San Jose Commercial Linkage Fee

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose
[REDACTED] - cell

From: Alexa Kaskowitz <[REDACTED]>
Sent: Friday, August 14, 2020 4:15 PM
To: Klein, Nanci <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Alexa Kaskowitz

[REDACTED]

[REDACTED] San Jose, CA 95112 Constituent

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Taber, Toni

From: Reid, Tara
Sent: Monday, August 17, 2020 11:43 AM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Monday, August 17, 2020 6:19 AM
To: Reid, Tara <[REDACTED]>
Subject: Fwd: San Jose Commercial Linkage Fee

Plz forward to clerk!

Sent from my iPhone

Begin forwarded message:

From: Alexa Kaskowitz <[REDACTED]>
Date: August 14, 2020 at 7:15:28 PM EDT
To: Nanci Klein <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee
Reply-To: Alexa Kaskowitz <[REDACTED]>

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for

Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Thursday, August 13, 2020 8:38 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: San Jose Commercial Linkage Fee

Public record - 9/1 CLF

[Jacky Morales-Ferrand](#)

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Maria Garcia Serrano <[REDACTED]>
Sent: Thursday, August 13, 2020 8:37 AM
To: Morales-Ferrand, Jacky <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Jacky Morales-Ferrand,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

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Sincerely,

Maria Garcia Serrano

[REDACTED]

[REDACTED] dr San Jose, CA 95122 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Thursday, August 13, 2020 7:36 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: Fund Affordable Housing: Pass the HIghest Feasible Commercial Linkage Fee

For CLF item on 9/1

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Amber Fogo <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:10 PM
To: Morales-Ferrand, Jacky <[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 Jacky Morales-Ferrand,

Dear San Jose City Staff,

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, 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. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Amber Fogo

[REDACTED]

[REDACTED]. San Jose, CA 95112 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Wednesday, August 12, 2020 12:21 PM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: San Jose Commercial Linkage Fee

September 1 - CLF

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Robert C Wood <[REDACTED]>
Sent: Wednesday, August 12, 2020 11:45 AM
To: Morales-Ferrand, Jacky <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Jacky Morales-Ferrand,

Dear San Jose City Staff,

I am writing to voice my strong support for an appropriate Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

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Sincerely,

Robert C Wood

[REDACTED]

[REDACTED]. San Jose, CA 95112 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Wednesday, August 12, 2020 9:37 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: San Jose Commercial Linkage Fee

September 1 CLF

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Zazi Villarreal <[REDACTED]>
Sent: Wednesday, August 12, 2020 8:48 AM
To: Morales-Ferrand, Jacky <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Jacky Morales-Ferrand,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,

Zazi Villarreal

[REDACTED]

[REDACTED] Drive San Jose, CA 95127 Constituent

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Taber, Toni

From: Reid, Tara
Sent: Wednesday, August 12, 2020 9:25 AM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI



Tara Reid | Executive Assistant to Nanci Klein
Director of Economic Development | Director of Real Estate
200 E. Santa Clara Street, 17th floor | San Jose, CA 95113
Phone: [REDACTED]
www.sanjoseca.gov | www.sjeconomy.com

From: Klein, Nanci <[REDACTED]>
Sent: Wednesday, August 12, 2020 8:52 AM
To: Reid, Tara <[REDACTED]>
Subject: Fw: San Jose Commercial Linkage Fee

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose
[REDACTED] - cell

From: Zazi Villarreal <[REDACTED]>
Sent: Wednesday, August 12, 2020 8:48 AM
To: Klein, Nanci <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,

Zazi Villarreal

[REDACTED]

[REDACTED] Drive San Jose, CA 95127 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Wednesday, August 12, 2020 8:15 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: Fund Affordable Housing: Pass the HIghest Feasible Commercial Linkage Fee

Commercial linkage fee - September 1.

Jacky Morales-Ferrand
Director
City of San José Department of Housing

[REDACTED] | www.sjhousing.org

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.



