8.2 Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Draft Programs Status Report. – TO BE HEARD AT 3:00 P.M.

**Recommendation:**
As recommended by the Community and Economic Development Committee on February 26, 2024:
(a) Accept the Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Programs Status Report.
(b) Adopt a resolution establishing an Anti-Displacement Tenant Preference Program in City restricted affordable housing properties for lower-income applicants of affordable housing at risk of displacement living in high-displacement census tracts and in their neighborhood City Council Districts.
CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Housing)
[Community and Economic Development Committee referral 2/26/2024 – Item (d)2]
**TO BE HEARD AT 3:00 P.M.**
TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Toni J. Taber, CMC
City Clerk

DATE: March 26, 2024

SUBJECT: Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Draft Programs Status Report

Recommendation

As recommended by the Community and Economic Development Committee on February 26, 2024:
(a) Accept the Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Programs Status Report; and
(b) Adopt a resolution establishing an Anti-Displacement Tenant Preference program in City restricted affordable housing properties for lower-income applicants of affordable housing at risk of displacement living in high-displacement census tracts and in their neighborhood City Council Districts.

CEQA: Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action. (Housing)
[Community and Economic Development Committee referral 2/26/2024 – Item (d)2]
TO: COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: February 20, 2024

SUBJECT: ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE DRAFT PROGRAM STATUS REPORT

REASON FOR REPLACEMENT

The reason for replacement is to correct typographical errors and to correct Attachment D – Proposed Tenant Preferences Program Framework.

RECOMMENDATION

Review the proposed tenant preferences program to help mitigate displacement for tenants at risk of displacement living in high-displacement census tracts and in neighborhoods, which prioritize vulnerable applicants for City-supported affordable housing and mitigate the likelihood of low-income renters’ displacement from San José, and cross reference the report to the March 26, 2024, City Council meeting.

SUMMARY AND OUTCOME

The Community and Economic Development Committee’s acceptance of the status report, feedback, and cross-reference to City Council would provide the opportunity to consider the proposed Tenant Preferences Program (Program) to help mitigate displacement. If the proposed Tenant Preference Program is approved, staff will initiate implementation in deed-restricted affordable housing properties that:

1) Receive funding or a real property interest from the City; or
2) Enter into a development agreement with the City to develop affordable housing.
Tenant preferences allow a portion of apartments in affordable housing properties to be prioritized for a subset of applicants. The proposed Tenant Preferences Program would require a percentage of apartments within affordable housing properties, implementing the preferences to be set aside for applicants who meet the Program’s criteria. Preferences would only apply to apartments for the general public, not those already set aside for special populations, such as permanent supportive housing or rapid rehousing apartments for formerly homeless residents. The proposed Tenant Preferences Program would enable affordable apartment managers to prioritize applications of current San José residents who are most vulnerable to the housing market’s pressures and need stable and affordable homes.

**BACKGROUND**

In 2017, the City Council directed staff to explore tenant preferences for affordable housing in low-income neighborhoods undergoing displacement. This direction was voted to be one of City Council’s top priorities to address the growing number of San José residents at risk of being displaced due to high rent burden costs, rent increases, and growing demand for affordable housing opportunities. Staff began exploring multiple possible tenant preferences, including those for people who:

1) Live or work in San José;
2) Have experienced certain types of displacement in San José; and
3) Reside in areas of San José that are highly likely to result in tenant displacement. Staff brought five memoranda with tenant preferences research and possible program frameworks to the City’s Housing and Community Development Commission between 2017 and 2023, and in 2017 and 2018 to the City Council’s Community and Economic Committee.

On September 22, 2020, City Council approved the Citywide Residential Anti-Displacement Strategy (Anti-Displacement Strategy). The Anti-Displacement Strategy noted that residential displacement and concerns over housing stability had long-term negative impacts on households, significantly damaging residents’ health, economic, and educational outcomes. Residents and community organizations drove the effort to prioritize the inclusion of tenant preferences to help fight displacement in the Anti-Displacement Strategy. City Council directed staff to prioritize the top three recommendations of the Anti-Displacement Strategy. “Establishing a Neighborhood Tenant Preference” is Recommendation #2 in the Strategy. Staff subsequently clarified with City Council that it was merging the previous Council direction to develop tenant preferences to fight displacement with the Neighborhood Tenant Preference direction.

---

3 Ibid.
On June 20, 2023, City Council approved San José’s 2023-2031 Housing Element, which includes developing tenant preferences that help fight displacement in work plan item S-20. On January 29, 2024, the state’s Department of Housing and Community Development certified San José’s revised 2023-2031 Housing Element.

Staff conducted significant outreach to inform the proposed Tenant Preferences Program design. Staff held individual and public meetings with affordable housing owners, property managers, community stakeholders, and the general public. In addition, since the passage of the Anti-Displacement Strategy in 2020, staff have presented 15 updates to the Community and Economic Development Committee, Neighborhood Services and Education Committee, and full City Council. These reports have included status updates on staff’s development of the proposed Tenant Preferences Program.

ANALYSIS

To design proposed tenant preferences to help fight displacement, staff took the following actions:

a) Sponsored California Senate Bill 649 (Cortese, 2021) to formally recognize populations at risk of displacement so that tenant preferences to help this population can be used on affordable housing properties financed with Low-Income Housing Tax Credits and private activity bond financing;

b) Analyzed research conducted by the Urban Displacement Project at the University of California Berkeley to determine displacement risk in San José; and

c) Conducted extensive disparate impact analyses to ensure the proposed Tenant Preferences Program adheres to fair housing law.

Staff also researched tenant preferences in surrounding Bay Area jurisdictions and gathered feedback from residents, affordable housing developers and managers, policy organizations, government agencies, and community organizations. More information on public outreach and community engagement can be found in Attachments A and B.

California Senate Bill 649

Prior to 2022, no formal recognition of people at risk of displacement had been established by public policy or public programs. Therefore, it was not clear that tenant preferences for people at risk of displacement could be used on affordable housing financed with federal Low-Income Housing Tax Credits and/or private activity bonds. California Senate Bill 649 (Cortese, 2021), the Tenant Preferences to Prevent Displacement Act, was authored by Senator Dave Cortese and co-sponsored by the City of San José, SOMOS Mayfair, and the Housing Action Coalition. It

4 2023-2031 Housing Element Chapter 3, Housing Goals and Strategies, https://www.sanjoseca.gov/home/showpublisheddocument/107420/638370204948130000
passed in 2022, was signed into law, and took effect on January 1, 2023. This law now supports the creation and implementation of tenant preferences for residents at risk of displacement by:

- Acknowledging that lower-income individuals residing in neighborhoods and communities experiencing significant displacement need access to housing that is affordable and assists in avoiding displacement; and
- Allowing the Low-Income Housing Tax Credit program and private activity bonds to fund affordable housing that would house local residents threatened by displacement so they can remain in the community.

With the passage of Senate Bill 649, the Housing Department was able to move forward with a Program proposal for tenant preferences that fight displacement in San José.

