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**Fw: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Wed 1/21/2026 3:26 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (203 KB)  
SJ Chamber - Housing Day Support 012726.pdf;

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**From:** Lennies Gutierrez <[REDACTED]>  
**Sent:** Wednesday, January 21, 2026 3:24 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>  
**Cc:** Zarate, Sarah <Sarah.Zarate@sanjoseca.gov>; Fruen, Joseph <Joseph.Fruen@sanjoseca.gov>; Yamamoto, KiyomiH <Kiyomi.Yamamoto@sanjoseca.gov>; Gvatua, Alexander <Alexander.Gvatua@sanjoseca.gov>; Nguyen, Lam <Lam.Nguyen@sanjoseca.gov>; Moreno, Brisa <Brisa.Moreno@sanjoseca.gov>; lynn.lee@sanjoseca.gov <lynn.lee@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>; Leah Toeniskoetter <leaht@sjchamber.com>; Solivan, Erik <Erik.Solivan@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Burton, Chris <Christopher.Burton@sanjoseca.gov>  
**Subject:** RE: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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**RE: Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

Dear Mayor Mahan and Honorable Councilmembers,

On behalf of the San Jose Chamber of Commerce, I write in strong support of staff's proposed updates to the City's housing policies intended to accelerate housing production, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing—particularly affordable and workforce housing—is the top concern of our members. To sustain San Jose's economic vitality, we must advance policies that meaningfully increase housing production. Meeting the state-mandated goal of 62,000 new homes by 2031 will require decisive action now.

San Jose's competitiveness depends on its ability to house the workforce that powers our economy. Employers consistently cite housing costs and availability as major barriers to growth, talent recruitment, and long-term investment. Streamlining policies that make it easier, faster, and more cost-effective to build housing is essential to the city's future.

For these reasons, the Chamber believes the following policy actions will make a measurable difference in supporting San Jose's short- and long-term growth, vitality, and economic success:

**Downtown Residential Incentive Program**

The proposed updates appropriately refine the Inclusionary Housing requirements to better support workforce housing, streamline program implementation, and expand eligibility to include commercial-to-residential conversions for mid- and high-rise buildings within the Downtown Planned Growth Area, consistent with City criteria. These changes better align the program with current market conditions and improve long-term feasibility.

**Multifamily Housing Incentive Program**

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**Inclusionary Housing Ordinance**

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The Chamber would also welcome the opportunity to facilitate conversations between Councilmembers, City staff, and our membership—including employers, developers, and property owners—who can provide practical, on-the-ground insight into how these policies affect investment and housing delivery. We stand ready to be a constructive partner in advancing solutions that help San Jose meet its housing goals and remain competitive.

If you would like to schedule a meeting to discuss further, please do not hesitate to reach out to Lennies Gutierrez, our interim policy manager at [REDACTED]

Sincerely,  
[REDACTED]



January 21, 2026

City of San Jose City Council  
200 E. Santa Clara St.  
San José, CA 95113

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[REDACTED]

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President & CEO  
San Jose Chamber of Commerce

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Lennies M. Gutierrez  
Interim Policy Manager  
San Jose Chamber of Commerce



[www.sjchamber.com](http://www.sjchamber.com)

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Mailing Address: PO Box 149, San Jose, CA 95103



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**FW: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing**

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**Date** Thu 1/22/2026 11:44 PM  
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**From:** Lennies Gutierrez [REDACTED]  
**Sent:** Thursday, January 22, 2026 11:02 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
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**Subject:** RE: San Jose Chamber Support Letter for Items 8.2, 8.3, & 8.4 on Housing

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January 21, 2026

City of San Jose City Council  
200 E. Santa Clara St.  
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Sincerely,

[REDACTED]

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San Jose Chamber of Commerce

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 9:22 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
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Fax: 408-292-6207

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**From:** Jennette Holzworth [REDACTED]  
**Sent:** Friday, January 23, 2026 9:19 AM  
**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 a San Jose resident and leader in my District 6 community 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, and it comes from the perspective of a voter and homeowner who recognizes the exorbitant privilege and sheer luck my family has fallen into that has allowed us to exit the often inhumane and always unpredictable conditions of being low-income renters. We got lucky - the tech company employing my husband went public. That is the only reason, despite saving and scrounging, that we could gather enough money to buy ourselves a mortgage. Yes, we worked hard, but that wasn't enough to bring the relative stability of homeownership. We must do more as a community to combat the affordability crisis at hand.

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.

Sincerely,  
Jennette Holzworth

Jennette Holzworth



San Jose, California 95128

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**Sent:** Friday, January 23, 2026 9:40 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
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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.

Dustin Hunt

MILPITAS, California 95035

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**FW: SPUR support for Housing incentive programs & Inclusionary Housing Ordinance amendments**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 1/23/2026 2:19 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (144 KB)

SPUR supports San Jose's Housing Incentive Programs & IHO updates.pdf;

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**From:** Lori Droste [REDACTED]  
**Sent:** Friday, January 23, 2026 2:18 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:** SPUR support for Housing incentive programs & Inclusionary Housing Ordinance amendments

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Dear Mayor Mahan and Honorable Councilmembers,

Please find SPUR's support letter for the Downtown Residential Incentive Program expansion, the Multifamily Housing Incentive Program extension, and amendments to the Inclusionary Housing Ordinance. Please feel free to contact me with any questions.

Have a great weekend,

Lori Droste  
Director of Housing and Planning Policy, SPUR

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January 23, 2026  
City of San Jose City Council  
200 E. Santa Clara St.  
San José, CA 95113

**Subject:** Support for Housing Incentive Programs (Items 8.2 and 8.3) and Inclusionary Housing Ordinance Updates (8.4)

Dear Mayor Mahan and Honorable Councilmembers,

SPUR writes in support of the proposed housing incentive programs, including the expansion of [Downtown Residential Incentive Program](#) and the [Multifamily Housing Incentive Program](#) extension. We believe that these actions will unlock stalled housing developments, support housing production in Downtown San José, and deliver naturally occurring affordability for middle-income households without deep subsidies, relieving displacement pressures elsewhere in the city.

We are particularly supportive of the expansion of the Downtown Residential Incentive Program because its focus on office-to-residential conversions aligns with SPUR's [Revitalizing San José's Downtown: Five Strategies](#). By targeting conversion projects for mid- and high-rise buildings in the Downtown and phasing reductions to key development taxes, the program prioritizes housing that can realistically be delivered in the near term. Simultaneously, we encourage the City to identify complementary and reliable funding strategies for parks, notably Guadalupe River Park and St. James Park, so that housing production and investments in park amenities, maintenance, and public space can advance together.

