

FW: Public Comment for Jan. 27, 2026 Agenda Item 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:04 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

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

From: Sarah Hollingsworth [REDACTED]
Sent: Monday, January 26, 2026 9:44 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Jan. 27, 2026 Agenda Item 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

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Dear Mayor and Council members,

My name is Sarah Hollingsworth, and I am an active local voter. I am also a member of SURJ Santa Clara County and have been working with my unhoused neighbors and neighbors in RVs since this summer, prior to the Columbus Park sweep.

I am writing today to ask that you alter incentive programs so that public investment receives public benefit for Item 8.2 on the agenda.

San Jose residents have made it very clear that affordability is their single most important concern right now. As such, city council needs to make it their priority. The unhoused and shelter crises exist because San José lacks permanent affordable housing. Why not use incentives like these for solutions? Shelters are emergency responses, not housing solutions, and the city continues to under serve houseless people with aid programs. You offer no options but arrest or heavily monitored/restrictive temporary housing, only to put them back on the streets and then conduct more sweeps.

We need to stop punishing our neighbors who can't afford the rent. It's time to stop the encampment sweeps, stop the tows of lived-in vehicles, stop the criminalization of homelessness, and work with our unhoused neighbors on solutions including more safe parking.

Thank you,

Sarah Hollingsworth
SURJ Santa Clara

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FW: Downtown Residential High Rise Incentive Program

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Bob P [REDACTED]
Sent: Monday, January 26, 2026 10:14 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Downtown Residential High Rise Incentive Program

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Dear Mayor Mahan and Members of the City Council,

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

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

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

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

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

Sincerely,

Bob Prola
Vice President, Oak Grove Educators Association

Executive Board Member, South Bay Labor Council

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FW: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension Agenda Item: 8.4: Amendments to Chapter 5.08 of Title

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:12 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Nora Larson <[REDACTED]>
Sent: Tuesday, January 27, 2026 6:58 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension Agenda Item: 8.4: Amendments to Chapter 5.08 of Title ...

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Hello,

My name is Nora Larson and I am a resident and voter in District 3, and I am a member of SURJ Santa Clara County.

I want San Jose to be affordable for families of all income levels, so children can grow up in a diverse community where their friends' families aren't pushed out of the city or pushed into homelessness.

Item 8.2: Without affordability requirements, supply does not reach low-income households.

Item 8.3: Current market-rate rents are about 70% AMI — so providing incentives and calling 80% - 110% AMI cap “affordable” is a slap in the face to your constituents.

Item 8.4: As written, these revisions would update these levels to imply that “Affordable Housing Developments” could be charging more than market rent prices; causing direct gentrification of entire neighborhoods, and pushing out our underrepresented populations including low-income communities of color.

Item 8.6: Mobilehome ownership is one of the FEW remaining ways for a lower income individual to still OWN their home; these changes would reverse that within 10 years.

So, today, here is what I'm hoping you will do:

1. Item 8.2: Please alter incentive programs so that public investment receives public benefit
2. Item 8.3: Please alter incentive programs so that public investment receives public benefit
3. Item 8.4: We demand the city council delay its vote and do not approve the changes to the IHO.

4. Item 8.6: We demand the city council oppose the discretionary changes to the MRO and do not approve these measures.

As we acknowledge that there is not enough affordable housing for San Jose residents who need it, we need to stop punishing our neighbors who can't afford the rent. It's time to stop the encampment sweeps, stop the tows of lived-in vehicles, stop the criminalization of homelessness, and work with our unhoused neighbors on solutions including more safe parking.

Thank you,
Nora Larson

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

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:12 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Jenna Kress [REDACTED]
Sent: Monday, January 26, 2026 7:18 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

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Hi,

My name is Jenna Kress from District 6 and I am a member of SURJ Santa Clara County. I am someone that cares deeply about my community and wants my local government to make choices that support my neighbors.

I saw first hand this past fall the devastating outcomes of there not being enough access to permanent affordable housing in our community when I spent time supporting the needs of my unhoused neighbors in Columbus Park. In a moment in time where people can't afford to meet their basic needs, it is essential our city provides relief and not exacerbates this challenge. By talking to my unhoused neighbors it became more and more clear to me that San Jose lacks permanent affordable housing solutions.

The existing incentive program produced zero deed-restricted affordable units. The city has waived fees and taxes without securing permanent affordability. Success metrics need to include affordability outcomes and not just unit counts. Market-rate supply alone does not reliably lower rents in high-cost cities and without affordability requirements, supply does not reach low income households.

San Jose residents have said affordability is their single most important concern right now, so I want the council to make this their priority. **For Item 8.2: Please alter incentive programs so that public investment receives public benefit**

Warmly,

Jenna Kress
District 6

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

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:12 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Deborah St. Julien [REDACTED]
Sent: Monday, January 26, 2026 6:28 PM
To: City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>
Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@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>
Subject: Agenda Item: 8.2: Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects

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

I am Deborah St. Julien, a member of SURJ Santa Clara County, a D2 resident & a member of the Urban Sanctuary faith community.