**Displacement Risk in San José**

According to the Urban Displacement Project, displacement is defined as the involuntary relocation of residents. Displacement from a neighborhood or city can occur due to many direct and indirect reasons. These include foreclosure, evictions, rent increases, and construction of projects such as transit and highway systems. The effects of displacement on lower-income renters can include homelessness, loss of culture and community, and decreased access to jobs and social mobility. Staff’s objective for its anti-displacement work is to help prevent the displacement of low-income residents from San José.

Displacement is an issue related to ethnicity and race, as minority populations are more likely to experience the impacts of displacement. As shown in Table 1, Hispanic/Latinx, Vietnamese, and Black residents are living in areas with displacement pressures at double or triple the rate as non-Hispanic white households in San José. Analysis based on the Urban Displacement Project maps indicates that nearly half (45%) of the City’s Hispanic/Latino/a/x population, 34% of the City’s Vietnamese population, and 30% of the City’s Black population were living in neighborhoods classified by displacement risk as “definitively” or “probably” undergoing displacement in 2019, compared to 13% of non-Hispanic, white residents.

According to the Urban Displacement Project, being a renter and being housing cost-burdened are two key risk factors for higher displacement risk. As previously reported in the Housing Department’s September 2020 Anti-Displacement Strategy City Council memorandum, people of color in San José are disproportionately renters and disproportionately housing cost-burdened.

---

6 Urban Displacement Project, What Are Gentrification and Displacement? https://www.urbandisplacement.org/about/what-are-gentrification-and-displacement/
7 https://www.sanjoseca.gov/your-government/departments-offices/housing/resource-library/housing-policy-plans-and-reports/citywide-anti-displacement-strategy
Table 1: Share of San José Residents Living in Neighborhoods Undergoing Displacement or Probable Displacement by Race/Ethnicity, 2019

[1] “People of Color” are defined as all who self-report their ethnicity as Hispanic/Latinx and/or their race as being something other than White. Note that racial/ethnic groups in this chart are not mutually exclusive.
[2] Vietnamese are also included in the “Asian Non-Hispanic” group.

Table 2 breaks down the number of lower-income households in each City Council District that would qualify under the neighborhood eligibility criteria and the Displacement Tract criteria. The greatest number of households qualifying under the Displacement Tract criteria reside in U.C. Berkeley-defined census tracts in City Council Districts 3, 5, 6, and 7. However, there are qualified households at risk of displacement in every City Council District that may benefit under the neighborhood eligibility criteria, shown in the second column of Table 2.
Table 2: Number of Lower-Income Households by City Council District Qualified for the Program

<table>
<thead>
<tr>
<th>City Council District</th>
<th># Households Qualified based on Neighborhood</th>
<th># Households Qualified in Displacement Tracts 8</th>
<th>Total # of All Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>16,695</td>
<td>3,090</td>
<td>43,328</td>
</tr>
<tr>
<td>2</td>
<td>12,739</td>
<td>2,284</td>
<td>27,801</td>
</tr>
<tr>
<td>3</td>
<td>20,556</td>
<td>17,442</td>
<td>35,866</td>
</tr>
<tr>
<td>4</td>
<td>11,627</td>
<td>0</td>
<td>34,298</td>
</tr>
<tr>
<td>5</td>
<td>14,851</td>
<td>10,969</td>
<td>23,532</td>
</tr>
<tr>
<td>6</td>
<td>20,581</td>
<td>8,217</td>
<td>47,212</td>
</tr>
<tr>
<td>7</td>
<td>16,319</td>
<td>11,555</td>
<td>25,196</td>
</tr>
<tr>
<td>8</td>
<td>8,420</td>
<td>920</td>
<td>23,561</td>
</tr>
<tr>
<td>9</td>
<td>13,553</td>
<td>0</td>
<td>39,256</td>
</tr>
<tr>
<td>10</td>
<td>10,744</td>
<td>780</td>
<td>34,431</td>
</tr>
</tbody>
</table>

The data from the Urban Displacement Project, Comprehensive Housing Affordability Strategy, and American Community Survey suggest that the proposed Tenant Preferences Program would greatly reduce housing instability and displacement for lower-income households of color throughout San José.

Fair Housing Disparate Impact Analysis

Any potential tenant preferences must be consistent with fair housing law to ensure equitable housing access to all and not disparately impact any protected groups. Under fair housing law, disparate impact, otherwise known as adverse impact, occurs when a policy that appears neutral on the surface in practice has a disproportionately negative effect on a particular group of people based upon their protected class. Staff conducted a statistical analysis to show that the proposed tenant preferences would not result in disparate impact, contribute to additional segregation, or further diminish housing access for any protected class.

The analysis tested a variety of scenarios across the City’s 10 Council districts. These scenarios included different percentages of apartments set aside for each tenant preference, alone and in combination, as well as modeling for various geographic definitions for the neighborhood eligibility criteria. Further explanation of the analysis can be found in Attachment C.

8 UDP analysis found that no census tracts in Council Districts 4 and 9 showed net lower-income renter population losses.
Some community advocates sought a higher percentage set aside for neighborhood residents and a smaller proximity to the new affordable housing. However, staff analysis determined that, given current demographic data and new construction project pipeline data, the geographical proximity criteria must be no smaller than a City Council district boundary, and the percentage of apartments set aside for the neighborhood eligibility criteria must be no higher than 15% to adhere with fair housing requirements.

The analysis projections indicate that applying preferences to 35% or less of the restricted affordable apartments and allocating 15% of apartments to apply to neighborhood residents at risk of displacement and 20% of the apartments to residents living in displacement areas across the City would not likely cause a disparate impact on any protected class members.

Preferences Categories: Residents in High-Displacement Census Tracts and Residents Residing in the Same Neighborhood

The proposed Tenant Preferences Program designed to mitigate residential displacement would assist two categories of residents:

Residents in High-Displacement Census Tracts

The proposed Tenant Preferences Program would set aside 20% of affordable apartments in subject properties for lower-income applicants who live in areas designated as having a high likelihood of displacement or undergoing displacement. Residents of census tracts categorized as ‘high-risk’ or ‘undergoing displacement’ by a credible, authoritative external source would be eligible. The data staff uses to determine these areas at this time is from the University of California Berkeley’s Urban Displacement Project.9 The Urban Displacement Project data researches changes in the characteristics of areas’ populations over time to determine if displacement of people in certain income groups is occurring, likely to occur, or has already occurred. Figure 1 shows the Urban Displacement Project’s analysis of San José.

---

9 The proposed Tenant Preferences Program is defined so that if the Urban Displacement Project data becomes unavailable in the future, other data sources or analysis can be substituted.
Figure 1: Map of Urban Displacement Project Defined Displacement Census Tracts

The map in Figure 1 is a risk model highlighting San José census tracts where displacement is definitive (10% or more lower-income households have been displaced) or probable (displacement is likely occurring for low-income households). Displacement risk is identified by the net loss of low-income populations. In other words, the model estimates that in these areas, more low-income households left these neighborhoods than moved in over a recent period of time.

Under the proposed Tenant Preferences Program, residents who live in the colored census tracts listed in Figure 1 (gold, orange, or pink) would receive a preference when applying to affordable apartment properties located anywhere in San José. This would increase the likelihood that lower-income renters living in high-displacement areas can access affordable housing in their current neighborhoods, or in different areas of San José with improved amenities and opportunities.