In supporting the extension of the Multifamily Housing Incentive Program (MHIP), we recognize its demonstrated success over the past year. After a period in which no multifamily projects advanced to construction, MHIP has helped unlock multiple projects now under construction or actively pursuing permits, representing approximately 1,400 units.<sup>1</sup> Together, the program's combination of tax reductions, expanded eligibility, and a readiness-based prioritization could deliver even more housing projects. Although the potential loss of transportation revenue is not assumed in the 2026-2030 Adopted Traffic Capital Program, we want to emphasize the importance of identifying additional, sustainable transportation funding sources to continue supporting the critical link between housing and transportation in the Bay Area's largest city.

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<sup>1</sup> City of San José, Staff Memorandum: Multifamily Housing Incentive Program Extension, Agenda Item 8.3. Staff analysis summarizes project status and unit counts.

SPUR also supports the proposed updates to the [Inclusionary Housing Ordinance](#). We recognize that fewer than 10 percent of projects subject to the Inclusionary Housing Ordinance are currently penciling under existing requirements,<sup>2</sup> and we share the City's goal of ensuring the ordinance results in actual housing production rather than stalled projects. We further acknowledge that middle-income households are a critical but underserved segment of the housing market, and that cities across the region, including San José, systematically underproduce housing for this group. During the current 6th cycle Housing Element period, only 109 middle-income units have been completed, by far the lowest level of production across all income categories.<sup>3</sup>

At the same time, SPUR recognizes the importance of subsidized affordable housing throughout the Bay Area and supports the provision to help streamline 100% affordable housing projects. We must also continue to work in partnership to find funding for low- and very low-income housing. The City has been a strong partner working collaboratively with stakeholders and the County to provide gap subsidies. Still, with the Measure A bond exhausted, additional funding sources will be necessary to meet the needs of lower-income residents. While subsidized affordable housing is best suited to address displacement directly, market-rate housing also plays an indispensable role by absorbing demand and reducing pressure on existing lower-income neighborhoods.<sup>4</sup> We need to do both, and this proposal strikes an appropriate balance, provided it is paired with a continued commitment to identifying new, reliable funding sources for affordable housing.

For these reasons, SPUR urges the City Council to approve the Downtown Residential Incentive Program expansion, the extension of the Multifamily Housing Incentive Program, and the proposed updates to the Inclusionary Housing Ordinance. We look forward to working closely with the City to track outcomes, refine policies as conditions change, and identify additional funding strategies to meet San Jose's housing and equity goals.

Sincerely,

A large black rectangular redaction box covering the signature of Lori Droste.

Lori Droste  
Housing and Planning Policy Director, SPUR

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<sup>2</sup> City of San José, Staff Memorandum: Inclusionary Housing Ordinance Amendments, Agenda Item 8.4. Staff reports that fewer than ten percent of IHO projects are financially feasible.

<sup>3</sup> "City of San Jose's 6th Cycle (2023-2031) Housing Production," (PBCE Housing Production Dashboard), San José's Department of Planning, Building, and Code Enforcement, <https://app.powerbigov.us/view?r=eyJrjoiYTdkNmJhMDYtZTA4OS00MmVQ4LTlM0GUtZDIwZThkNTc3MzRmlwidCI6IjBmZTMzYmUwLTlxNDItNGY5Ni05YjhlLTc4MTdkNWMyNjEzOSJ9>.

<sup>4</sup> Pennington, Kate, Does Building New Housing Cause Displacement?: The Supply and Demand Effects of Construction in San Francisco (June 15, 2021). Available at SSRN: [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=3867764#paper-citations-widget](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3867764#paper-citations-widget)

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**FW: Support for Housing Policy Updates Advancing Production in San José**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:11 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Loida Kirkley [REDACTED]  
**Sent:** Sunday, January 25, 2026 3:44 PM  
**To:** The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District5@sajoseca.gov; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District3 <district3@sanjoseca.gov>  
**Subject:** Support for Housing Policy Updates Advancing Production in San José

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**Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

*Dear Mayor Mahan and Honorable Councilmembers,*

*I am writing to express strong support for the San Jose Chamber of Commerce's letter urging approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.*

*Housing, especially affordable, and workforce housing - remains a top concern for employers and residents alike. San José's ability to stay economically competitive depends on producing the homes needed to house its workforce. The Chamber's recommendations reflect practical, market-aligned steps that will help accelerate production, improve feasibility, and support long-term investment in our city.*

*The proposed refinements to the Downtown Residential Incentive Program, continued support for the Multifamily Housing Incentive Program, and targeted updates to the Inclusionary Housing Ordinance collectively strengthen the city's housing framework. These actions will make it easier, faster, and more predictable to build the housing San José urgently needs.*

*I encourage your support for these policy updates and welcome continued dialogue with the Chamber and its members as the City advances solutions to meet its housing goals.*

*Thank you for your leadership and consideration.*

Loida C. Kirkley  
Roygbiv Real Estate Development



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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:08 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Karen Matsueda <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 5:19 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Your Constituency Says NO to Current "Housing Day" Proposals (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 have lived and owned a home in San José's District 3 for more than 30 years. I am also a member of Showing Up for Racial Justice, and I care deeply about building a city where every person—regardless of race, gender, ability, economic circumstance, or immigration status—can thrive and contribute their gifts to our shared community.

Access to long-term, stable, affordable housing is not a "nice to have." It is foundational—the ground beneath everything else. When people have a secure place to live, families stay rooted, neighborhoods grow stronger, and our city benefits from the creativity, care, and contribution of people who are no longer just trying to survive. When housing is out of reach, we all lose something essential.

I am writing to provide public comment on Tuesday's Housing Day agenda items (City Council items 8.2, 8.3, 8.4, and 8.6). For the official record, please include my comments under each relevant item.

Agenda items 8.2 and 8.3 – Alter Incentive Programs (Downtown Commercial to Residential and Multi-Family Housing):

Public incentives and waivers designed to accelerate housing production must deliver clear public benefit. Any such programs should include specific, enforceable requirements for a meaningful number of truly affordable units in each project.

