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## Support for Councilmember Mulcahy's Clarification on the Inclusionary Housing Ordinance

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From Shahriar Agahian <[REDACTED]>

Date Tue 1/27/2026 7:59 AM

To Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>

Cc District 6 <district6@sanjoseca.gov>

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Honorable Mayor and City Council,

Please only approve the staff recommendations, and the Memorandum from Mayor Mahan, and Councilmembers Kamei, Campos, Tordillos, and Cohen, **with the following clarification to section (a) (iii) offered by Councilmember Mulcahy:**

a. Amend the Inclusionary Housing Ordinance (IHO) to raise the minimum project size for applicability to developments of 20 units or more, regardless of achieved density.

Regards,

Shahriar Agahian  
[REDACTED]

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**FW: Public Comment for Jan. 27, 2026 Agenda Item 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:03 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**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 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance

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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 the city council delay its vote and that it does not approve the changes to the IHO (Item 8.4). As written, these revisions would update these levels to imply that "Affordable Housing Developments" could be charging more than market rent prices; causing direct gentrification of entire neighborhoods, and pushing out our underrepresented populations including low-income communities of color. By creating even more new expensive housing, you would push more people into homelessness as their own rents were increased by the market around them.

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

Thank you,  
Sarah Hollingsworth  
SURJ Santa Clara

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**FW: Agenda Item: 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance: do not approve**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:11 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Deborah St. Julien [REDACTED]  
**Sent:** Monday, January 26, 2026 11:36 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Bustamante, Lydia <Lydia.Bustamante@sanjoseca.gov>; zumal.maciell@sanjoseca.gov; andria.aguiar@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: 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance: do not approve

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Dear Council Member Campos, San Jose Office of Racial Equity and 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.

Regarding item 8.4, I would like to refer you to Sean Allen's article in the Spotlight: [Op-ed: Inclusionary for who? The quiet re-redlining of San Jose's housing policy - San José Spotlight](#)

Mr. Allen points out that the effect of this new proposal removes the requirement that new market-rate housing include deeply affordable homes, including those as low as 30% or 50% of the area median income (AMI). This is where many of our low-wage income neighbors fall. This policy change also erases the requirement that 10% of homes are below 30% AMI. Essentially, it leaves "our elders on social security, folks newly stabilized after being unhoused" and low wage-earning neighbors out in the rain [literally.]

Mr. Allen clarifies that this policy negatively impacts Black and Latino households because they are more likely to live below 50% AMI. [See: [Santa Clara County, CA Median Household Income By Race - 2025 Update | Neilsberg.](#)] In addition, although Black residents roughly make up 2% to 3% of the population, they make up about 19% to 20% of the unhoused. These realities are the results of longstanding racial inequities in our country.

Mr. Allen goes on: "By redefining "affordable" as 70% to 110% AMI, the city is drawing a line above where many Black and Latino families actually live and much closer to where higher-income white and Asian households sit. Families under 50% AMI, who are disproportionately Black and brown, simply will not qualify for many of these new "affordable" homes. Meanwhile, households in the 70% to 110% band are already better served by the private market."

This policy shifts abandons the city's commitment racial equity and to providing permanent affordable housing for extremely low and very low-income people. It inadvertently reinforces historically racist systems that harm Black, brown and low-income Asian communities.

Mr. Allen concludes: "Advancing these housing changes without a serious analysis of their impact on Black, brown and low-income Asian communities ignores that commitment and hollows "equity" out into a slogan."

If San Jose is serious about equity, it cannot keep writing rules that look race-neutral on paper but function like a new kind of [redlining](#) in practice. Policy must account for who it harms, not just who it helps. Equity is a practice of fairness, and fairness demands that those most impacted are considered, engaged and given a real chance to remain in the city they call home."