 Residents in the Same Neighborhood

The proposed Tenant Preferences Program would set aside 15% of apartments in a subject property for low-income applicants who already live in that neighborhood and are at risk of displacement. The “neighborhood” is defined as the same City Council District as a particular affordable housing property. The City Council District geographic boundary was selected as the...
proposed Tenant Preferences Program’s neighborhood eligibility criteria because it passed all of staff’s fair housing quantitative tests. The preference for applicants who live local to a given affordable housing property would increase the likelihood that lower-income renters have:

- The choice to remain in their neighborhoods;
- Obtain deed-restricted affordable housing; and
- Improve their housing stability.

The resulting improved housing choice can help individual households who already live in areas of higher opportunity as well as those living in areas with fewer investments but who do not wish to leave their neighborhoods.

There are many benefits of improving the likelihood for residents to remain local. For example, households qualifying for the Tenant Preferences Program would have a greater ability to keep their children in the same schools and retain childcare providers, doctors, cultural connections, houses of worship, and their existing social networks. Supportive social networks can be very important for lower-income families to keep in place as they struggle to afford expensive markets like San José, as nearby friends and neighbors can help reduce the cost of childcare and reduce families’ stress. This neighborhood eligibility criteria reaffirms the City’s duty to affirmatively further fair housing by fostering housing choices for residents, addressing disparities in housing needs, and accessing opportunity.

Proposed Program Framework

The Tenant Preferences Program framework is summarized below in Table 3 – Tenant Preferences Program Framework Summary. A full description of the program framework is available in Attachment D.
Table 3 – Tenant Preferences Program Framework Summary

<table>
<thead>
<tr>
<th>Program Element</th>
<th>Proposal</th>
</tr>
</thead>
</table>
| **Applicability: Set-Aside** | 35% of all restricted affordable apartments otherwise available to the general public in a subject property:  
- No more than 15% of apartments set aside for applicants living in the same neighborhood as the property, and  
- 20% of apartments set aside for applicants living in displacement tracts. Set-aside of apartments would be a commensurate mix of all apartments for the general public (number of bedrooms and affordability levels). |
| **Eligibility for the Tenant Preferences Program** | Lower-income San José residents (≤80% AMI) are eligible for the proposed Tenant Preferences Program if they:  
- Live in definitive and probable displacement tracts, as defined by the U.C. Berkeley Urban Displacement Project, and/or  
- Are at-risk of displacement as they currently rent a home in the same City Council District as a subject development. |
| **Applicability: Which Properties** | City-funded affordable developments, including those for seniors,  
- Developments negotiated through Development Agreements,  
- Existing affordable housing properties when documents are modified (on a deal-by-deal basis),  
- Any affordable housing in San José on which public agencies want to apply preference, even if no City funding, and  
- State-funded developments that meet the above criteria (pending approval by the state’s Department of Housing and Community Development). |
| **Applicability: Phase-In** | All new and renegotiated City-funded affordable housing developments in the pipeline and early in construction at the designated effective date of the San José resolution. |

**Applicability of Proposed Tenant Preferences Program**

The City would implement the proposed Tenant Preferences Program under its powers as a lender. Therefore, it would apply to affordable housing properties with City loans. It may also apply to San José transactions in which the City may not have made a financial or real property contribution but if another public agency, such as the County of Santa Clara or the Valley Transportation Authority, wishes to implement it. Similarly, the City would implement tenant preferences in transactions involving Development Agreements.

The proposed Tenant Preferences Program would not apply to non-City funded restricted affordable properties, including those with:

- Certain funding from the U.S. Department of Housing and Urban Development;
- Inclusionary Housing, affordable rental apartments;
- City bonds-only transactions;
- Affordable apartments with attached project-based federal vouchers, or
Any affordable apartment identified for a special population or filled through a managed queue (such as permanent supportive housing for formerly homeless, rapid rehousing for formerly homeless, foster youth, veterans, etc.)

The proposed Tenant Preferences Program would require that properties set aside a portion of apartments based on the number, size, and depth of affordability of apartments for the general public (as opposed to designated special populations)

Education and Engagement

If the City Council approves the proposed Tenant Preferences Program, Housing Department staff will create and disseminate informational materials on the Tenant Preferences Program in partnership with community organizations, other City departments, and affordable property managers. Staff would conduct presentations at or near affordable properties with available apartments to educate potential applicants about applicable tenant preferences. Staff also would hold informational sessions with property management staff and discuss implementation through each funding transaction to ensure understanding. It is anticipated that this work can be executed with existing staff. However, staff would utilize the community-based Promotores program to ensure meaningful engagement between the City and residents who would benefit the most from tenant preferences that help fight displacement.

Implementation and Compliance

The proposed Tenant Preferences Program would be applied to each eligible household’s application via geo-coded maps integrated into the City of San José’s Doorway Affordable Housing online tenant application portal (Doorway). Each property subject to the proposed Tenant Preferences Program would be required to list application vacancy announcements and utilize the online digital applications on Doorway. Doorway would determine which applicants are eligible for preferences based on their residence’s location and inform property managers of eligibility. The geo-coded maps would be updated periodically to reflect the most accurate census tract data and City Council district boundaries to qualify applicants.

To maximize other funders’ comfort with implementing tenant preferences to help mitigate displacement, staff would integrate the requirement and process to implement in subject properties’ loan term sheets and a standalone agreement that identifies specifics. For existing developments, the proposed Tenant Preferences Program would be added to properties’ loan documents when their owners seek approval from the City for any action that necessitates amendments to the City’s loan documents.

If approved, staff would develop administrative guidelines and an implementation manual outlining program operations and procedures for property management staff. The administrative guidelines would be subject to approval by the City Manager’s Office, and a public hearing

---

10 Doorway access is at https://www.sanjoseca.gov/your-government/departments-offices/housing/tenants/apply-for-affordable-housing
would be held prior to approval. The Housing Department’s webpage for this work\(^\text{11}\) would also include the disparate impact analysis, City Council memorandum and resolution, a record of City Council approval, and educational materials, as required by Senate Bill 649.

Property managers would be required to demonstrate compliance with the proposed Tenant Preferences Program annually. This would allow staff to monitor developments, implement tenant preferences, and assess properties’ performance to ensure ongoing compliance. The City reserves the right to pursue any of its remedies under loan documents in the event of non-compliance. For an example of a list of property managers’ requirements, please see Attachment D.

Policy Alternative

The following alternative was considered when finalizing the staff recommendation:

<table>
<thead>
<tr>
<th>Alternative #1: Lower the set-aside percentage to 25% of total affordable apartments.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
</tr>
<tr>
<td><strong>Pros</strong></td>
</tr>
</tbody>
</table>

**Cons**

The purpose of a tenant preference program is to improve the likelihood of affordable housing for more vulnerable populations. Lowering the chances of the target populations to access affordable housing so that others get a slightly better chance of approval does not make the highest and best use of the limited stock of affordable homes in San José. Lowering the set-aside would increase the chances of households at the highest risk of displacement being forced to leave San José, removing them from their personal networks and diminishing cultural and community cohesion. Further, the general lower-income population has access to 65%, approximately two-thirds, of affordable apartments, which is the vast majority. Finally, many community members asked for the set-aside to be raised to 40% or 50% of apartments, so lowering the set-aside would be specifically contrary to community feedback.

