
FW: Downtown high rise incentive program

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

Date Wed 1/28/2026 2:39 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (273 KB)

1.28.26_Mayor Mahan and city council.pdf;

From: Jose Munoz <[REDACTED]>

Sent: Wednesday, January 28, 2026 1:56 PM

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

Subject: Downtown high rise incentive program

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Thank you for your time in this matter.

Jose Munoz
Business Manager
IBEW Local 234

[REDACTED]
747 El Camino Real N
Salinas, CA 93907
[REDACTED]



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International Brotherhood of Electrical Workers

LOCAL UNION

747 El Camino Real
Salinas, CA 93907
www.ibew234.org



NO. 234

(800) 499-4239

(831) 633-2311

Fax (831) 633-0570

The Electrician's Union for Monterey, San Benito, and Santa Cruz County

January 28, 2026

Dear Mayor Mahan and Members of the City Council,

On behalf of IBEW LOCAL 234 union, 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,

Jose B. Munoz

*Business Manager
IBEW 234*

Fw: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

From City Clerk <city.clerk@sanjoseca.gov>
Date Thu 2/12/2026 9:18 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

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200 E. Santa Clara St., Tower 14th Floor
San Jose, CA 95113
Main: 408-535-1260
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How is our service? Your [feedback](#) is appreciated!

From: Raiyan Seede [REDACTED]
Sent: Saturday, January 24, 2026 4:00 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Your Constituency Says NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

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

I am writing to voice my public comment regarding the agenda items for consideration on the upcoming "Housing Day" (San Jose City Council agenda item nos. 8.2, 8.3, 8.4, and 8.6 respectively for the official records - please include my comments under each of the relevant agenda items). My specific reasons for asking for your opposition and adjustments are outlined below.

On the same day that you consider a vote to extend the Local Emergency for the Homeless Shelter Crisis; at a time when San Jose residents have listed affordability as the single most important issue; when homelessness has risen 4% since 2023 despite the city's investment into emergency shelters; the measures for your consideration prioritize market-rate incentives and regulatory rollbacks while failing to require permanent, deeply affordable housing,

deepening San Jose's homelessness, housing, and shelter crises. These measures undermine long-term housing stability and directly contribute to the very crises they claim to address. Please use common sense with your votes.

Ask: Alter Incentive Programs (Downtown Commercial to Residential and Multi-family Housing) So Public Investment Receives Public Benefit (Agenda Item Nos. 8.2 and 8.3)
I urge the Council to oppose the extension and expansion of San José's housing incentive programs as written, which continues to provide substantial public subsidies—fee waivers, tax reductions, and relaxed inclusionary requirements—while producing little to no permanent affordable housing. While adaptive reuse and increased housing production are the right direction, these programs overwhelmingly subsidize market-rate development at 80–100% AMI, often above current market rents; failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. The outcomes of existing incentives demonstrate this flaw: projects cited as successes produced no deed-restricted affordable units, while higher-cost units continue to sit vacant and do not meaningfully reduce rents or homelessness. If the City is going to waive public revenue, it must require real public benefit—deep (30–60% AMI) and permanent affordability, community or nonprofit participation, and outcomes that reduce homelessness rather than expand reliance on emergency shelter.

Ask: Delay Vote & Direct Housing Department re: IHO. (Agenda Item No. 8.4)
I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect affordability, feasibility, vacancy, or the City's ability to serve extremely low-, very low-, and low-income residents, and would likely result in units priced above market with little public benefit. These changes depart from the collaborative, evidence-based process used to create the current IHO and instead stem from limited direction in the Mayor's budget message, raising serious concerns about transparency and accountability.

Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)
I strongly urge you to oppose the proposed discretionary changes to San José's Mobilehome Rent Ordinance, which would undermine long-term affordability and increase displacement risk for some of the city's most vulnerable residents. Allowing a 10% rent increase upon vacancy or in-place sale—along with new capital improvement pass-throughs and an expanded appeal process—would destabilize mobilehome parks, one of the region's last pathways to entry-level homeownership, while shifting landowner costs onto residents and reducing home resale values. Mobilehome park ownership is widely recognized as one of the most profitable and recession-resistant forms of housing investment, with existing fair-return mechanisms already in place, yet the proposal offers no evidence that additional rent increases or pass-throughs are necessary. These changes contradict the City's housing stabilization goals, were rejected by the Housing and Community Development Commission in a 9–4 vote, and should not move forward.

We cannot continue to pretend that the direction the city is taking on housing is working, not when the data says otherwise. Unsheltered housing might be down, but without permanent, affordable solutions, our investment into temporary shelters becomes the last stop on the train because there is nowhere for these folks to progress to, all while the affordability crisis, unhoused crisis, and shelter crisis worsens. Please take a stand on "Housing Day" and demand we do better for our city.

Raivan Seede



San Jose, California 95136

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