The health of communities lies in the strength and connections of families and folks in our neighborhoods. For over 31 years, as a Family Practice and OB/GYN Nurse Practitioner, I took care of women, children and their families for 31 years. Many of my patients were working class. The cost of housing [and childcare] is higher than the income of two fulltime workers. To afford the least expensive apartments or homes, many of my patients had to work alternate shifts [say one days, one nights or swing] and pass off their babies and children to each other as one left for the next shift. I saw that the stress of families trying to stay in the San Jose area often becomes overwhelming.

Healthy communities start with families who have time in their days to all be together. Healthy communities are sustained by healthy families who can get to know the people who live next door, show up and help at their schools, meet in parks, on walks, have time to build connections.

When couples are driven to spend all their time making just enough to get by, families and communities suffer. The astronomical cost of housing in San Jose is a main contributor to this.

I do not see Item 8.2 benefiting the folks who need it the most, low income, working class families.

Previously, your residential benefits program helped build more market-rate units verses low-income units. San Jose needs to subsidize low-income housing, not market rate housing. There were not enough requirements for straight-ahead affordability or for long-term affordability.

San Jose residents have said affordability is their single most important concern right now. So, if the City waives fees and taxes, the public should receive public value..

Adaptive reuse must include permanent affordability requirements.

Please alter incentive programs so that public investment receives public benefit.

Change item 8.2 to include these requirements.

Thank you,

Deborah St. Julien
District 2 resident
SURJ SCC member
Urban Sanctuary San Jose member

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FW: Letter of Support on item 8.2

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:07 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 2 attachments (850 KB)
Outlook-OE3 Black; Item 8.2_Letter of support_Oe3.pdf;

From: Neils Ash [REDACTED]
Sent: Tuesday, January 27, 2026 7:49 AM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>;
distrct2@sanjoseca.gov; distrct3@sanjoseca.gov; distrct4@sanjoseca.gov; distrct5@sanjoseca.gov;
distrct6@sanjoseca.gov; distrct7@sanjoseca.gov; distrct8@sanjoseca.gov; distrct9@sanjoseca.gov;
distrct10@sanjoseca.gov; City Clerk <city.clerk@sanjoseca.gov>
Cc: Kevin Alger <[REDACTED]> George Netto <[REDACTED]>
Subject: Letter of Support on item 8.2

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Good morning, Mayor and City Council,

Please find the support letter for Item 8.2. I am unable to attend today's meeting, but I strongly encourage you to support item 8.2 to promote adherence to labor standards in your city.

Thank you,

Neils Ash

District Representative

[Morgan Hill District 90](#)

[Operating Engineers Local Union No. 3](#)





Dear Mayor Mahan and Members of the City Council,

On behalf of the Operating Engineers Local Union No. 3, I am writing in support of revisions to the Downtown Residential High Rise Incentive Program that advance urgently needed housing while also supporting the local construction trades who build our city.

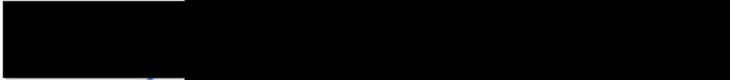
San Jose has an opportunity to ensure that public incentives create clear pathways to family-sustaining wages, registered apprenticeship opportunities, and real access for local workers. Union-built housing projects already underway downtown show that housing can be delivered while paying prevailing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

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

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

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

Sincerely,



Neils Ash

District 90 District Representative
Operating Engineers Local Union No. 3

FW: Letter from Silicon Valley MEPS on Item 8.2: Downtown Residential Incentive Program

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 8:09 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (304 KB)
SVMEPS January 2026 Letter.pdf.pdf;

From: Doug Bloch <[REDACTED]>
Sent: Monday, January 26, 2026 7:42 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Eric Mussynski <[REDACTED]>; Pete Seaberg <[REDACTED]>; Rick Werner <[REDACTED]>; Jeff Dixon <[REDACTED]>; Will Smith <[REDACTED]>; Frank Austin <[REDACTED]>; Emmanuel Zendejas <[REDACTED]>; Danny Mangan <[REDACTED]>
Subject: Letter from Silicon Valley MEPS on Item 8.2: Downtown Residential Incentive Program

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Dear Mayor and Councilmembers,

Please see the attached correspondence from the Silicon Valley MEPS (IBEW Local 332, Sheet Metal Workers 104, Sprinkler Fitters 483, and UA Local 393) concerning Item 8.2 on the January 27th Council Agenda.

We appreciation your consideration.

Respectfully,

Doug Bloch

Sent from my iPad



January 23, 2026

The Honorable Matt Mahan
Mayor, City of San José
200 E. Santa Clara Street
San José, CA 95113

Re: Downtown Residential High-Rise Incentive Program

Dear Mayor Mahan,

For more than nine years, our unions have engaged with the City on the Downtown Residential High-Rise Incentive Program and its role in supporting housing production and advancing workforce and equity objectives.