**Reason for not recommending**

One of the Program’s goals is to protect current residents from displacement where neighborhoods are changing rapidly. Alternative #1 would limit the number of apartments that would benefit lower-income residents living in high displacement risk census tracts for minimal benefit to the general lower-income population. It would limit the impact of the Program and is not recommended.

---

**Racial Equity Impact Analysis**

The racial equity impact analysis of this proposed Tenant Preference Program can be found in the “Displacement Risk in San José” section of this memorandum. Additionally, the extensive fair housing disparate impact analysis conducted by staff safeguards the City’s adherence to fair housing requirements. The analysis enables the City to create a lawful tenant preference program that contributes to the goal of affirmatively furthering fair housing and combatting racial bias by undoing patterns of segregation and lifting barriers to accessing affordable housing. Responding to concerns from members of San José’s communities experiencing displacement and/or at risk of being displaced, the proposed Tenant Preferences Program is designed to help foster inclusive communities and reduce racial inequity. Staff’s analysis indicated that no population would be burdened or adversely impacted as a result of the program proposal.

**Climate Smart San José**

The recommendation in this memorandum aligns with the following key strategies in the Climate Smart San José plan:

- Make homes efficient and affordable for our families, and
- An economically inclusive City of opportunity
Additionally, this proposed Tenant Preferences Program can help reduce vehicle miles traveled by reducing the number of displaced renters who would commute back to San José from their new residences to go to their job location, attend church, and visit family and friends.

**EVALUATION AND FOLLOW-UP**

The status report, including the Community and Economic Development Committee feedback, will be cross-referenced to the March 26, 2024, City Council meeting.

If City Council approves the staff recommendation, Housing Department staff would submit this Program for approval to the California Housing and Community Development Department for its review as a lender. Staff would also consider submitting the program for approval to the U.S. Department of Housing and Urban Development. The agencies’ approvals would enable the City to include tenant preferences in affordable properties funded by those agencies.

**COST SUMMARY/IMPLICATIONS**

There are no immediate cost implications from this program. Existing staff from the Housing Department’s Residential Development Division and Policy Team would implement this Program.

**COORDINATION**

This memorandum and the proposed Tenant Preferences Program were developed in coordination with the City Attorney’s Office, and the memorandum was coordinated with the City Manager’s Budget Office.

**PUBLIC OUTREACH**

This memorandum will be posted on the Community and Economic Development Committee’s website for the February 26, 2024, meeting. Between the summer and winter of 2023, staff sought input on the proposed Tenant Preferences Program design at three community meetings with a total of 105 participants (some may have attended more than one meeting) and seven individual meetings with property managers and tenant advocates. In addition, staff sought input from affordable housing developers/owners and property managers at two roundtable meetings hosted by Silicon Valley at Home.

Staff also met with four attorneys specializing in fair housing law to obtain their feedback. Additional outreach to attorneys representing lenders and investors on affordable housing transactions is also planned as of the time this memorandum was submitted. A summary of outreach and feedback conducted by staff is available in Attachment B.
COMMISSION RECOMMENDATION AND INPUT

On September 14, 2023, the Housing and Community Development Commission heard the draft framework for the proposed Tenant Preferences Program to help fight displacement. At the Housing and Community Development meeting, the Commission passed the following motion:

Commissioner Moore made a motion, seconded by Commissioner Cardoza, that “staff investigates demonstration of community ties (as demonstrated by other sample cities – e.g., residence, family, connection to organizations) as a requirement for accessing these preferences. Community ties should be three or more years.” The motion passed 8-0, as follows:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Jasinsky, Dawson, Del Buono, Beehler, Partida, Tran, Moore, Cardoza (8)</td>
</tr>
<tr>
<td>No</td>
<td>None (0)</td>
</tr>
<tr>
<td>Abstaining</td>
<td>None (0)</td>
</tr>
<tr>
<td>Absent</td>
<td>Finn, Vong, Navarro, Jackson, Oppie (5)</td>
</tr>
</tbody>
</table>

However, staff recommends not pursuing the Commission’s recommendation as the City Attorney’s Office expressed significant legal concerns with implementing a length-of-time requirement.

In addition to the above motion, the following input was provided at the meeting.

**Commissioner Comments**

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Cardoza</td>
<td>Expressed the importance of allowing long-time residents to remain in San José and recommended considering a length-of-time requirement.</td>
</tr>
<tr>
<td>Commissioner Dawson</td>
<td>Expressed support for the program and would like to see a higher percentage of apartments reserved. Supported Commissioner Cardoza’s comments regarding the length-of-time requirement. Concerned about apartment vacancy with this additional requirement. Shared interest in Doorway, the affordable housing online portal, and streamlining applications.</td>
</tr>
<tr>
<td>Commissioner Navarro</td>
<td>Expressed that displaced households should be provided the opportunity to relocate to high-opportunity areas.</td>
</tr>
<tr>
<td>Vice Chair Partida</td>
<td>Shared that many households in District 7 experience overcrowding and recommended that multiple applicants from one address should not be disqualified.</td>
</tr>
<tr>
<td>Commissioner Tran</td>
<td>Concerned that the Neighborhood Preference’s scope is too broad and does not preserve the local community, and requested clarification on the Urban Displacement Map.</td>
</tr>
</tbody>
</table>
Commissioner Comments

<table>
<thead>
<tr>
<th>Commissioner</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Moore</td>
<td>Asked for further clarification of the disparate impact analysis, and expressed support for the proposals and agreed with Commissioner Cardoza’s recommendation to require documentation of the length of time lived in San José.</td>
</tr>
</tbody>
</table>

Public Comments

<table>
<thead>
<tr>
<th>Individual</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paul Soto</td>
<td>Commented that market-rate housing production should be capped until 70% of extremely low-income and low-income apartments [under Regional Housing Needs Allocation goals] are built.</td>
</tr>
<tr>
<td>Emily Ann Ramos, SV@Home</td>
<td>Expressed support for the program and recommended staff consider increasing the percentage of apartments reserved, allowing alternative documents to be accepted, and pursuing a displaced person preference.</td>
</tr>
</tbody>
</table>

CEQA

Not a Project, File No. PP17-009, Staff Reports, Assessments, Annual Reports, and Informational Memos that involve no approvals of any City action.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City’s Open Government Resolution.

/s/
ROSA LYNN HUGHEY
Deputy City Manager and Acting Housing Director

The principal author of this memorandum is Mindy Nguyen, Development Officer. For questions, please contact Kristen Clements, Division Manager, at kristen.clements@sanjoseca.gov or (408) 535-8236.
ATTACHMENTS:
Attachment A: Tenant Preferences in Other Cities
Attachment B: Summary of Public Outreach and Community Engagement
Attachment C: Disparate Impact Analysis Summary
Attachment D: Proposed Tenant Preferences Program Framework
TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: March 15, 2024

SUPPLEMENTAL

SUBJECT: ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

REASON FOR SUPPLEMENTAL

To clarify the Subject language in the February 20, 2024, memorandum to the Community and Economic Development Committee, as well as the recommendation language that appears on the March 26, 2024, City Council meeting agenda. Additionally, this Supplemental provides the final recommendation language after the acceptance of the draft programs status report by the Community and Economic Development Committee at its February 26, 2024 meeting.