From: Jody Chang <[REDACTED]>
Sent: Tuesday, August 11, 2020 8:36 PM
To: Morales-Ferrand, Jacky <[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 Jacky Morales-Ferrand,

Dear San Jose City Staff,

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, 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. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Jody Chang

[REDACTED]

[REDACTED] San Jose, CA 95125 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Tuesday, August 11, 2020 7:40 PM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: San Jose Commercial Linkage Fee

CLF item - September 1

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Susan Lucas Taylor <[REDACTED]>
Sent: Tuesday, August 11, 2020 3:03 PM
To: Morales-Ferrand, Jacky <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Jacky Morales-Ferrand,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Susan Lucas Taylor

[REDACTED]

[REDACTED]

San Jose, CA 95134 Constituent

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Taber, Toni

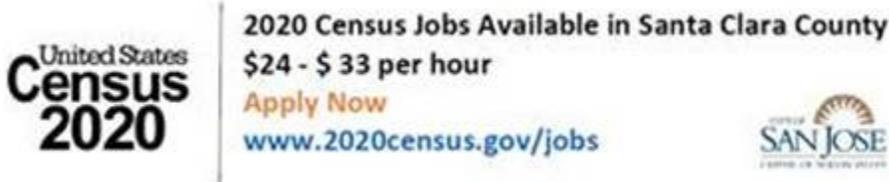
From: Morales-Ferrand, Jacky
Sent: Tuesday, August 11, 2020 7:25 PM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: Fund Affordable Housing: Pass the HIghest Feasible Commercial Linkage Fee

Council meeting on September 1, CLF

Jacky Morales-Ferrand
Director
City of San José Department of Housing

[REDACTED] | www.sjhousing.org

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.



From: Paula Lara <[REDACTED]>
Sent: Tuesday, August 11, 2020 4:03 PM
To: Morales-Ferrand, Jacky <[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 Jacky Morales-Ferrand,

Dear San Jose City Staff,

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,
Paula Lara

[REDACTED]

[REDACTED]

San Jose, CA 95122 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Tuesday, August 11, 2020 7:24 PM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: Fund Affordable Housing: Pass the Highest Feasible Commercial Linkage Fee

The item is going September 1 not august 25th.

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Emily Reveles <[REDACTED]>
Sent: Tuesday, August 11, 2020 4:10 PM
To: Morales-Ferrand, Jacky <[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 Jacky Morales-Ferrand,

Dear San Jose City Staff,

Commercial Linkage Fees are a standard tool for generating local resources for affordable housing development, 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. As it faces unprecedented growth over the next 5-15 years, San Jose cannot afford to continue to fall deeper behind in addressing the housing needs of its lower- and moderate-income residents.

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

We are sensitive to the fact that these are not simple times, and that the pandemic is likely to impact the feasibility of some commercial development, particularly hotels and some types of retail. However, it is clear

that, for most projects, the CLF will not be the deciding factor and that development activity will pick up over time.

San Jose and its neighbors faced an affordable housing emergency before this current health and economic crisis, and the need for more affordable housing will increase as the City moves to recover. New commercial development creates a pressing need for more housing for new employees. The Nexus study confirmed that many employees do not, and will not, get paid enough to afford to live in San Jose without a measurable increase in the number of new affordable homes.

It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Emily Reveles

[REDACTED]

[REDACTED] San Jose, CA 95111 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Tuesday, August 11, 2020 6:33 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: Fund Affordable Housing: Pass the HIghest Feasible Commercial Linkage Fee

Commercial linkage fee -August 25th

Jacky Morales-Ferrand
Director
City of San José Department of Housing

[REDACTED] | www.sjhousing.org

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From: Andrew Nguyen <[REDACTED]>
Sent: Tuesday, August 11, 2020 5:47 AM
To: Morales-Ferrand, Jacky <[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 Jacky Morales-Ferrand,

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Andrew Nguyen

[REDACTED]

[REDACTED] Jose, CA 95132 Constituent

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Taber, Toni

From: Morales-Ferrand, Jacky
Sent: Monday, August 10, 2020 7:08 AM
To: Taber, Toni
Cc: Alvarez, Karina
Subject: Fw: San Jose Commercial Linkage Fee

Public comment - august 25th

Jacky Morales-Ferrand

Director

City of San José Department of Housing

[REDACTED] | www.sjhousing.org

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.