Agenda item 8.4 – Delay Vote and Direct the Housing Department Regarding the IHO:  
This proposal requires robust supporting data and modeling, along with meaningful stakeholder engagement. The voices of impacted communities must help shape the proposal in order to build transparency, trust, and accountability.

Agenda item 8.6 – Oppose Discretionary Changes to the MRO:  
Mobile homes represent one of San José’s lowest barriers to entry-level homeownership. Allowing a 10% rent increase upon vacancy or in-place sale, combined with new capital improvement pass-throughs, would significantly increase housing costs and undermine homeowner stability. This would move the City in the wrong direction.

Taken together, these four agenda items are a crucial part of a comprehensive approach to creating long-term, stable, affordable housing and building a San José where we all can thrive. With the changes outlined above, these policies can move us meaningfully in that direction. Otherwise they would deepen the very housing instability and inequity they are intended to address.

Respectfully,  
Karen Matsueda

Karen Matsueda



San Jose, California 95112

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Aiden Acton - [REDACTED]  
**Sent:** Sunday, January 25, 2026 9:17 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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Dear City Clerk, Mayor Mahan, and Members of the San José City Council,

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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.

Aiden Acton

  
Mountain View, California 94040

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Jasmine Leyva [REDACTED]  
**Sent:** Sunday, January 25, 2026 7:56 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,

As a District 6 resident of San Jose, 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.

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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.

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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 and for the people. Let's get people past survival and into thriving homes and livelihoods.

Jasmine Leyva



San Jose, California 95126

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Stacy Schmidt <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 12:17 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 disapproval and deep concern about changes to the MHO. I live in a RV park in San Jose, the regulated rents are the main reason I have been able to remain in San Jose as I can no longer afford even a studio here. These parks are full of people on limited incomes, allowing the rent increases to change from 4% to 10% is a huge difference that will negatively impact these communities! Please do not pass this ordinance, protect your lower income constituents who live in trailer and mobile home parks!\*\*\*

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Thank you!

Stacy Schmidt



San Jose, California 95112

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:09 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Josiah Berryhill <[REDACTED]>  
**Sent:** Sunday, January 25, 2026 2:27 AM  
**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,

My name is Josiah Berryhill. I have lived in the Bay Area for most of my life, and San Jose for most of the last 20 years. 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.

Josiah Berryhill

  
San Jose, California 95131

**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** Mon 1/26/2026 8:10 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Ruby Grimes <[REDACTED]>  
**Sent:** Saturday, January 24, 2026 6:32 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,

My name is Ruby, San Jose native, and 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.

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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.

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Ruby Grimes



San Jose, California 95120

**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** Mon 1/26/2026 8:10 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Stanislav Khasir [REDACTED]  
**Sent:** Saturday, January 24, 2026 4:12 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.

As a resident of San Jose, I do understand that we have issues with homelessness. However, clearing out encampments and cracking down on people living in RVs or other alternatives is not a sustainable solution. We need long-term solutions to get people off the streets in a way that respects their dignity and gets them housing, not punishes their poverty. San Jose puts on a progressive face, but we have to live these values and set the standard for the county, state, and country to follow. If we truly believe that there's a better way than what the federal government and red states are doing, let's show them what that looks like by showing tangible results.

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.

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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.

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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.

Stanislav Khasin



San Jose, California 95117

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**FW: NO on "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Laksh Bhasin <[REDACTED]>  
**Sent:** Saturday, January 24, 2026 6:57 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** NO on "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)

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City Clerk Toni Taber,

I am a resident of District 6. Housing is already incredibly unaffordable in the Bay Area, and San Jose was recently crowned the least affordable city in the world according to a home-tracking forum cited by NBC Bay Area. Inclusionary housing and mobile home rent control are among the few tools the city actually uses to help control this crisis. The last thing that SJ should be doing is weakening these provisions, as the Mayor and some Councilmembers are threatening to do on this "Housing Day". Instead, you should be investing more money in permanently affordable social housing for everyone -- the only proven solution to housing crises around the world.

That is why 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.

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Laksh Bhasin



San Jose, California 95126-4855

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 11:30 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Meggyn Watkins [REDACTED]  
**Sent:** Monday, January 26, 2026 11:25 AM  
**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,

My name is Meggyn Watkins. I was raised in South San Jose, got my Bachelor's at SJSU, and I am a homeowner in District 3. Despite being temporarily on assignment in Germany, my home is San Jose. I care deeply about my neighborhood and my neighbors, and I am concerned about the impact of upcoming measures on our city.

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.

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Best regards,  
Meggyn Watkins  
Homeowner, District 3

Meggyn Watkins



San Jose, California 95116

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

**Fw: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 12:36 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

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**From:** Caleb Scherer [REDACTED]  
**Sent:** Monday, January 26, 2026 11:42 AM  
**To:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5@sajoseca.gov <District5@sajoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>  
**Cc:** ralph [REDACTED]; Erik Schoennauer [REDACTED]  
**Subject:** Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

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Dear Mayor Mahan and Honorable Councilmembers,

I am writing to express strong support for the San Jose Chamber of Commerce's letter urging approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

Housing, especially affordable, and workforce housing - remains a top concern for employers and residents alike. San José's ability to stay economically competitive depends on producing the homes needed to house its workforce. The Chamber's recommendations reflect practical, market-aligned steps that will help accelerate production, improve feasibility, and support long-term investment in our city.

The proposed refinements to the Downtown Residential Incentive Program, continued support for the Multifamily Housing Incentive Program, and targeted updates to the Inclusionary Housing Ordinance collectively strengthen the city's housing framework. These actions will make it easier, faster, and more predictable to build the housing San José urgently needs.

I encourage your support for these policy updates and welcome continued dialogue with the Chamber and its members as the City advances solutions to meet its housing goals.

Thank you for your leadership and consideration.

Best,

**Caleb R. Scherer**

Associate Brokerage & Development Manager

Borelli Investment Company

2051 Junction Avenue, Suite 100 | San Jose, CA 95131

F: [408.453.5636](tel:408.453.5636)

[www.borelli.com](http://www.borelli.com)

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**Fw: Support for MHIP and amendments to IHO**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 12:33 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

How is our service? Your [feedback](#) is appreciated!