RECOMMENDATION

(a) Accept the Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Programs Status Report.

(b) Adopt a resolution establishing an Anti-Displacement Tenant Preference Program in City restricted affordable housing properties for lower-income applicants of affordable housing at risk of displacement living in high-displacement census tracts and in their neighborhood City Council Districts.

BACKGROUND

At the February 26, 2024, Community and Economic Development Committee meeting, staff provided a draft status report on the proposed Anti-Displacement Tenant Preference Program. In
the analysis conducted for developing the program, staff clarified that instead of designing one program for anti-displacement tenant preference and another program for neighborhood tenant preference, the determination was made to develop one program that includes two types of eligibility: 1) residents living in high-displacement areas, and 2) residents living in the same neighborhood. This determination and associated language for the Anti-Displacement Tenant Preference Program is included in the draft resolution posted for the March 26, 2024, City Council meeting.

The Anti-Displacement Tenant Preference Program would prioritize vulnerable applicants for City-supported affordable housing and mitigate the likelihood of low-income renters’ displacement from San José. The Community and Economic Development Committee unanimously voted to accept the status report and cross-reference the report to the March 26, 2024 City Council meeting.

**ANALYSIS**

On March 26, 2024, the City Council will consider the cross-reference of the status report accepted by the Community and Economic Development Committee on February 26, 2024. Additionally, the City Council will consider taking action to adopt a resolution establishing an Anti-Displacement Tenant Preference Program.

/s/
ROSALYNN HUGHEY
Deputy City Manager and
Acting Housing Director

For questions, please contact Kristen Clements, Division Manager, Housing Department, at kristen.clements@sanjoseca.gov or (408) 535-8236.
TO: HONORABLE MAYOR  
AND CITY COUNCIL  

FROM: Councilmember Peter Ortiz  
Councilmember Omar Torres  
Councilmember Domingo Candelas  
Councilmember David Cohen  

SUBJECT: SEE BELOW  

DATE: March 22, 2024  

SUBJECT: ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT.  

RECOMMENDATION  

Accept staff recommendations with the following amendments:  
1. Develop and implement this outreach strategy that includes pro-active steps, beyond efforts of implementing in the Doorway Portal and Promotores program, to ensure that local community organizations who are active in the Displacement Census Tracts are engaged in supporting the Housing Department distribute information and resources on understanding the Tenant Preference Policy and how to apply.  
   a. This outreach should extend to groups such as, but not limited to:  
      i. SOMOS Mayfair, the Si Se Puede Collective, South Bay Community Land Trust, Silicon Valley @ Home, Sacred Heart Community Service, Affordable Housing Network, Latinos United for New America, Amigos de Guadalupe, Working Partnerships USA, Bill Wilson, Center, YWCA, Catholic Charities etc.  
   b. Direct the City Manager to issue a Manager’s Budget Addendum (MBA) providing an analysis of implementing this robust outreach plan that includes non-profit partners.  

DISCUSSION  

The objective is to ensure that local community organizations operating in the Displacement Census Tracts are actively engaged in supporting the Housing Department in distributing
information and resources on understanding the Tenant Preference Policy and how to apply for it.

The outreach strategy must be proactive and robust, ensuring that the targeted groups are thoroughly engaged in the process. It is imperative to extend outreach to groups such as SOMOS Mayfair, the Si Se Puede Collective, South Bay Community Land Trust, Silicon Valley @ Home, Sacred Heart Community Service, Affordable Housing Network, Latinos United for New America, Working Partnerships USA, Bill Wilson Center, YWCA, Catholic Charities, and others of the same kind. These organizations are active in the community and can provide valuable support to the Housing Department in disseminating information about the Tenant Preference Policy and its application process.

To achieve the desired outcomes, the outreach strategy should include pro-active steps such as holding informational sessions, partnering with local leaders and community organizations, and using various communication channels, including social media, email, and phone calls, to reach out to potential applicants. This outreach should also extend to groups beyond the ones mentioned, ensuring that all local community organizations who are active in the Displacement Census Tracts are engaged in supporting the Housing Department.

Finally, we should direct the City Manager to issue a Manager's Budget Addendum (MBA) providing an analysis of implementing this robust outreach plan that includes non-profit partners. This will ensure that the plan is well-funded and executed efficiently, resulting in increased awareness and understanding of the Tenant Preference Policy among the targeted groups.

*The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.*
Attachment A – Tenant Preferences in Other Cities

There are various types of tenant preferences that have been applied across cities throughout the country. Tenant preferences can be designed for various populations, including displaced households, veterans, residents at-risk of displacement, neighborhood residents, teachers, people experiencing homelessness, and more. City of San José staff researched other jurisdictions that have applied Anti-Displacement and Neighborhood tenant preferences. In the Bay Area, San Francisco and Oakland have adopted Anti-Displacement and Neighborhood tenant preferences. Please see Table A-1, below, for examples of similar tenant preferences in other jurisdictions.

Table A-1: Similar Tenant Preferences in Other Cities

<table>
<thead>
<tr>
<th></th>
<th>New York</th>
<th>San Francisco</th>
<th>Oakland</th>
<th>Austin Pilot Program</th>
<th>Seattle</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy</strong></td>
<td>Preference applies to people who live in the same “community district” in</td>
<td>Preference applies to former San Francisco residents displaced in the 1960s and 1970s, during the SF Redevelopment Agency’s federally funded Urban Renewal program. <strong>Displaced Tenant Housing Preference Program</strong> Current and former residents displaced by no-fault evictions or fires Neighborhood Resident Housing Preference (NRHP) Residents who currently live in the same Supervisorial District as, or half mile from, the property Applicants who currently live or work (75%) in San Francisco</td>
<td>Preference applies to current and former residents displaced by the City of Oakland/RDA’s projects, Oakland's code enforcement, or a no-fault eviction. Residents who currently live in the same Council District as, or one mile from, the property. Applicants who currently live or work in Oakland.</td>
<td>Preference applies to households that currently reside or did reside (back to 2000) in census tracts identified as gentrifying in the University of Texas study, Uprooted. Households that have been displaced since 2000 due to natural disaster, government action, or from properties triggering the City’s Tenant Notification and Relocation Assistance Ordinance or the federal Uniform Relocation Act. Households that have immediate family residing in the city.</td>
<td>Developers can choose to participate in local preference policy through City-developed guidelines. <strong>Recommended Preferences</strong> Applicant is a current resident for projects in neighborhoods currently facing high risk of displacement. Applicant, family member, or ancestor (i.e., great-grandparent) is a former resident for projects in neighborhoods that have historically been affected by high displacement. Applicant has community ties or utilizes community services in the neighborhood.</td>
</tr>
<tr>
<td>Units</td>
<td>50% of units</td>
<td>40% of units</td>
<td>30% of units</td>
<td>50% of the affordable units when two or fewer units are available at a time and 40% of the affordable units when three or more units are available at a time</td>
<td>50% of units</td>
</tr>
</tbody>
</table>
Attachment B – Summary of Public Outreach and Community Engagement

In addition to opportunities to comment at the Housing and Community Development Commission and the Community and Economic Development Committee public meetings, extensive public input was incorporated into the design of the proposed Tenant Preferences Program. Staff engaged with community organizations, affordable housing developers and property managers, and the community at large. A summary of the individual and group outreach and comments is provided below.