With all this in mind, **we demand the city council delay its vote on item 8.4 and do not approve the changes to the IHO.**

Thank you,

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

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**FW: Agenda Item: 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:11 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Jenna Kress [REDACTED]  
**Sent:** Monday, January 26, 2026 7:28 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: 8.4: Amendments to Chapter 5.08 of Title 5 of the San José Municipal Code and Regulations for the Inclusionary Housing Ordinance

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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 are supportive to my neighbors who are most in need.

By creating even more new expensive housing, you would push more people into homelessness as their own rents get increased by the market around them. This disproportionately affects underrepresented communities and those who do not have the time or money to stand up for themselves. As written, these revisions would update these levels to imply that "Affordable Housing Developments" could be charging more than market rent prices; causing direct gentrification of entire neighborhoods, and pushing out our underrepresented populations including low-income communities of color. While it is difficult for what is left of the middle class to get rentals in San Jose, that only means it is exponentially harder for those who make less to get housing. Affordable housing is a racial justice issue and I want a San Jose that's affordable for all of us

**For Item 8.4: I demand the city council delay its vote and do not approve the changes to the IHO.**

Warmly,

Jenna Kress

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## Support for Councilmember Mulcahy's Clarification on the IHO

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**From** Catherine Pendleton [REDACTED]

**Date** Tue 1/27/2026 8:51 AM

**To** Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>

**Cc** District 6 <district6@sanjoseca.gov>

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Dear Mayor and City Council,

I'm writing to support the critical clarification to the IHO made in Councilmember Mulcahy's Memo dated January 26, 2026.

Supporting smaller infill housing will help reduce blight and challenging behaviors in our neighborhoods by allowing reinvestment in hard to develop properties.

Thank you so much for your work on the IHO.

Catherine Pendleton

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**FW: Please Protect the IHO! Thank you!**

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

 7 attachments (4 MB)

Maria-de-los-Angeles-Veliz.pdf; Sienna-Reyes.pdf; Griselda-Suarez.pdf; Tanya-Tolento.pdf; Adam-Ross.pdf; Numbiya-Aziz.pdf; Nina-Chuang.pdf;

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**From:** E A <[REDACTED]>  
**Sent:** Monday, January 26, 2026 10:53 PM  
**To:** District3 <district3@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Please Protect the IHO! Thank you!

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Hi Mayor and City Council!

Please protect the IHO! It is a critical piece of the puzzle towards ensuring that there is housing for everyone! We need low income affordable housing. We need in lieu of fees for affordable housing. Thank you! See attached signatures below from members of our community.

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## 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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Monday, January 26, 2026

## Protect Inclusionary Housing Ordinance

Sign if you support: It is of the utmost importance that the City of San Jose not eliminate affordable housing at the 30% AMI from the Inclusionary Housing Ordinance. Meaning that folks who make 30% of the Average Median Income of \$141K can find apartments at their income level. Eliminating Very Low and Extremely Low income affordable housing construction requirements within the Inclusionary Housing Ordinance would disproportionately negatively impact the Black community specifically in San Jose. Whereas, Black residents average median wealth is \$24K and White residents it is \$188K. Whereas, the Black population represents 2.2% of the city residents yet 19% of those who are unhoused. Furthermore, segregation and redlining still persist in San Jose. Race exists still as a determining factor and predictor of life outcomes. On 11/8/2022, voters approved Measure I amending the City Charter in order to uplift the values and practices of racial and social equity, inclusion, and racial and social justice. Effective 5/14/2024 the City of San Jose enacted the Equity Values and Standards Policy RES2024-140. Under the section titled Application it states: d. "Analyze how the program, polity, ordinance, or budget item might improve or worsen racial and social equity." Consequences, of removing the ELI affordable housing requirement from the IHO include: increase in homelessness for the poorest residents, poorer education outcomes, lack of opportunities and resources that would be provided in mixed income and higher resource areas. Due to persistent systemic racism in our society it is necessary for our government to provide protection and not be perpetrators of these injustices. The City of San Jose has a responsibility and needs to be held accountable to promote the wellbeing, safety, stability of its residents particularly those most oppressed. Let's not forget the purpose of the Inclusionary Housing in direct response to Exclusionary Zoning practices. Due to wealthy White homeowners not wanting People of Color or Poor people to live in their neighborhood. Racial and Class diversity is important in fostering a community that learns, grows, supports, strengthens, appreciates, and celebrates each member so that everyone can feel a sense of safety and belonging. With the current federal administration's active siphoning of our rights and resources and attempts to devalue Black, Latin(e/x), Asian, and Indigenous people, immigrants, poor people, people with disabilities, neurodivergence, and LGBTQIA+ people it is critically important that at the local City level you help protect our resources and rights so we can have equity and continue to advance. Thank You!