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**From:** Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>  
**Sent:** Monday, January 26, 2026 12:30 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** FW: Support for MHIP and amendments to IHO

**Please add letter below to public comment.**

**From:** Alison Love <[REDACTED]>  
**Date:** Monday, January 26, 2026 at 12:08 PM  
**To:** Casey, George <George.Casey@sanjoseca.gov>, Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>  
**Cc:** Alex Ghanavati <[REDACTED]>  
**Subject:** Support for MHIP and amendments to IHO

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Dear Councilmembers and City Staff,

I am writing to express my strong support for the proposed Multifamily Housing Incentive Program and the amendments to the Inclusionary Housing Ordinance.

In recent years, the high cost of multifamily development, combined with rent caps at 50% AMI, has rendered many projects financially infeasible. For housing policies to succeed, it must be a win-win for all parties involved: renters, developers and the City. Unfortunately, the current conditions have resulted in a standstill. Renters face rising rents due to high demand and limited supply; developers are unable to move projects forward because the financials do not pencil out; and the City receives no revenue from the multifamily sector because very few projects are being proposed. Unbuilt projects benefit no one.

Many neighboring cities, such as Mountain View and Sunnyvale, have development fees that are only a fraction of those in San José. As a result, some developers have chosen to build in jurisdictions where projects are financially viable. My colleague Alex Ghanavati (copied on this email) can speak to this.

The City has a real opportunity to break this stalemate by reducing development fees. Doing so would immediately allow some stalled projects to move forward and help restore momentum in multifamily housing production.

The proposed changes would meaningfully improve the feasibility of multifamily development in San José. I currently have a 16-unit multifamily project under building review with the City. If these changes are approved, I plan to pursue two additional multifamily developments near downtown San José, a 20-unit project and a 46-unit project.

I strongly encourage the City to adopt these measures to stimulate multifamily housing production, support renters, and bring development activity back to San José.

Thank you for your time and consideration.

Sincerely,  
Alison Love

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**Fw: Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 12:34 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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

200 E. Santa Clara St., Tower 14<sup>th</sup> Floor  
San Jose, CA 95113  
Main: 408-535-1260  
Fax: 408-292-6207

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---

**From:** Alison George [REDACTED]  
**Sent:** Monday, January 26, 2026 12:10 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: 8.3: Multifamily Housing Incentive Program Phase I Extension

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Hello - My name is Alison George. I currently reside in district 10, am a registered voter and member of SURJ Santa Clara County.

I am writing to express my concerns about the Residential Incentive Program. As a long-time resident of San Jose (over 40 years), I have seen the devastating impact of ever-increasing housing costs and diminished availability of affordable housing. As a city, we must do better for our unhoused and vulnerable community members. I am writing you today to ask for changes to the incentive programs:

- The Multifamily Housing Incentive Program According to your own information these projects are undesirable to developers; why give them something no one wants for free, when we could work together on things everyone needs.
- This whole idea of the incentive program is to help the unhoused population; making these above market rent units is LITERALLY the opposite of this!
- Subsidizing market-rate housing prolongs the homelessness cycle.
- Expensive units do not meet current LOCAL housing needs.

- San Jose residents have identified affordability is their single most important concern right now. The Council needs to make it their priority.

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

Regards,

--

*Alison George, MS, OTR/L*  
*Occupational Therapist*

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**Fw: Public Comment for Item 8.3 - City Council Agenda 1-27-25**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 12:35 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (180 KB)  
MHIP Incentive Fees - City of San Jose Item 8.3 1-27-25.pdf;

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

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San Jose, CA 95113  
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**From:** Michael Van Every <[REDACTED]>  
**Sent:** Monday, January 26, 2026 11:47 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>  
**Subject:** Public Comment for Item 8.3 - City Council Agenda 1-27-25

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City Clerk:

Please include this in the public correspondence and please circulate to the Mayor and Council ahead of the public hearing.

Thank you,.

MVE

Michael R. Van Every  
President and Managing Partner  
Republic Urban Properties LLC  
[www.republicfamilyofcompanies.com](http://www.republicfamilyofcompanies.com)  
1098 Lincoln Avenue #200  
San Jose, CA 95125  
[REDACTED]



January 26, 2026

**Honorable Mayor and Members of the San José City Council  
City of San José  
200 East Santa Clara Street  
San José, CA 95113**

**Re: Support for Item 8.3 – Multifamily Housing Incentive Program Phase I Extension  
and Skyline Phase II**

Mayor Mahan and Members of San Jose City Council:

On behalf of Republic Urban Properties (“Republic”), we respectfully submit this letter in strong support of Item 8.3 and urge adoption of the staff recommendation to extend and expand the Multifamily Housing Incentive Program (MHIP). Republic supports this action as a focused and fiscally responsible mechanism to advance housing production during a period when new multifamily construction remains broadly infeasible without targeted relief. Republic, in joint venture with Swenson Companies, is developing Skyline Phase II, a 65-unit Build-for-Rent townhome community at Tamien LRT/Caltrain Station. Despite being entitled and strategically located near transit and employment, the project has remained stalled for several years due to market conditions that have materially undermined financial feasibility.

### **Market Conditions and Feasibility Constraints**

As documented in the City’s Cost of Residential Development Study, multifamily rental development in San José continues to face a structural feasibility gap. While construction cost escalation has moderated, absolute costs remain elevated, and higher interest rates have significantly increased debt service requirements. These factors have compressed achievable project returns and, in many cases, resulted in negative residual land values for higher-density and urban infill housing types. In addition, achievable rents in San José have not increased at a pace sufficient to offset these cost pressures. As a result, many otherwise well-located and fully entitled projects have been unable to secure construction financing absent fees and tax relief.

### **Skyline Phase II – Project Costs and Financial Feasibility**

Skyline Phase II is designed to respond to these market realities through a lower-density, family-oriented Build-for-Rent product that efficiently leverages existing infrastructure and amenities from the adjacent Skyline Phase I development. The total development cost for Skyline Phase II is approximately \$50 million, inclusive of land, hard and soft construction costs, financing, and contingencies—equating to roughly \$770,000 per unit. Even with cost efficiencies achieved through shared parking, utilities, and amenities, the project’s baseline economics remain constrained by the broader construction and financing environment. Under current underwriting, Skyline Phase II is projected to achieve a stabilized return that is near the minimum threshold required to restore financial feasibility, consistent with the City’s

Cost of Residential Development Study findings. Without MHIP incentives, the project would experience a material feasibility shortfall, resulting in a minimum project return insufficient to support new construction and preventing the project from securing necessary financing.