1. Community organizations – staff met one-on-one or in small group settings with the following community organizations to design and obtain input on the framework of the Tenant Preferences Program:
   a. SOMOS Mayfair
   b. Silicon Valley @ Home
   c. Sacred Heart Community Service
   d. Affordable Housing Network
   e. SPUR
   f. Working Partnerships USA
   g. Public Interest Law Project
   h. Amigos de Guadalupe Center for Justice and Nonprofits
   i. Silicon Valley Council of Nonprofits

2. Affordable Housing Developers and Property Managers:
   a. Abode
   b. Charities Housing
   c. Eden Housing
   d. USA Properties Fund
   e. The Core Companies
   f. SAHA
   g. Resources for Community Development
   h. EAH Housing
   i. The John Stewart Company
   j. Danco Group

3. Community at large:
   a. Housing Department Public Meeting on August 24, 2023
   b. Housing Department Public Meeting on August 31, 2023
   c. Amigos de Guadalupe Community Meeting on October 26, 2023
<table>
<thead>
<tr>
<th>Affordable Housing Advocate Feedback</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop a Displaced Tenant Preference with the community</td>
<td>Staff plans to begin work on a Displaced Persons Tenant Preference following passage and implementation of the Tenant Preferences Program.</td>
</tr>
<tr>
<td>Increase overall percentage of units eligible for the Tenant Preferences Program to 40% and increase the set aside percentage for residents who live in the same neighborhood</td>
<td>While the disparate impact analysis shows no adverse impact with setting aside 40% of units otherwise available to the general public, this percentage can only be applied to residents who live in high-displacement tracts. When the set-aside preference is set higher than 15% for residents who live in the same neighborhood, adverse impact on protected classes is shown and risks violating fair housing laws.</td>
</tr>
<tr>
<td>Identify steady funding sources to support the education and engagement of the Tenant Preferences Program.</td>
<td>As noted in the Housing Element 2023-2031, funding has been identified for the community-based program, Promotores, to assist in outreach and education. The Housing Department will be educating and tracking the Bay Area Regional Housing bond slated for the ballot in fall 2024 which includes a set-aside of 20% for housing preservation and protection and could be used as a potential funding source for this work.</td>
</tr>
<tr>
<td>Require property managers to accept alternative identification documents as part of the application process.</td>
<td>This will be reflected in the Tenant Preferences Program administrative guidelines.</td>
</tr>
<tr>
<td>Allow sites that already include language in their development documents to apply the preferences.</td>
<td>The Tenant Preferences Program will be applied to all City supported developments including existing City-funded deals and will be worked into future subject properties on a deal-by-deal basis.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Affordable Housing Developers and Property Managers Feedback</th>
<th>Staff Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allow units to be filled within 15 days if no qualified applicant is on the waiting list or can be identified.</td>
<td>Staff agrees that after 15 days a unit can be filled with an applicant on the general waiting list.</td>
</tr>
<tr>
<td>The Tenant Preferences Program should allow flexibility on the required unit-mix for initial lease-up.</td>
<td>Flexibility given if ‘next unit rule’ creates imbalance during annual compliance review.</td>
</tr>
<tr>
<td>Include a program review in coordination within 18-24 months of the first implementation, and on an ongoing basis.</td>
<td>Staff will hold a program evaluation within 18-24 months of implementation.</td>
</tr>
</tbody>
</table>
Attachment C – Disparate Impact Analysis Summary

This analysis was conducted using a model developed by Charles MacNulty from the City of San Francisco’s Mayor’s Office of Housing and Community Development. Mr. MacNulty’s work is based on methods used in case law in employment and housing cases. It has been supported by the United States Housing and Urban Development Department and the California Housing and Community Development Department. There is no single analysis to show disparate impact, which is why this analysis uses two models:

- The Four-Fifths test uses the Equal Employment Opportunity Commission Method, the Langlois Method, and
- The Standard Deviation Analysis.

1) **Four-Fifths test:** This measures whether a selection rate for a minority race/ethnic group is less than four-fifths (80%) of the selection rate for the largest race/ethnic group. The courts generally regard a selection rate of less than four-fifths (or less than 80%) as evidence of adverse impact. The City’s quantitative disparate impact model uses two versions of this test:

   a. **EEOC:** Used by the U.S. Equal Employment Opportunity Commission (EEOC), this method compares the selection rates of the minority group against each majority group.

      For example, if the selection rate for Asian applicants divided by the selection rate for White applicants (the racial majority in San José) is less than 80%, then the preference would fail this test.

      Note: In San José, there is no racial group that is a majority. However, the White population is considered the majority group, given the history of racism and systemic bias/privilege.

   b. **Langlois Variation:** This method compares the selection rates for minority applicants with the preference to the selection rate of the same group without the preference.

      For example, if the selection rate for Asians with the residency preference is less than 80% of the selection rate for Asians without the preference, then the preference would fail the test.

2) **Standard Deviation Analysis:** The standard deviation analysis measures the probability of a nonbiased selection system by statistically evaluating the difference between occupancy with and without preference. A z-score (count of standard deviations from the mean) greater than two to three indicates a possible selection bias.

To simplify the math, an example of disparate impact would be if a city were to impose a 100% neighborhood preference for affordable housing, meaning that neighborhood residents were
given priority for all new affordable housing units in their neighborhood. If City Council District A is comprised of only 10% Asian Americans and 90% White residents, but the city as a whole is 50% Asian American residents and 50% White residents, this program would adversely impact Asian American residents relative to White residents, since we would expect that only 10% of the affordable housing units in that City Council District would go to Asian Americans even though Asian Americans are half of the city-wide population. In other words, staff must consider if the proposed Tenant Preference Program will distort what is normally expected given the underlying population.

The two methodologies apply San José’s demographic data to the proposed preferences framework to determine disparate impact.

The following data was available to conduct these tests to ensure no adverse impact would occur toward protected classes due to the proposed Tenant Preference Program.