Name

Adam Ross

Email



**Address**

[REDACTED]  
Cupertino, CA, 95014



## Protect Inclusionary Housing Ordinance

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**Name**

Griselda Suarez

**Email**



**Address**

[REDACTED]  
San Jose, Ca, 95112



Monday, January 26, 2026

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Name

Maria de los Angeles Veliz

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, California, 95128



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Name

Nina Chuang

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, CA, 95112



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Name

Numbiya Aziz

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, CA, 95112



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Name

Sienna Reyes

Email

[REDACTED]

**Address**

[REDACTED]  
Milpitas, CA, 95035



Monday, January 26, 2026

## Protect Inclusionary Housing Ordinance

Sign if you support: It is of the utmost importance that the City of San Jose not eliminate affordable housing at the 30% AMI from the Inclusionary Housing Ordinance. Meaning that folks who make 30% of the Average Median Income of \$141K can find apartments at their income level. Eliminating Very Low and Extremely Low income affordable housing construction requirements within the Inclusionary Housing Ordinance would disproportionately negatively impact the Black community specifically in San Jose. Whereas, Black residents average median wealth is \$24K and White residents it is \$188K. Whereas, the Black population represents 2.2% of the city residents yet 19% of those who are unhoused. Furthermore, segregation and redlining still persist in San Jose. Race exists still as a determining factor and predictor of life outcomes. On 11/8/2022, voters approved Measure I amending the City Charter in order to uplift the values and practices of racial and social equity, inclusion, and racial and social justice. Effective 5/14/2024 the City of San Jose enacted the Equity Values and Standards Policy RES2024-140. Under the section titled Application it states: d. "Analyze how the program, polity, ordinance, or budget item might improve or worsen racial and social equity." Consequences, of removing the ELI affordable housing requirement from the IHO include: increase in homelessness for the poorest residents, poorer education outcomes, lack of opportunities and resources that would be provided in mixed income and higher resource areas. Due to persistent systemic racism in our society it is necessary for our government to provide protection and not be perpetrators of these injustices. The City of San Jose has a responsibility and needs to be held accountable to promote the wellbeing, safety, stability of its residents particularly those most oppressed. Let's not forget the purpose of the Inclusionary Housing in direct response to Exclusionary Zoning practices. Due to wealthy White homeowners not wanting People of Color or Poor people to live in their neighborhood. Racial and Class diversity is important in fostering a community that learns, grows, supports, strengthens, appreciates, and celebrates each member so that everyone can feel a sense of safety and belonging. With the current federal administration's active siphoning of our rights and resources and attempts to devalue Black, Latin(e/x), Asian, and Indigenous people, immigrants, poor people, people with disabilities, neurodivergence, and LGBTQIA+ people it is critically important that at the local City level you help protect our resources and rights so we can have equity and continue to advance. Thank You!

Name

Tanya Tolento

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, CA, 95122

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**FW: 1/27 San José City Council Meeting - MidPen Housing Letter re: Item 8.4**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 8:13 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (142 KB)  
26-0126 MidPen Housing Comment Letter on San José IHO.pdf;

---

**From:** Elizabeth Madrigal <[REDACTED]>  
**Sent:** Monday, January 26, 2026 7:35 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Nevada Elias-Merriman <[REDACTED]>  
**Subject:** 1/27 San José City Council Meeting - MidPen Housing Letter re: Item 8.4

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You don't often get email from [REDACTED] [Learn why this is important](#)  
Good evening,

Attached you will find MidPen's Housing's comment letter regarding item 8.4: Amendments to the Inclusionary Housing Ordinance.