We recognize the financial constraints facing residential development and the City's need to strategically use incentives to advance policy goals. Union-built housing projects in San José show that housing development can be financially viable while delivering community benefits, including living-wage jobs, employer-paid health care, and workforce access for residents from disadvantaged communities.

Based on this experience, we have proposed modest, incentive-based refinements to the Downtown High-Rise Program. Rather than mandates, these recommendations would establish a tiered incentive structure that rewards projects meeting high-road employment standards. This is consistent with recent federal infrastructure programs, which have shown that offering enhanced benefits for meeting higher employment standards is both legally sound and effective.

We believe this framework would strengthen the program by aligning public incentives with the City's housing, workforce, and equity goals, while preserving flexibility for project applicants.

Respectfully yours,

Eric Mussynski
UA Local 393

Pete Seaberg
IBEW 332

Rick Werner
SMW Local 104

Jeff Dixon
Sprinkler Fitters Local 483

FW: Support: Items 8.2 & 8.3 + planning growth areas

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 2:16 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (185 KB)
Letter re_ housing policies 1_26_26 (1).pdf;

From: San Jose YIMBY [REDACTED]
Sent: Tuesday, January 27, 2026 1:57 PM
To: San Jose YIMBY [REDACTED]
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: Support: Items 8.2 & 8.3 + planning growth areas

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Dear Mayor Mahan and San Jose city council:

Please find attached our letter in support of some of the housing department's new policies and planning in growth areas. Thank you for the opportunity to comment.

Warmly,
San Jose YIMBY

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Yes to People. Yes to Housing.
sanjoseyimby.org

Mayor Mahan and City Council

City of San Jose

200 E. Santa Clara St.

San José, CA 95113

January 27, 2026

Support: Items 8.2 and 8.3 + planning growth areas

Dear Mayor and Members of the San José City Council,

On behalf of San José YIMBY, we write in strong support of some of the proposed updates to the City's housing policies, specifically Item 8.2, the Downtown Residential Incentive Program Expansion, and Item 8.3, the Multifamily Housing Incentive Program Extension.

We appreciate the Housing Department's continued efforts to identify new tools and strategies to increase housing production in our city. Many of the ideas under discussion are potentially promising, and we would welcome the opportunity to support them as part of a comprehensive, citywide approach to addressing San José's housing shortage.

As the Council knows, San José is expected under state law to facilitate the production of roughly 7,750 homes per year. Meeting this obligation — and, more importantly, meeting the needs of current and future residents — will require a full set of coordinated actions

that remove structural barriers to homebuilding and enable housing to be delivered at scale.

We support staff's recommended updates to Item 8.2, the Downtown Residential Incentive Program Expansion. We support Item 8.2's aim to expand and rename the Downtown Residential Incentive Program to include commercial-to-residential conversion projects in the Downtown Planned Growth Area — an important, near-term strategy to turn obsolete office space into housing.

We also support staff's recommended updates to Item 8.3, the Multifamily Housing Incentive Program Extension. We support extending the Multifamily Housing Incentive Program through February 28, 2027, expanding eligibility to additional projects, and increasing the 50% construction tax reduction capacity from 1,800 to 3,600 units, paired with a tiered prioritization system that allocates limited capacity based on permit readiness and financing commitments. We are encouraged by the staff report indicating that MHIP is already helping restart housing production after zero new market-rate housing starts in 2024, with five projects totaling 1,444 units currently under construction and a large pipeline seeking to use the program — momentum the City risks losing without an extension.

At the same time, we believe it is critical that these policy updates be paired with rapid completion of planning for the 48 growth areas that remain unplanned today.

The lack of adopted plans in these areas, **in addition to unrealistic minimum densities**, functions as an effective ban on new homebuilding, limiting where housing can be proposed and constraining the city's ability to meet its housing goals. Advancing planning work in these growth areas would unlock additional opportunities for housing production and provide greater certainty to communities, builders, and the City alike.

San José YIMBY stands ready to support policies and investments that meaningfully increase housing supply, ensure compliance with state housing laws, and move the city toward a more affordable, inclusive future. We look forward to continuing to work with the Council and City staff to advance a comprehensive strategy that delivers the homes San José needs.

Sincerely,

Theresa Do
Volunteer Lead, San José YIMBY

Matt Savage
Volunteer Lead, San José YIMBY

David Naczycz
Volunteer Lead, San José YIMBY



I request that the City Clerk note for the record that the presiding officer interrupted a speaker who was within time, recognized and compliant with public comment rules.

Specifically, the speaker was referencing slide 9 of the Housing Director's presentation of the agenda item at hand. The Mayor erroneously ~~corrected~~ contradicted the speaker in addition to his procedural violations.

Give to
Agenda desk
for notes
from the
Public item
8.2