Participation in MHIP is expected to generate over \$4.5 million in City fee and construction tax savings to Skyline, representing approximately 5% of total project cost. These savings do not create excess profitability; rather, they directly reduce the feasibility gap by improving project cash flow and restoring residual land value to a level that allows the project to proceed to construction. In practical terms, MHIP incentives are the determining factor between Skyline Phase II remaining stalled or advancing building permits and delivery.

### **Public Benefits and Alignment with City Objectives**

In exchange for MHIP participation, Skyline Phase II will provide on-site affordable units in accordance with program requirements, including homes affordable to households earning up to 100% of Area Median Income. The project delivers family-sized rental housing in a transit-oriented location, addresses an underserved segment of the rental market, and advances the City's housing, climate, and infill development goals. Once constructed, the project will generate construction employment, long-term property tax revenue, and ongoing economic activity—benefits that would not be realized absent MHIP intervention.

### **Support for Staff Recommendation**

Republic strongly concurs with staff's conclusion that extending and expanding MHIP is necessary to sustain housing production momentum during continued economic uncertainty. Item 8.3 reflects a disciplined, data-driven policy response that aligns public incentives with demonstrable feasibility constraints and construction readiness.

For Skyline Phase II, MHIP incentives are essential to restoring financial feasibility and enabling the project to move forward. Approval of Item 8.3 will directly support the delivery of new housing at Tamien Station and ensure that years of planning and private investment translate into real homes for San José residents.

### **Conclusion**

For the reasons outlined above, Republic Urban Properties respectfully urges the Mayor and City Council to approve Item 8.3 and adopt the staff recommendation. Doing so will enable Skyline Phase II and similarly situated projects to proceed to securing equity and debt which will allow for a construction start in the coming months to deliver housing and community benefits at a time when such progress is both challenging and critically needed.

Thank you for your consideration and continued leadership.

Regards,



Michael R. Van Every  
President & Managing Partner

CC: Case Swenson, Swenson Companies  
Mark Pilarcyk, Swenson Companies

---

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 12:37 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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---

**From:** SARA SLATTERY [REDACTED]  
**Sent:** Monday, January 26, 2026 11:31 AM  
**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.

SARA SLATTERY

  
San Jose, California 95125

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**FW: Support for Agenda Items 8.3 and 8.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 2:18 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (226 KB)  
SJ Support Letter .pdf;

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**From:** Jake Lingo <[REDACTED]>  
**Sent:** Monday, January 26, 2026 2:08 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; 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:** Dev Davis <[REDACTED]> Jennifer Johnson <[REDACTED]>  
**Subject:** Support for Agenda Items 8.3 and 8.4

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Please see attached letter in support of Agenda Items 8.3 and 8.4 - Multifamily Housing Incentive Program Phase I Extension and Inclusionary Housing Ordinance Amendments

Best regards,

Jake Lingo  
Senior Vice President



**Integrated**  
Community Development

20750 Ventura Blvd., Ste: 155  
Woodland Hills, CA 91364

[REDACTED]  
[integratedcommunitydevelopment.com](http://integratedcommunitydevelopment.com)



# Integrated

Community Development

January 26, 2026

City Clerk  
City of San José  
200 E. Santa Clara Street  
San José, CA 95113  
Email: [city.clerk@sanjoseca.gov](mailto:city.clerk@sanjoseca.gov); all Council offices emails (Canyon Snow will provide)

**Re: Support for Agenda Items 8.3 and 8.4 —Multifamily Housing Incentive Program Phase I Extension and Inclusionary Housing Ordinance Amendments**

Dear Mayor Mahan and Members of the San José City Council:

On behalf of Integrated Community Development and our partner The Corporation for Better Housing, I want to express our support for Item 8.3, the Phase I Extension of the Multifamily Housing Incentive Program, and Item 8.4, amendments to the Inclusionary Housing Ordinance on the January 27, 2026, City Council agenda.

*Short paragraph here on ICD and the E Julian St. project*

With respect to Item 8.3, we would like to clarify whether the proposed 50 percent reduction in construction-related taxes would apply to affordable housing projects. We support this and believe it is essential to restoring feasibility in an extremely challenging cost environment. Affordable developments face the same escalating construction, labor, and financing costs as market-rate projects, but without the ability to offset those costs through rents. Extending and expanding this incentive to affordable housing will directly translate into more units moving forward to construction and will help ensure that affordability goals are met alongside market-rate production.

We also strongly support Item 8.4, and we would similarly like to clarify that the creation of a functional surplus credits marketplace would apply to affordable housing developments. A transparent and predictable credits market will provide affordable housing developers with a valuable tool to bridge financing gaps, increase certainty during project underwriting, and accelerate delivery timelines. By enabling credits to flow efficiently to projects that need them most, San José can unlock additional affordable units without increasing direct public subsidy.

Together, these actions represent pragmatic, market-aware policy improvements that will meaningfully advance San José's housing goals. We appreciate the City's leadership in refining these programs and urge your support of both items.

Thank you for your continued commitment to addressing San José's housing needs.

Sincerely,

  
Jake Lingo  
Senior Vice President

---

**FW: Support for Agenda Items 8.3 and 8.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 3:50 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (249 KB)  
SJ Support Letter ICD 1-26-26.pdf;

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**From:** Jennifer Johnson <[REDACTED]>  
**Sent:** Monday, January 26, 2026 3:30 PM  
**To:** Jake Lingo <jlingo@icdemail.com>  
**Cc:** City Clerk <city.clerk@sanjoseca.gov>; 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>; Dev Davis <[REDACTED]>  
**Subject:** Re: Support for Agenda Items 8.3 and 8.4

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All,  
Please see an updated letter from Jake Lingo at ICD attached.  
Best regards,  
Jennifer

Jennifer Johnson  
Canyon Snow Consulting LLC  
[REDACTED]

On Mon, Jan 26, 2026 at 4:08 PM Jake Lingo [REDACTED] wrote:

Please see attached letter in support of Agenda Items 8.3 and 8.4 - Multifamily Housing Incentive Program Phase I Extension and Inclusionary Housing Ordinance Amendments

Best regards,

[Jake Lingo](#)

Senior Vice President



**Integrated**

Community Development

20750 Ventura Blvd., Ste: 155  
Woodland Hills, CA 91364



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# Integrated

Community Development

January 26, 2026

City Clerk  
City of San José  
200 E. Santa Clara Street  
San José, CA 95113

**Re: Support for Agenda Items 8.3 and 8.4 —Multifamily Housing Incentive Program Phase I Extension and Inclusionary Housing Ordinance Amendments**

Dear Mayor Mahan and Members of the San José City Council:

On behalf of Integrated Community Development and our partner The Corporation for Better Housing, I want to express our support for Item 8.3, the Phase I Extension of the Multifamily Housing Incentive Program, and Item 8.4, amendments to the Inclusionary Housing Ordinance on the January 27, 2026, City Council agenda.