Please confirm receipt.

Best,

**Elizabeth Madrigal (she/her) | Policy Manager**  
**MidPen Housing**  
2335 Broadway Suite 300, Oakland, California 94612



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January 26, 2026

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

**RE: Item 8.4: Amendments to the Inclusionary Housing Ordinance**

Dear Mayor Mahan and Honorable Councilmembers,

On behalf of MidPen Housing, I am writing to share our perspective as a developer, long-term owner, manager, and resident services provider of affordable housing. We appreciate the opportunity to engage on this important area of housing policy in the City of San José.

MidPen Housing is one of the nation's leading developers, owners and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed 139 communities with more than 10,000 homes for low-income families, seniors and those with supportive housing needs throughout the Bay Area and Monterey Bay Area. In the City of San José, our portfolio includes 14 properties serving over 2,600 residents with an additional 203 homes at VTA Capitol Station in our development pipeline.

We believe in the importance of building housing across a spectrum of types and affordability levels to solve our housing crisis. While it is meaningful from a policy perspective to have an Extremely Low Income (ELI) option as part of the inclusionary thresholds, we recognize that there has been an underutilization of the option to produce 10% of units at 30% AMI. With the changes to the City's inclusionary housing ordinance effectively serving as a move up the income spectrum, we see a gap in existing policy framework to meet the need in the 30% to 80% AMI range. We would like to collaborate meaningfully and find solutions.

The affordable housing sector is structured around production in the 30-80% AMI range. In July of last year, the passage of the federal bill H.R. 1 expanded the Low-Income Housing Tax Credit (LIHTC) and tax-exempt bond programs. Specifically, it increased the allocation of 9% LIHTCs by 12%, while also reducing the bond threshold test for 4% LIHTC projects – effectively doubling the flow of this resource that was previously constrained by the bond cap. Novogradac estimates that this influx of federal resources will allow California to build more than 200,000 additional units. We encourage the City of San José to take advantage of this opportunity – it is the time to put local City funds to work as leverage and bring in State and Federal funding that is otherwise left on the table. The opportunity to leverage local sources is significant; for every \$1 of local investment, developers often raise \$6 of capital.

In December of last year, I was privileged to present to your Council about opportunities to reduce cost. Building on the themes of that testimony, I will bring to the fore than an additional concept: the City can maximize existing planned investments in housing that is designed to obtain LIHTCs by creating more certainty in its housing finance delivery system. Building a



Building Communities. Changing Lives.

robust affordable housing pipeline rests on having a predictable source of funds that is disbursed according to a schedule aligned with the Regional, State and Federal financing system's rhythm of the year. City financing and other quantifiable financial measures of public support (donated land, fee waivers) are often determinative of an award for projects that produce a lot of public benefit. We urge the Council and Staff to explore these opportunities, alongside the adoption of more policy tools to support production in the 30% to 80% of AMI pipeline.

We welcome the opportunity to discuss how City investments can be timed to have maximum efficacy. Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at [REDACTED], should you have any questions.

Sincerely,

[REDACTED]

Nevada V. Merriman  
Vice President of Policy & Advocacy  
MidPen Housing

CC:  
Matthew O. Franklin, President & CEO  
Elizabeth Madrigal, Policy Manager

---

## Support Councilmember Mulcahy's Clarification on the Inclusionary Housing Ordinance

---

From Niku Agahian [REDACTED]

Date Tue 1/27/2026 10:28 AM

To Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

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Dear Honorable Mayor and City Council,

Thank you for your work on the Inclusionary Housing Ordinance. Please support the important clarification offered by Councilmember Mulcahy to: Amend the Inclusionary Housing Ordinance (IHO) to raise the minimum project size for applicability to developments of 20 units or more, regardless of achieved density.

