

FW: Public Comment for Jan. 27, 2026 Agenda Item 8.3: Multifamily Housing Incentive Program Phase I Extension

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

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

From: Sarah Hollingsworth [REDACTED]
Sent: Monday, January 26, 2026 9:44 PM
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Public Comment for Jan. 27, 2026 Agenda Item 8.3: Multifamily Housing Incentive Program Phase I Extension

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Dear Mayor and Council members,

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

I am writing to ask that you alter incentive programs so that public investment receives public benefit for Item 8.3 on the agenda.

According to your own information these projects are undesirable to developers. Why would you give them something no one wants for free, when we could work together on things everyone needs? The entire goal of this program is to help the unhoused population. If you create above market rental units that does NOT support people in poverty nor does it create affordable housing.

We need to stop punishing our neighbors who can't afford the rent.

It's time to stop the encampment sweeps, stop the tows of lived-in vehicles, stop the criminalization of homelessness, and work with our unhoused neighbors on solutions including more safe parking.

Thank you,
Sarah Hollingsworth
SURJ Santa Clara

FW: Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension

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

From: Deborah St. Julien [REDACTED]
Sent: Monday, January 26, 2026 10:08 PM
To: City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>
Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Subject: Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension

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

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

Sorry if this is a bit redundant.

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

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

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

I do not see Item 8.3 benefiting the folks who need it the most: low-income, working-class families.

Again, you are focusing on giving assistance to those who are developing & building housing that will be leased & rented at rates above the reach of the people who need it the most. Building expensive housing does not meet the needs of our most impacted families and individuals.

If the city is assisting housing developers with incentives and benefits [waiving fees and taxes,] the public should broadly benefit.

Adaptive reuse must include permanent affordability requirements.

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

Change item 8.3 to include these requirements.

Thank you,

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

- This whole idea is to help the unhouse population; making these above market rent units LITERALLY is 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 said affordability is their single most important concern right now. Council needs to make it their priority.
- Current market-rate rents are about 70% AMI — so providing incentives and calling 80% - 110% AMI cap “affordable” is a slap in the face to your constituents.
- If the City waives fees and taxes, the public should receive public value.
- Adaptive reuse must include permanent affordability requirements.

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FW: Agenda Item: 8.3: Multifamily Housing Incentive Program Phase I Extension

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

From: Jenna Kress <[REDACTED]>
Sent: Monday, January 26, 2026 7:23 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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Hi,

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

According to your own information these projects are undesirable to developers, so why give them something no one wants for free, when we could work together on things everyone needs. This whole idea is to help the unhoused population and making these above market rent units does the opposite of this! We know that subsidizing market-rate housing prolongs the homelessness cycle and expensive units do not meet current local housing needs. San Jose residents have said affordability is their single most important concern right now. Council needs to make it their priority. Adaptive reuse must include permanent affordability requirements. Affordable housing is a racial justice issue and we want to build a San Jose that's affordable for all of us

For Item 8.3: Please alter incentive programs so that public investment receives public benefit.

Warmly,

Jenna Kress

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

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

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

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

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Dear Mayor Mahan and San Jose city council:

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

Warmly,
San Jose YIMBY

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Yes to People. Yes to Housing.
sanjoseyimby.org

Mayor Mahan and City Council

City of San Jose

200 E. Santa Clara St.

San José, CA 95113

January 27, 2026

Support: Items 8.2 and 8.3 + planning growth areas

Dear Mayor and Members of the San José City Council,

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

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

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

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

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

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

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

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

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

Sincerely,

Theresa Do
Volunteer Lead, San José YIMBY

Matt Savage
Volunteer Lead, San José YIMBY

David Naczycz
Volunteer Lead, San José YIMBY



FW: In support

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 10:13 AM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Joe Brown [REDACTED]
Sent: Tuesday, January 27, 2026 10:02 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Joe Brown [REDACTED]
Subject: In support

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City Council Members,

I'm asking that they support Item 8.3, and support the loosening of inclusionary housing ordinance requirements in 8.4. You can use the following as a basis for your emails/talking points.

Item 8.3 is **Multifamily Housing Incentive Program Phase I Extension**

We are supportive of the 50% reduction in construction taxes offered, the reduction of in-lieu fees to \$0 for developments offering 5% of units affordable up to 110% AMI, and the expansion of capacity for the MHIP benefits from 1,800 to 3,600 units, with a 25% reduction in construction taxes for units after the 3,600 unit threshold is reached.

Item 8.4 is **Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance (IHO)**.

With respect to this item, we support changing the Inclusionary Housing Ordinance to a policy that will enable projects to pencil and units to be built, especially by increasing the threshold of units before which the IHO takes effect. Affordability is important, though not at the expense of preventing projects from taking off entirely.

Taken together, these policies help projects pencil out, and thereby will help increase our local housing supply.

Thank you,

Joe Brown
Resident of D-9

FW: Support agenda items 8.3 and 8.4

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:23 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: W. Gene Hunt [REDACTED]
Sent: Tuesday, January 27, 2026 12:00 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Support agenda items 8.3 and 8.4

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Good morning,

Please forward this request to the city council to support items 8.3 and 8.4 on the agenda for today's meeting.