Integrated Community Development (ICD) together with our strategic not-for-profit partner, Corporation for Better Housing (CBH), have developed a portfolio of over 90 assets, totaling more than 6,000 units of housing. Our 305-unit, 100% affordable project at 1271 E Julian St. in San Jose is currently under construction.

With respect to Item 8.3, we would like to clarify whether the proposed 50 percent reduction in construction-related taxes would apply to affordable housing projects. We support this and believe it is essential to restoring feasibility in an extremely challenging cost environment. Affordable developments face the same escalating construction, labor, and financing costs as market-rate projects, but without the ability to offset those costs through rents. Extending and expanding this incentive to affordable housing will directly translate into more units moving forward to construction and will help ensure that affordability goals are met alongside market-rate production.

We also strongly support Item 8.4, and we would similarly like to clarify that the creation of a functional surplus credits marketplace would apply to affordable housing developments. A transparent and predictable credits market will provide affordable housing developers with a valuable tool to bridge financing gaps, increase certainty during project underwriting, and accelerate delivery timelines. By enabling credits to flow efficiently to projects that need them most, San José can unlock additional affordable units without increasing direct public subsidy.

Together, these actions represent pragmatic, market-aware policy improvements that will meaningfully advance San José's housing goals. We appreciate the City's leadership in refining these programs and urge your support of both items.

Thank you for your continued commitment to addressing San José's housing needs.



Jake Lingo  
Senior Vice President

**FW: MHIP + IHO**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 4:02 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** E A [REDACTED]  
**Sent:** Monday, January 26, 2026 3:59 PM  
**To:** District3 <district3@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fwd: MHIP + IHO

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Hello!

I attended the Housing Meeting last week rg the MHIP in which they both presented. I wanted to share that I am a low income Black and Latina resident. I make under \$40K a year. My community is disproportionately negatively impacted by homelessness. The proposed changes of the IHO removing the 30% AMI requirement will only result in the currently declining 2.2% Black population being pushed out of the City of San Jose and going extinct!! This is a stark reality and is extremely depressing and is unacceptable to me.

Especially given all the horrendous circumstances African Americans and Black people have had to endure and considering this current political climate. San Jose never fixed redlining. Race is still a determining factor for wellbeing. The proposed changes of the IHO will have negative consequences for members of my community.

The decline of the Black population did not happen over night but, as the result of small policy changes where members of my community were simply forgotten, not considered, or sacrificed.

This makes me incredibly sad as I fight to remain in this city, as I fight for rights and resources for members of my community.

The purpose of the Inclusionary Housing Ordinance was to include people with low income, to include Black and Brown people that majority White and Wealthy Homeowning communities wanting to actively exclude due to racism, and class bias. Such that, 85% of San Jose is zone for Single Family Homes. The GI Bill was a subsidy for White people because 92% of its recipients were White. Meanwhile it was much much harder for Black people and other people of color to get home loans. Black people's average media wealth is \$24K whereas White people its \$188,000. This resulted in making it more likely that Black people would rent and rely upon affordable housing.

60%-110% AMI is not affordable. I understand that the new changes took into consideration housing development from the years of 2019-2025. But I'd like you to consider why there was a change from the initial purpose of the IHO away from very low income and extremely low income housing? And what happens to the people who rely upon the government to protect and serve them? Where do these people go? How are their lives impacted?

What message are we communicating to Developers when we provide all of these fee reductions like what was done for high rises in the height of the pandemic in 2021 when the whole world was in panic and disarray?

If we remove the 30% AMI requirement, there is no going back. You say that a small percentage of housing fees is collected but every million counts! You say that comparable amounts of affordable housing is built compared to the specific affordable housing impact fees. But we need that amount!

You see, the Black population is small but we count, we matter! We care and contribute to this community. We belong in this city too!

But there are some who might prefer not to see us.

We need to have low income housing mixed in with market rate so foster integration, communication, understanding and connection.

A couple of years ago, I was working passing out flyers in Willow Glen for a mobile mechanic called Curbee. A White man in a truck pulled up to me his camera out and kept accusing me of trying to break in to people's cars. I was working, I didn't need to steal. I don't even know how to drive. I was so worried in that moment and just pleaded with him. When we don't have racial and class integration our entire community suffers but especially people who look like me, who have stereotypes placed upon them as being undeserving, lazy, and criminal.

You can lift up your voice and speak on behalf of us on Tues 1/27. Make it so that the people who need the most affordable housing are included.

Thank you!

## Sign Petitions:

Protect Inclusionary Housing Ordinance <https://form.jotform.com/260031040852038>

Symbols of Identity and Belonging at City Hall: <https://form.jotform.com/253548517960062>

Enhance Civic Participation: <https://form.jotform.com/253544303745153>

## Here4You Homeless Shelter Hotline: (408)-385-2400

Elizabeth Agramont-Justiniano  
she/her/ella/GIRLLL!

### My personal brand:

- Creativity
- Compassion
- Commitment
- Consistency
- Courage
- Community Centeredness

Artist/Creative

Expand TRUST in SJ! Mental Health Matters!

Political Ambassador, Afro UPRIS/Black Democratic Club of SCC: Black Lives and Black Permanency Matters!

Chair Ad-Hoc Committee on Housing and Homelessness, SCCDP

Choir+ Member of Urban Sanctuary

Build the Bench 2025 Cohort, Member of SVYD

Civic Leadership 2026 Cohort, Silicon Valley at Home

Housing Justice Advocate

Downtown Resident of District 3: St. James/Julian Neighborhood

**Values:** Honesty, Kindness, Compassion, Courage, Justice

"Democracy only works when we work for it. When we fight for it, when we demand it."~Stacey Abrams

Thank you!