Thank you.

Niku A.  
Sent from my iPad

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**FW: Please Protect the IHO! Thank you!**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 10:24 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 3 attachments (2 MB)  
Kelly-Mahoney.pdf; JOSE-MATA-ROMERO.pdf; EVELYN-RAMIREZ-ARRIAGA.pdf;

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**From:** E A <[REDACTED]>  
**Sent:** Tuesday, January 27, 2026 10:20 AM  
**To:** District3 <district3@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Please Protect the IHO! Thank you!

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Hi Mayor and City Council!

Please protect the IHO! It is a critical piece of the puzzle towards ensuring that there is housing for everyone! We need low income affordable housing. We need in lieu of fees for affordable housing. Thank you! See attached signatures below from members of our community.

--

## 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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Tuesday, January 27, 2026

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Name

EVELYN RAMIREZ-ARRIAGA

Email

[REDACTED]

**Address**

[REDACTED] CA, 95111



Tuesday, January 27, 2026

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Name

JOSE MATA ROMERO

Email

[REDACTED]

**Address**

[REDACTED]  
San jose, ca, 95124



Tuesday, January 27, 2026

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Name

Kelly Mahoney

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, California, 95118

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**Fw: Support Letter for Mayor's Memo on IHO Amendment**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 1/26/2026 1:20 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (159 KB)  
IHO Support Letter - Chapter 5.08 Amendment 1-27-26 (2).pdf;

**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:** Michael Van Every [REDACTED]  
**Sent:** Monday, January 26, 2026 1:00 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Cc:** Rocha, Vincent <Vincent.Rocha@sanjoseca.gov>; Melissa Durkin <[REDACTED]>; Brian Yi <[REDACTED]>  
**Subject:** Support Letter for Mayor's Memo on IHO Amendment

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City Clerk:

Please see my support letter for Item 8.4 – IHO Amendment.

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]



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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 Amendments (1-23-26 memo from Mahan, Kamei, Campos, Cohen, Tordillos) to the Inclusionary Housing Ordinance – Item 8.4

Dear Mayor and Councilmembers:

On behalf of Republic Urban Properties, I write to express our strong support for the **Mayor and Council Memorandum dated January 23, 2026**, recommending targeted amendments to the Inclusionary Housing Ordinance (IHO). We believe the memorandum represents the most practical and data-driven approach to addressing San José's current housing feasibility challenges while maintaining the City's commitment to affordability.

In today's market, the existing IHO—particularly its income-level requirements for on-site units—has become **overly restrictive**. Escalating construction costs, higher interest rates, and lower achievable rents relative to neighboring jurisdictions have materially reduced project feasibility. As a result, many entitled residential projects are unable to proceed to construction, yielding the unintended consequence of **less market-rate and less affordable housing overall**.

The Mayor and Council memorandum appropriately acknowledges this reality. The proposed adjustments—most notably removing the 110% AMI on-site rental requirement for higher-density projects and introducing a 7% alternative compliance option at 50% AMI—strike a necessary balance between affordability goals and financial feasibility. These changes align with independent research showing that excessive inclusionary requirements can suppress housing production altogether.

We also support the memorandum's focus on encouraging small-scale and infill development by exempting the first 20 units of smaller projects and retaining the existing 99-year affordability restriction. Together, these provisions help ensure long-term public benefit while increasing the likelihood that projects actually get built.

San José is falling behind on its RHNA goals, particularly for moderate-income households.

The recommended amendments improve feasibility in the 60%–80% AMI range—where the City is most constrained—while preserving a pathway to deeper affordability through alternative compliance. This recalibration is essential if San José is to unlock stalled projects and accelerate housing delivery during the current RHNA cycle.