From: Deborah St Julien <[REDACTED]>
Sent: Sunday, August 9, 2020 7:33 PM
To: Morales-Ferrand, Jacky <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Jacky Morales-Ferrand,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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It is the responsibility of the City to ensure that we have the resources to respond to this additional need. We urge you to take full advantage of the CLF as part of the solution.

Sincerely,

Deborah St Julien

[REDACTED]

[REDACTED] DR San Jose, CA 95136 Constituent

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Taber, Toni

From: Klein, Nanci
Sent: Sunday, August 9, 2020 8:07 PM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

FYI

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose

[REDACTED] - cell

From: Deborah St Julien <[REDACTED]>
Sent: Sunday, August 9, 2020 7:33 PM
To: Klein, Nanci <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,

Deborah St Julien

[REDACTED]
[REDACTED] San Jose, CA 95136 Constituent

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Taber, Toni

From: Klein, Nanci
Sent: Saturday, August 8, 2020 6:44 PM
To: CouncilMeeting
Subject: Fw: San Jose Commercial Linkage Fee

Public input.

Nanci Klein

Director of Economic Development | Director of Real Estate
City of San Jose

[REDACTED] - cell

From: Vianey Nava <[REDACTED]>
Sent: Saturday, August 8, 2020 5:49 PM
To: Klein, Nanci <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Nanci Klein,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,

Vianey Nava

[REDACTED]
[REDACTED] San Jose, CA 95136 Constituent

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Fw: San Jose Commercial Linkage Fee

City Clerk

Wed 8/19/2020 1:33 PM

To: Agendadesk <[REDACTED]>

From: VanderVeen, Rachel <[REDACTED]>
Sent: Wednesday, August 19, 2020 12:51 PM
To: City Clerk <[REDACTED]>
Cc: Alvarez, Karina <[REDACTED]>
Subject: FW: San Jose Commercial Linkage Fee

Public comment

Rachel VanderVeen

Deputy Director
Housing Department
[REDACTED]

From: Anna Ponce [mailto:[REDACTED]]
Sent: Wednesday, August 19, 2020 12:44 PM
To: VanderVeen, Rachel <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Rachel VanderVeen,
Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,
Anna Ponce

[REDACTED]

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Fw: San Jose Commercial Linkage Fee

City Clerk

Thu 8/20/2020 2:48 PM

To: Agendadesk <[REDACTED]>

public comment

Office of the City Clerk | City of San José

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

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: VanderVeen, Rachel <[REDACTED]>
Sent: Thursday, August 20, 2020 1:46 PM
To: City Clerk <[REDACTED]>
Cc: Alvarez, Karina <[REDACTED]>
Subject: FW: San Jose Commercial Linkage Fee

Public Comment

Rachel VanderVeen

Deputy Director

Housing Department

From: Jenny Uchida [mailto:[REDACTED]]
Sent: Thursday, August 20, 2020 1:39 PM
To: VanderVeen, Rachel <[REDACTED]>
Subject: Re: San Jose Commercial Linkage Fee

[External Email]

Re: Re: San Jose Commercial Linkage Fee

Dear Rachel VanderVeen,

Dear San Jose City Staff,

I am writing to voice my strong support for the highest feasible Commercial Linkage Fee in San Jose. The recently released Fee Feasibility Study confirms that the city can collect robust fees for affordable housing and still move forward with its ambitious plans for new job-related development.

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Sincerely,

Jenny Uchida

[Redacted signature block]

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