



# **City Council Meeting Minutes**

**Monday, December 8, 2025**

**9:30 AM**

**Council Chambers**

**Study Session - The Cost of Residential Development in San José**

MATT MAHAN, MAYOR  
ROSEMARY KAMEI, DISTRICT 1  
PAMELA CAMPOS, DISTRICT 2  
ANTHONY TORDILLOS, DISTRICT 3  
DAVID COHEN, DISTRICT 4  
PETER ORTIZ, DISTRICT 5  
MICHAEL MULCAHY, DISTRICT 6  
BIEN DOAN, DISTRICT 7  
DOMINGO CANDELAS, DISTRICT 8  
PAM FOLEY, VICE MAYOR, DISTRICT 9  
GEORGE CASEY, DISTRICT 10

## CALL TO ORDER AND ROLL CALL:

**9:35 a.m. - 12:05 p.m.: Study Session-** The Cost of Residential Development in San José.

Present Councilmembers: Mahan, Foley, Kamei, Campos, Tordillos,  
Cohen, Ortiz, Doan, Candelas, Mulcahy, Casey.

Absent Councilmembers: All present.

Present Staff: Jennifer Maguire, City Manager; City Manager's Office; Lee Wilcox, Assistant City Manager, City Manager's Office; Susana Alcala Wood, City Attorney, City Attorney's Office; Stephen Ngo, Council Policy & Legislative Advisor, Mayor's Office; Toni Taber, City Clerk, City Clerk's Office; and Yasmin Johnson, Deputy City Clerk, City Clerk's Office.

## STUDY SESSION:

**Purpose:** The purpose of the Study Session is to provide the City Council with an updated report on the Cost of Residential Development, including the economics of residential development and the primary barriers to new housing production in San José. The report will include consultant-prepared analyses that evaluate total development costs for both affordable and market-rate housing.

**Outcome:** The information provided through the presentation will help the City Council as it considers future program and policy changes to deliver on the Building More Housing Focus Area goals.

### 1. Staff Overview

Erik L. Soliván, Director, Housing Department, provided opening comments and an overview of the study session's focus.

### 2. Presentation on Affordable and Market-Rate Housing Reports

Jason Moody, Managing Principal, Economic & Planning Systems, Inc.; Nicole Graham, Co-CEO, CSG Advisors; and Erik L. Soliván, Director, Housing Department, offered the presentation on Affordable and Market-Rate Housing Reports.

### 3. Perspectives from Industry Experts

The following panel of industry experts offered their perspectives: Joshua Burroughs, Partner, Chief Operating Officer (COO), Urban Catalyst; Jia Li, Junior Partner, Chief Assets Management Manager, AlphaX RE Capital; Nevada Merriman, Vice President, Policy and Advocacy, MidPen Housing; and Andrea Osgood, Chief of Real Estate Development, Eden Housing.

### 4. City Council Questions and Discussion

Mayor Matt Mahan opened the floor for Council questions and discussion.

## PUBLIC COMMENT:

Hadiyah Fain (Life Services Alternatives), Alison Cingolani (Director of Policy, SV@Home), Ali Sapirman (Housing Action Coalition), Alex Sywak, Kyra Kazantzis (Silicon Valley Council of Nonprofits/ The Real Coalition), Rigo Gallardo (Nor Cal Carpenters Local 405), Dan Mountsier, Harvey Mckeen (Nor Cal Carpenters Union), Julian Lake (Bay Area Council), and Mark Forster, provided public testimony regarding the study session.

## ADJOURNMENT:

The Council of the City of San José adjourned the meeting at 12:05 p.m.

Minutes Recorded, Prepared, and Respectfully Submitted by,



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Yasmin Johnson,  
Deputy City Clerk City of San José

Approved at Council on:

# of Actions: 0

Attest by:



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Toni Taber, MMC  
City Clerk, City of San José