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**FW: SJDA Support Letter for Council Agenda Items 8.2 and 8.3**

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**Date** Mon 1/26/2026 5:13 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (175 KB)  
SJDA Housing Day Agenda 8.2 8.3 Support 1.26.26.pdf;

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**From:** Brian Kurtz [REDACTED]  
**Sent:** Monday, January 26, 2026 5:10 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fwd: SJDA Support Letter for Council Agenda Items 8.2 and 8.3

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**From:** Brian Kurtz [REDACTED]  
**Date:** Mon, Jan 26, 2026 at 2:43 PM  
**Subject:** SJDA Support Letter for Council Agenda Items 8.2 and 8.3  
**To:** <[mayor@sanjoseca.gov](mailto:mayor@sanjoseca.gov)>, <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>, <[district2@sanjoseca.gov](mailto:district2@sanjoseca.gov)>, <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>, <[district4@sanjoseca.gov](mailto:district4@sanjoseca.gov)>, <[district5@sanjoseca.gov](mailto:district5@sanjoseca.gov)>, <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>, <[district7@sanjoseca.gov](mailto:district7@sanjoseca.gov)>, <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>, <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>, <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>  
**Cc:** Dev Davis [REDACTED], Allie Hughes [REDACTED], <[Vincent.Rocha@sanjoseca.gov](mailto:Vincent.Rocha@sanjoseca.gov)>, <[Erik.Solivan@sanjoseca.gov](mailto:Erik.Solivan@sanjoseca.gov)>, <[sarah.zarate@sanjoseca.gov](mailto:sarah.zarate@sanjoseca.gov)>, <[alexander.gvatua@sanjoseca.gov](mailto:alexander.gvatua@sanjoseca.gov)>

To Mayor Mahan, Honorable Members of City Council, and City Clerk Taber:

Attached for the official record is the San José Downtown Association's letter regarding our support and further recommendations for items 8.2 and 8.3 on the January 27 City Council agenda. I'm available to answer any questions you may have. Thank you for your time.

Respectfully submitted,  
Brian Kurtz

**Brian Kurtz**  
Chief Executive Officer

**San Jose Downtown Association**

28 North First Street, Suite 1000  
San Jose, CA 95113



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San Jose Downtown Association  
28 N. First Street, Suite 1000  
San Jose, CA 95113

sjdowntown.com  
408.279.1775



January 26, 2026

City Clerk  
City of San Jose  
200 E. Santa Clara Street  
San Jose, CA 95113  
Email: city.clerk@sanjoseca.gov

**Re: Support for Agenda Items 8.2 and 8.3 — Downtown Residential Incentive Program Expansion and Multifamily Housing Incentive Program Phase I Extension**

Dear Mayor Mahan and Members of the San Jose City Council:

On behalf of the San José Downtown Association (SJDA), I respectfully submit this letter in strong support of Item 8.2 (Downtown Residential Incentive Program Expansion to Include Commercial-to-Residential Conversion Projects) and Item 8.3 (Multifamily Housing Incentive Program Phase I Extension) on the January 27, 2026, City Council agenda.

Increasing Downtown’s residential population density is paramount to revitalizing San José’s urban core. A vibrant, 18- to 24-hour downtown strengthens the local economy and supports small businesses that continue to struggle amid lasting changes to the daytime economy following the pandemic. A stronger residential presence throughout the day and evening directly increases the pedestrian activity essential to the success of current and future retail, restaurants, cultural destinations, and local services.

Items 8.2 and 8.3 advance this goal by incentivizing housing production while supporting a broad mix of housing types – including affordable, workforce, market-rate, and luxury units – to ensure inclusive growth. By encouraging additional housing in our most walkable areas, these policies also maximize the use of existing public infrastructure, including transit, fire and safety services, and utilities, to support more sustainable growth at a lower per-capita cost.

The commercial office market has experienced fundamental structural shifts since 2020. Item 8.2 responds directly to these conditions by facilitating the conversion of underutilized office space into much-needed housing. Cities across the nation from New York, Cleveland, Detroit, and San Francisco have demonstrated that removing regulatory and financial barriers to commercial-to-residential conversions can accelerate housing production while reactivating downtowns. San Francisco’s recent implementation of SPUR’s office-to-residential conversion recommendations provides a relevant and successful example.

Furthermore, ***SJDA recommends removing all proposed timeline and unit cap restrictions from 8.2 and 8.3*** to extend the effectiveness of these programs and increase likelihood that Downtown achieves its goal of 20,000 residents. There is no point at which Downtown San Jose will be “done,” and development of this magnitude requires long-term clarity and certainty.

Re: Support for Agenda Items 8.2 and 8.3

January 26, 2026

Page 2

As you are likely aware, the timeline for a development project – from ideation through entitlement and ultimately construction – often spans several years. Establishing arbitrary expiration timelines for incentive programs conflicts with our mutual goals, particularly when we must remain steadfast in delivering new units across the spectrum of affordability to support San Jose residents and to further grow Downtown’s population. Providing a longer runway for projects that have yet to be fully vetted will lead to a stronger economy in Downtown and a better chance that a project breaks ground. A denser, more populated Downtown also increases the share of taxes generated for the entire City.

In parallel to efforts at the City level, SJDA supports the International Downtown Association’s advocacy for the Revitalizing Downtowns and Main Streets Act, which would establish a federal tax credit for commercial-to-residential conversions with affordability provisions. This bill, paired with the provisions of Item 8.2, would further catalyze investments in underutilized downtown assets.

The expansion of the Downtown Residential Incentive Program and the extension of the Multifamily Housing Incentive Program are strategic, forward-looking policies that will accelerate housing delivery, support small businesses, and contribute to a more vibrant, resilient, and sustainable downtown San Jose. San Jose Downtown Association *strongly urges the City Council to approve Items 8.2 and 8.3 with elimination of timeline and unit cap requirements.*

Please reach out to me at [bkurtz@sjdowntown.com](mailto:bkurtz@sjdowntown.com) or 408-662-6898 with any questions.

Sincerely,



Brian Kurtz  
Chief Executive Officer

**FW: Vote NO and prioritize genuinely affordable housing (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:01 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Emma Hartung [REDACTED]  
**Sent:** Monday, January 26, 2026 7:59 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Vote NO and prioritize genuinely affordable housing (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,

My name is Emma Hartung, I am a San Jose resident, educator and SURJ member, a lifelong tenant whose stable childhood was only made possible by housing policy (specifically rent-stabilization), and an organizer and advocate here in San Jose.

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.