For these reasons, Republic Urban Properties respectfully urge the City Council to **adopt the Mayor and Council memorandum recommendations (1-23-26) and approve the proposed IHO amendments**. The recommended approach reflects a thoughtful, disciplined recalibration that will lead to more housing—market-rate and affordable—than the status quo allows.

Thank you for your consideration and continued leadership.

Regards,



Michael R. Van Every  
President & Managing Partner

**FW: In support**

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

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**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**

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

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**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)**

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

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**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**

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

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**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**

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

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**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.

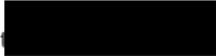
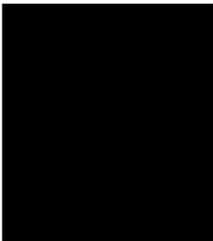
With respect to item 8.3 Multi Family Housing Incentive Program, I am in support of the 50% reduction in construction taxes offered, the reduction of in-lieu fees to \$0 for developments offering 5% of units affordable up to 110% AMI, and the expansion of capacity for the MHIP benefits from 1,800 to 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](mailto:steph@sereno.com)

w. [stephanieligsay.com/](http://stephanieligsay.com/)

DRE 01972350

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE  
— SERENO —

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## Support for Councilmember Mulcahy's Proposed Clarification on the IHO

---

From Ani Agahian <[REDACTED]>

Date Tue 1/27/2026 9:50 AM

To Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Casey, George <George.Casey@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Tordillos, Anthony <Anthony.Tordillos@sanjoseca.gov>

Cc District 6 <district6@sanjoseca.gov>

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Dear Mayor and Council,

As a San José resident, I would like to express my support for Councilmember Mulcahy's Memo on Jan 26, 2026, with the following clarification to section (a) (iii):

a. Amend the Inclusionary Housing Ordinance (IHO) to raise the minimum project size for applicability to developments of 20 units or more, regardless of achieved density.

Thank you,

Ani

--



[REDACTED]

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**FW: Opposition to Proposed IHO Changes Not Targeting 50% AMI and Below**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 1:43 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Adrian Rocha <[REDACTED]>  
**Sent:** Tuesday, January 27, 2026 1:19 PM  
**To:** communications [REDACTED] City Clerk <city.clerk@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>  
**Subject:** Opposition to Proposed IHO Changes Not Targeting 50% AMI and Below

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Dear Mayor Mahan, Vice Mayor Pam Foley, and Members of the City Council,

My name is Adrian Rocha, and I am a Housing Coordinator at Housing Choices. I am writing to express my opposition to the proposed Inclusionary Housing Ordinance (IHO) changes that target households at 60%–110% AMI rather than very low-income and extremely low-income residents, because these changes will reduce access to deeply affordable housing for San José's most vulnerable residents.

This issue matters to me because I have client's who are extremely low income, and finding them a home has been difficult. With this change, homelessness is bound to happen.

While I oppose the current IHO proposal, I support Councilmember Candelas' memo to defer this item and direct staff to return with alternative policy options, development impact analysis, and further stakeholder input. This memo is the strongest option before Council, but the IHO should not be continuously delayed and any changes must ultimately prioritize extremely low-income households, particularly those at 50% AMI and below.

First, the proposed AMI changes do not reflect the reality of San José's renters. Units created under this framework will remain out of reach for many low-income households, weakening one of the City's last remaining tools for producing deeply affordable housing.

Second, these changes will disproportionately harm people with intellectual and developmental disabilities. If housing is not built at income levels accessible to people with disabilities, many will be pushed into homelessness or institutional settings. This contradicts fair housing principles and the Lanterman Act's guarantee that people with disabilities have the right to live in the least restrictive, community-based environment with appropriate supports. San Jose should not violate disability-inclusive frameworks by using IHO to support AMIs that are not reflective of those who need it most.

I urge the City Council to adopt an alternative, research-backed, IHO approach that meaningfully serves extremely low-income households, especially those at or below 50% AMI.