<table>
<thead>
<tr>
<th>Protected Class</th>
<th>Data Source</th>
<th>Income Levels Analyzed</th>
<th>Geographic Areas Analyzed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race</td>
<td>Comprehensive Housing Affordability Strategy (CHAS)</td>
<td>50% of the Area Median Income (AMI) or below, 80% of AMI or below</td>
<td><strong>High Displacement Areas:</strong> Census tracts experiencing definitive displacement and at risk of displacement in San José. <strong>Neighborhoods:</strong> Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address.</td>
</tr>
<tr>
<td>Disability</td>
<td>American Community Survey (ACS)</td>
<td>All incomes, due to data breakdown by income unavailable and assuming most people with disabilities are lower-income</td>
<td><strong>High Displacement Areas:</strong> Census tracts experiencing definitive displacement and at risk of displacement in San José. <strong>Neighborhoods:</strong> Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address.</td>
</tr>
<tr>
<td>Protected Class</td>
<td>Data Source</td>
<td>Income Levels Analyzed</td>
<td>Geographic Areas Analyzed</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------</td>
<td>------------------------</td>
<td>---------------------------</td>
</tr>
</tbody>
</table>
| Seniors         | CHAS        | 80% of AMI or below    | **High Displacement Areas:** Census tracts experiencing definitive displacement and at risk of displacement in San José.
|                 |             |                        | **Neighborhoods:** Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address. |
| Gender          | ACS         | All incomes            | **High Displacement Areas:** Census tracts experiencing definitive displacement and at risk of displacement in San José.
|                 |             |                        | **Neighborhoods:** Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address. |
| Veteran         | ACS         | All incomes            | **High Displacement Areas:** Census tracts experiencing definitive displacement and at-risk of displacement in San José.
|                 |             |                        | **Neighborhoods:** Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address. |
| Family Size     | CHAS        | 80% of AMI or below    | **High Displacement Areas:** Census tracts experiencing definitive displacement and at-risk of displacement in San José. |
definitive displacement and at-risk of displacement in San José.

**Neighborhoods:** Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address.

The table below shows the breakdown of households by protected class living in definitive and probable displacement areas:

<table>
<thead>
<tr>
<th>Protected Class</th>
<th>Data Source</th>
<th>Income Levels Analyzed</th>
<th>Geographic Areas Analyzed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>definitive displacement and at-risk of displacement in San José.</td>
</tr>
</tbody>
</table>

**Neighborhoods:** Census tracts within a one-mile radius of a pinned address, within a two-mile radius of a pinned address, and within the same City Council District as the pinned address.

The table below shows the breakdown of households by protected class living in definitive and probable displacement areas:

<table>
<thead>
<tr>
<th>Protected Classes</th>
<th>Households/People in Displacement Tracts</th>
<th>Total Population of Protected Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race – 80% AMI</td>
<td>58,012 households</td>
<td>156,323 households</td>
</tr>
<tr>
<td>Women Head of Household – all incomes</td>
<td>13,299 households</td>
<td>40,759 households</td>
</tr>
<tr>
<td>Veterans - all incomes</td>
<td>5,508 veterans</td>
<td>29,824 veterans</td>
</tr>
<tr>
<td>Seniors/Elderly 62+ - 80% AMI</td>
<td>19,467 households</td>
<td>64,716 households</td>
</tr>
<tr>
<td>Family Size (&gt;4) – 80% AMI</td>
<td>10,603 households</td>
<td>21,439 households</td>
</tr>
<tr>
<td>Disability – all incomes</td>
<td>25,515 people with disabilities</td>
<td>115,395 people with disabilities</td>
</tr>
</tbody>
</table>

Please note that the analysis conducted uses the best data available. Data on some protected classes was unavailable. Please also note that the tenant preference for residents living in the same neighborhood analysis was done for race, considering racial diversity in affordable housing is the highest priority when determining adverse impact on communities.

The analyses indicate that applying preferences to 35% or less of the restricted affordable apartments and allocating 15% of apartments to apply to neighborhood residents at risk of displacement and 20% of the apartments to residents living in high-displacement areas across the City will not likely cause a disparate impact on protected class members.
## Attachment D – Proposed Tenant Preferences Program Framework

<table>
<thead>
<tr>
<th>TENANT PREFERENCES PROGRAM FRAMEWORK</th>
</tr>
</thead>
</table>
| **Applicability:** Set-Aside | 35% of all restricted affordable apartments otherwise available to the general public in a subject property:  
- No more than 15% of apartments set aside for applicants living in the same neighborhood as the property, and  
- 20% of apartment set aside for applicants living in high displacement tracts. Set-aside of apartments will be a commensurate mix of all apartments for the general public (number of bedrooms and affordability levels). |
| **Eligibility for the Tenant Preferences Program** | Lower-income San José residents (≤80% AMI) are eligible for the Program if they:  
- Live in definitive and probable displacement tracts, as defined by the U.C. Berkeley Urban Displacement Project, and/or  
- Are at-risk of displacement as they currently rent a home in the same Council District as a subject development. |
| **Applicability:** Which Properties | City-funded affordable developments, including those for seniors,  
- Developments negotiated through Development Agreements,  
- Existing affordable housing properties when documents are modified (on a deal-by-deal basis),  
- Any affordable housing in San José on which public agencies want to apply preference, even if no City funding, and  
- State-funded developments that meet the above criteria (pending approval by the state’s Department of Housing and Community Development). |
| **Applicability:** Phase-In | All new and renegotiated City-funded affordable housing developments in the pipeline and early in construction at the designated effective date of the San José resolution. |
| **Implementation:** Housing Department Roles and Responsibilities |  
- Integrate preferences into the City of San José’s Affordable Housing online tenant application portal (Doorway): [https://housing.sanjoseca.gov/listings](https://housing.sanjoseca.gov/listings);  
  - Ensure Doorway identifies applicants eligible for one or both tenant preferences based on current address;  
- Create program implementation manual for property managers;  
- Develop administrative program guidelines for tenant preferences with public feedback;  
- Integrate tenant preference administration language into loan documents;  
- Approve lease-up plan and tenant selection plan prior to advertising;  
- Ensure compliance annually with tenant preference administration; |
| **Implementation:** Property Manager Roles |  
- Ensure property profile set up on Doorway portal;  
- Advertise that alternative documentation for undocumented residents is accepted; |
<table>
<thead>
<tr>
<th><strong>Responsibilities</strong></th>
<th><strong>Housing Department Engagement and Education</strong></th>
<th><strong>Annual Compliance Process</strong></th>
<th><strong>Non-Compliance Penalties</strong></th>
</tr>
</thead>
</table>
| • Identify units for tenant preference that are a commensurate share of unit mix;  
• Receive list(s) of applicants, including those eligible for one or both tenant preferences, through Doorway;  
• Review applicants’ qualifications and supporting documentation;  
  o Verify current address with two forms of evidence;  
    ▪ Alternative documentation for undocumented applicants must be accepted;  
  o Confirm address is eligible for tenant preferences;  
  o Determine income and all other eligibility criteria are met;  
• Maintain waitlist of adequate size; and  
• Supply evidence as requested for City annual compliance. | • Create webpage with materials - Ordinance, guidance, sample language, disparate impact analysis;  
• Educate transaction teams on tenant preferences to address any questions or concerns;  
• Hold general information sessions with property managers following the passage of the Tenant Preferences Program;  
• Meet with property management company on each transaction;  
• Support property managers’ need for marketing assistance, if any;  
• Conduct community presentations at or near new affordable developments; and  
• Create and distribute educational materials for the public to community partners, public sites (i.e., libraries, City buildings), and affordable housing sites. | • For properties subject to tenant preferences, property managers will need to demonstrate annually:  
  o Commensurate unit mix is met as indicated on rent rolls;  
  o Set-aside for applicants in the same neighborhood never exceeded 15% of units otherwise available to the general public  
  o Waitlist procedures adhere to program guidelines;  
  o Tenant selection plan describes tenant preference procedures;  
  o Acceptance of alternative documents has been advertised; and  
  o Property listing is active in Doorway tenant portal and online digital application is being used for initial lease-up (if appropriate), waitlist openings, and for units that become vacant. | • First Violation:  
  o Meeting to re-educate property management staff; and  
  o 6-month follow-up with City and property managers. |
<table>
<thead>
<tr>
<th>Violation</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Violation:</td>
<td>City issues formal letter of non-compliance to owner and property manager.</td>
</tr>
<tr>
<td>Third Violation:</td>
<td>City issues formal letter of non-compliance to owner, property manager, lenders, and other funders; and</td>
</tr>
<tr>
<td></td>
<td>The City reserves the right to pursue any of its remedies under loan documents in the event of continued non-compliance.</td>
</tr>
</tbody>
</table>
RESOLUTION NO. ____________