Thank you,

W. Gene Hunt
[REDACTED]

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FW: Support for Item 8.3 and Inclusionary Housing Ordinance Amendments (Item 8.4)

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:24 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Sandy Sicsko [REDACTED]
Sent: Tuesday, January 27, 2026 11:18 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Support for Item 8.3 and Inclusionary Housing Ordinance Amendments (Item 8.4)

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Dear Mayor Mahan and City Councilmembers,

I am writing to respectfully urge your support for Item 8.3, the Multifamily Housing Incentive Program Phase I Extension, and for the proposed amendments to the Inclusionary Housing Ordinance under Item 8.4.

Regarding Item 8.3, I am supportive of the proposed incentives, including the 50% reduction in construction taxes, the reduction of in-lieu fees to \$0 for developments providing 5% of units affordable up to 110% AMI, and the expansion of MHIP capacity from 1,800 to 3,600 units. These measures meaningfully improve project feasibility. I also appreciate the continuation of a 25% construction tax reduction for units built beyond the 3,600-unit threshold, which helps maintain momentum once initial capacity is reached.

With respect to Item 8.4, I support amendments to the Inclusionary Housing Ordinance that allow projects to realistically pencil and move forward. Increasing the unit threshold before the IHO takes effect is a necessary adjustment in today's cost environment. While affordability remains critically important, policies must also ensure that projects are financially viable. If developments cannot move forward, no housing—affordable or otherwise—gets built.

Taken together, these two items strike a more balanced and practical approach. By improving feasibility and reducing barriers to construction, these policies will help increase housing production in San José, which is essential to addressing our long-term housing supply challenges.

Thank you for your consideration and for your continued work to support housing solutions that can succeed in the real world.

Sincerely,

Sandy Sicsko
[REDACTED]

FW: Support of items 8.3 & 8.4

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:24 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Rebecca Joy Homes [REDACTED]
Sent: Tuesday, January 27, 2026 11:12 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Support of items 8.3 & 8.4

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Dear Mayor and City Council,

I support the proposed changes in item 8.4 to adjust the Inclusionary Housing Ordinance by increasing the unit threshold at which it applies, as this is a critical step toward ensuring housing projects can financially pencil and housing units move forward.. While affordability goals are essential, policies must also be calibrated to avoid unintentional stalling development and limiting overall housing supply. I also support item 8.3 and Phase 1 extension of the Multifamily Housing Incentive Program, including the 50% reduction in construction taxes, the reduction of in-lieu fees to \$0 for projects providing 5% of units affordable up to 110% AMI, and the expansion of MHIP capacity from 1,800 to 3,600 units, with continued 25% construction tax reduction beyond that threshold, as these incentives meaningfully encourage housing production while still advancing affordability.

Sincerely,

Rebecca Selden

I

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FW: Housing Day Items 8.3 and 8.4

From City Clerk <city.clerk@sanjoseca.gov>
Date Tue 1/27/2026 12:24 PM
To Agendadesk <Agendadesk@sanjoseca.gov>

From: Stephanie Ligsay [REDACTED]
Sent: Tuesday, January 27, 2026 11:03 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: Housing Day Items 8.3 and 8.4

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Dear Mayor Mahan and City Council Members;

I am writing this to you to ask you to support item 8.3, Multifamily Housing Incentive Program Phase I Extension and also to change the Inclusionary Housing Ordinance in item 8.4 to a policy that allows smaller projects to pencil out. Specifically to raise the threshold from 10 units to over 20 before the Inclusionary Housing Ordinance takes effect. As it currently stands, smaller projects under 20 units find it increasingly difficult to pencil out and therefore do not proceed. In fact there has not been one project that has moved forward since the threshold was lowered to 10 units. Changing the threshold will bring new developments and more housing to the City of San Jose.

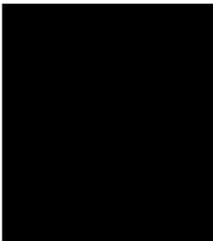
With respect to item 8.3 Multi Family Housing Incentive Program, I am in support of the 50% reduction in construction taxes offered, the reduction of in-lieu fees to \$0 for developments offering 5% of units affordable up to 110% AMI, and the expansion of capacity for the MHIP benefits from 1,800 to 3,600 units, with a 25% reduction in construction taxes for units after the 3,600 unit threshold is reached.

By voting to adopt these two policies, it will help developers to have projects pencil out, therefore stimulating additional housing projects and ultimately creating more at market and affordable housing in our City. I am in full support of more affordable housing but it should not be at the expense of keeping projects from happening.

Thank you for your service and dedication to the great City of San Jose and your desire to bring more housing to San Jose.

Sincerely,
Stephanie Ligsay, Realtor
Resident of D6
College Park Neighborhood President
2026 SCCAOR Vice President

Stephanie Ligsay
REALTOR®, SRES, CREN
SCCAOR 2026 Vice President | SCCAOR Board Member



e. steph@sereno.com

w. stephanieligsay.com/

DRE 01972350

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— SERENO —

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