Sincerely,

Adrian Rocha  
Housing Coordinator  
Housing Choices

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**FW: Please Protect the IHO! Thank you!**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 12:25 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 1 attachment (560 KB)  
Peggy-Cho.pdf;

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**From:** E A <[REDACTED]>  
**Sent:** Tuesday, January 27, 2026 11:10 AM  
**To:** District3 <district3@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Please Protect the IHO! Thank you!

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Hi Mayor and City Council!

Please protect the IHO! It is a critical piece of the puzzle towards ensuring that there is housing for everyone! We need low income affordable housing. We need in lieu of fees for affordable housing. Thank you! See attached signatures below from someone who works in San Jose.

--

## 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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Tuesday, January 27, 2026

## Protect Inclusionary Housing Ordinance

Sign if you support: It is of the utmost importance that the City of San Jose not eliminate affordable housing at the 30% AMI from the Inclusionary Housing Ordinance. Meaning that folks who make 30% of the Average Median Income of \$141K can find apartments at their income level. Eliminating Very Low and Extremely Low income affordable housing construction requirements within the Inclusionary Housing Ordinance would disproportionately negatively impact the Black community specifically in San Jose. Whereas, Black residents average median wealth is \$24K and White residents it is \$188K. Whereas, the Black population represents 2.2% of the city residents yet 19% of those who are unhoused. Furthermore, segregation and redlining still persist in San Jose. Race exists still as a determining factor and predictor of life outcomes. On 11/8/2022, voters approved Measure I amending the City Charter in order to uplift the values and practices of racial and social equity, inclusion, and racial and social justice. Effective 5/14/2024 the City of San Jose enacted the Equity Values and Standards Policy RES2024-140. Under the section titled Application it states: d. "Analyze how the program, polity, ordinance, or budget item might improve or worsen racial and social equity." Consequences, of removing the ELI affordable housing requirement from the IHO include: increase in homelessness for the poorest residents, poorer education outcomes, lack of opportunities and resources that would be provided in mixed income and higher resource areas. Due to persistent systemic racism in our society it is necessary for our government to provide protection and not be perpetrators of these injustices. The City of San Jose has a responsibility and needs to be held accountable to promote the wellbeing, safety, stability of its residents particularly those most oppressed. Let's not forget the purpose of the Inclusionary Housing in direct response to Exclusionary Zoning practices. Due to wealthy White homeowners not wanting People of Color or Poor people to live in their neighborhood. Racial and Class diversity is important in fostering a community that learns, grows, supports, strengthens, appreciates, and celebrates each member so that everyone can feel a sense of safety and belonging. With the current federal administration's active siphoning of our rights and resources and attempts to devalue Black, Latin(e/x), Asian, and Indigenous people, immigrants, poor people, people with disabilities, neurodivergence, and LGBTQIA+ people it is critically important that at the local City level you help protect our resources and rights so we can have equity and continue to advance. Thank You!

Name

Peggy Cho

Email

[REDACTED]

**Address**

[REDACTED]  
Sunnyvale, CA, 94086

---

**FW: Please Protect the IHO!**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 1/27/2026 3:28 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

 3 attachments (2 MB)  
Sunaina-Das.pdf; Jovani-Quinones.pdf; Hannah-McCafferty.pdf;

[REDACTED]

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**From:** E A <[REDACTED]>  
**Sent:** Tuesday, January 27, 2026 3:17 PM  
**To:** District3 <district3@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Campos, Pamela <Pamela.Campos@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>; Candelas, Domingo <Domingo.Candelas@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Please Protect the IHO!

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Tuesday, January 27, 2026

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**Name**

Hannah McCafferty

**Email**

[REDACTED]

**Address**

[REDACTED]  
San Jose, CA, 95125



Tuesday, January 27, 2026

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Name

Jovani Quinones

Email

[REDACTED]

**Address**

[REDACTED]  
San Jose, CA, 95116



Tuesday, January 27, 2026

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**Name**

Sunaina Das

**Email**

[REDACTED]

**Address**

[REDACTED]  
Cupertino, CA, 95014