It's clear that San Jose residents desperately need more affordable housing to ensure the communities that built San Jose are not priced out of its future, which is why I urge you to vote no on the items below. At the same time, we need to take that acknowledgment of the need for affordable housing to its logical conclusion and both create permanent deeply affordable housing options, and stop punishing and criminalizing our community members who can't afford the rent and are forced to choose between living on the streets or interim shelters that (when available at all) strip away their autonomy and stability. In addition to voting no on these items, we must also take action as a city to stop the tows, stop the sweeps, and work with unhoused and vehicle-living community members toward more safe parking and other solutions they themselves demand and design.

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.

Please take a stand on "Housing Day" and demand we do better for our city.

Emma Hartung

San Jose, California 95128

**FW: NO to "Housing Day" (Agenda Item Nos. 8.2, 8.3, 8.4, and 8.6)**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:06 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Victoria Delacroix [REDACTED]  
**Sent:** Monday, January 26, 2026 10:50 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** 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 on the items being considered in "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.

As you consider a vote to extend the local emergency for homeless, you also have the ability to protect affordable housing costs. San Jose has been people's homes for generations before it became Silicon Valley. Keeping housing and rent affordable for everyone who has called San Jose to their home is the moral thing to do. It's what the people want to see.

You have an opportunity to impact real change, generationally. Would you stand with the people, would you consider those who are impacted the most versus the seduction of greed? Would you consider human life above capital profit? Would you be gracious and led by love as we prepare for this meeting?

There are different demands in this county, it must be hard trying to fit everything in and try to take care of every desire. All I ask is that you pause to consider those who have been here- long before it was Silicon Valley. Those who are struggling to survive on the streets. People that are still working with full time jobs that live out of their cars, mobile homes, and on the streets because San Jose has become exponentially more expensive in the last few years. Would you pause to consider those who are being overlooked?

It's not about the money, you can't take any of it with to you when you're gone. Remember, the decisions each of you make will have an impact beyond this moment of time.

Would you consider partnering with the people? Investing into long term affordable housing? Putting the care of the people in the city that you claim to love, versus criminalizing the struggle that thousands of people in our county our facing? We need to stand in solidarity to help one another. We need love, not condemnation.

I ask that you oppose the Mobile Home Rent, the extension of San José's housing incentive programs, and delay the vote for moving forward with affordable housing in San Jose. Rather, would you take ample time to brainstorm and propose real solutions to these very real problems that have direct impact on extremely low, very low, and low income people and families.

The direction that the city has been taking in housing is not working. Rather, it is isolating people from community and not offering long term solutions. Without long term affordable housing options for people to go, they will continue to be stuck in a cycle. If you truly want real change in the city, let us all reconsider. Talk to the people, talk the communities directly impacted by these decisions. Work with the people who are impacted and allow their voices to be heard. Let us work together, not apart.

You each have an opportunity to lead with love, compassion, and kindness. Will you take it?

Victoria Delacroix



San Jose, California 95116

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Shawna Nixon [REDACTED]  
**Sent:** Monday, January 26, 2026 5:41 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, Council Member Tordillos, and other Members of the San José City Council,

I have lived in District 3 of San Jose for most of my life. 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).

Affordable housing is very important to me. I have had friends move out of the area due to housing costs, I have had friends who have been homeless, and I worry for my own future.

Per 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 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, failing to serve the residents most impacted by displacement, homelessness, and housing insecurity. Projects cited as successes under this program 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.

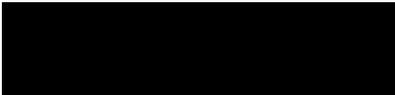
Per Agenda Item No. 8.4, I urge the Council to delay the proposed changes to the Inclusionary Housing Ordinance and require staff to provide data, modeling, and meaningful stakeholder engagement before proceeding. The proposal lacks analysis of how shifting inclusionary units to higher AMIs will affect 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. Please use the collaborative, evidence-based process used to create the current IHO.

Per 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. The changes 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. 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.

The Mayor's housing vision does not reflect public need nor public opinion. The call to criminalize homelessness, for one, is deeply unpopular. 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. One of my homeless friends was bounced around from shelter to shelter for years before getting Section 8 housing. Shelters are very stressful, impacting sleep as well as the "3 Ps": Privacy, Possessions, and Pets. Please take a stand on "Housing Day" and demand we do better for our city.

Sincerely,  
Shawna Rose Robbins Nixon

Shawna Nixon

  
San Jose, California 95112-1841

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Kathryn Hedges - [REDACTED]  
**Sent:** Monday, January 26, 2026 8:49 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 a member of SURJ Santa Clara County. I'm 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)

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Ask: Oppose Discretionary Changes to MRO. (Agenda Item No. 8.6)

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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.

Kathryn Hedges

  
Santa Cruz, California 95062

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

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:14 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Deborah StJulien [REDACTED]  
**Sent:** Tuesday, January 27, 2026 12:02 AM  
**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,

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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)

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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.

Deborah StJulien

  
San Jose, California 95136

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**FW: Subject: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 9:08 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Chris Neale <[REDACTED]>  
**Sent:** Tuesday, January 27, 2026 8:53 AM  
**To:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5@sajoseca.gov; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Subject: Support for Housing Policy Updates Advancing Production in San José; Items 8.2: Downtown Residential Incentive Program Expansion, 8.3: Multifamily Housing Incentive Program Extension, & 8.4: Amendments to the Inclusionary Housing Ordinance.

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Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)  
Dear Mayor Mahan and Honorable Councilmembers,

I am writing to encourage your approval of the proposed updates to the City's housing policies, including extensions of the Downtown Residential Incentive Program and the Multifamily Housing Incentive Program, as well as amendments to the Inclusionary Housing Ordinance.

The Core Companies has been a San Jose based affordable housing and workforce housing developer for over 35 years. We recently celebrated the Grand Opening of Tamien Family Apartments, 135 affordable apartments located on the VTA parking lot adjacent to the Tamien Station. In addition, we have 5 separate projects totaling almost 700 homes in our pipeline and ready to start construction within the next 2 years. The housing policies in front of you will help at least two of these projects start construction in 2026 and the remaining shortly thereafter. All these homes are designed to be affordable or workforce units with affordability ranging from 30% AMI up to 120% AMI.

The Core Companies strongly urges you to support these policy updates and we look forward to continuing to work with you to make San Jose a great place for all its residents to live.

Sincerely,

Chris Neale  
President

470 South Market Street, San Jose, CA 95113

[www.thecorecompanies.com](http://www.thecorecompanies.com)

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