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE ESTABLISHING AN ANTI-DISPLACEMENT TENANT PREFERENCE PROGRAM IN CITY AFFORDABLE HOUSING PROJECTS

WHEREAS, the City of San José ("City") is experiencing significant growth and densification through redevelopment, most of which is, and will continue to be, in Urban Villages and other specified areas of the City; and

WHEREAS, San José ranks among the highest rents in the country. In January 2024, San José’s median rent was the second-highest among big cities in the country at $2,699 per month; and

WHEREAS, San José’s rising rents have placed additional pressure on lower-income residents’ ability to afford housing. Since 2010, rents have increased on average 70% compared to inflation adjusted average earnings in San José increasing by only 39%;¹ and

WHEREAS, from June 2021 to June 2023, the San José Housing Department received 26,569 termination of tenancy notices served by landlords to their tenants, of which ninety-three percent (93%) were issued for nonpayment of rent and were densely concentrated within Downtown, East San José and West San José. The City of San José’s 2022 bi-annual Point in Time Homelessness Census reported that homeless residents in the City increased by 11% over 2019’s count, to 6,739 residents experiencing homelessness. When asked what has prevented them from obtaining

¹ California.reaproject.org/analysis/comparative-trends-analysis/average_earnings_per_job/reports/94250000/60000/
housing, homeless residents' most common response was “can’t afford rent,” reported by 71% of survey respondents; and

WHEREAS, the City of San José 2040 General Plan states the City’s policy is to enhance the public welfare by developing tools to assess and identify neighborhoods and planning areas that are experiencing or that may experience gentrification in order to identify where anti-displacement and preservation resources should be directed. Further, the City’s policy is to identify, assess, and implement potential tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents due to market forces or to infrastructure investment; and

WHEREAS, in March 2017, the City Council voted as a priority in fiscal year 2017-2018 the exploration of developing a policy to allow for a set-aside in affordable housing developments that prioritizes residents living in low-income neighborhoods that are undergoing displacement and/or gentrification; and

WHEREAS, on September 22, 2020, the City Council adopted the Citywide Residential Anti-Displacement Strategy listing as a top strategy adopting local tenant preferences that help fight displacement; and

WHEREAS, the City of San José is experiencing ongoing gentrification and displacement of residents in nearly a third of its census tracts as identified by the University of California at Berkeley’s Urban Displacement Project, which analyzed regional data on housing, income, and demographics to understand and predict where gentrification and urban displacement is occurring; and

WHEREAS, the U.C. Berkeley Urban Displacement Project’s California Estimated Displacement Risk Model indicates San José has 33 low-income census tracts that are

---

2 https://www.sanjoseca.gov/home/showpublisheddocument/92524/638054026112130000

T-36150/2097984
Council Agenda: 3/26/2024
Item No.: 8.2
DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.
experiencing “ongoing displacement” and 25 low-income tracts that are “at risk of displacement.” Together, these 58 census tracts are concentrated in Downtown, East San José, West San José, and parts of North San José, many of them being in Priority Development Areas, Urban Villages, and Downtown; and

WHEREAS, requiring an affordable housing set-aside for lower-income residents is consistent with both the 2040 General Plan and the 2023-2031 Housing Element to mitigate the negative impacts resulting from market forces and to also develop concomitant policies to enhance the public welfare by identifying, assessing, and implementing tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents; and

WHEREAS, the purpose of establishing a tenant preference program for affordable housing is to prevent and mitigate displacement and gentrification impacts of development activities in San José, and to provide an opportunity for existing San José residents to continue to stay in San José, thereby encouraging family health, neighborhood stability and preserving existing residents’ continued ties to local institutions, services, schools, community business centers, and health care providers; and

WHEREAS, the Local Tenant Preferences to Prevent Displacement Act codified under California Government Code section 7061 et seq. creates a statewide policy supporting access to housing that assists lower-income individuals residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth or increasing housing prices in avoiding displacement, and further permits the low-income housing tax credit program and tax-exempt bonds for qualified residential rental properties defined under subsection (d) of Section 142 of the Internal Revenue Code used to create and preserve affordable housing to be used to support
access to housing that would allow households facing or at risk of displacement to remain in the community; and

WHEREAS, tenant preferences established by this Resolution are intended to support access to housing for households facing or at risk of displacement so they can remain in their communities;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

I. Findings and Purpose of Tenant Preferences

A. The City of San José 2040 General Plan states the City’s policy is to enhance the public welfare by developing tools to assess and identify neighborhoods and planning areas that are experiencing or that may experience gentrification in order to identify where anti-displacement and preservation resources should be directed. Further, the City's policy is to identify, assess, and implement potential tools, policies, or programs to prevent or to mitigate the displacement of existing low-income residents due to market forces or to infrastructure investment.

B. The City of San Jose’s 2023-2031 Housing Element includes the establishment of anti-displacement tenant preferences in order to mitigate the impacts of displacement on vulnerable lower-income residents.

C. The California Estimated Displacement Risk Model indicates San José has 33 low-income census tracts that are experiencing “ongoing displacement” and 25 low-income tracts that are “at risk of displacement.” Together, these 58 census tracts are concentrated in Downtown, East San
José, West San José, and parts of North San José, many of them being in Priority Development Areas, Urban Villages, and Downtown.

D. The Bay Area Regional Health Inequities Initiative (BARHII) found that displacement risk is more concentrated in low-income households because of rising rents, lack of affordable housing choices, and stagnant wages.³

E. San José residents, both owners and renters, have been denied opportunities to build wealth through property ownership due to discriminatory housing policies and practices of redlining that continues to impact successive generations of San José residents. According to the Center for Responsible Lending, during the foreclosure crisis from 2004-2008, African Americans and Latino/a/x in California were more than twice as likely as non-Hispanic Whites to lose their homes to foreclosure.⁴ Now affording a home has become further out of reach for most of the City’s residents. According to the Santa Clara County Association of Realtors, between 2012 and 2023 Quarter 3, the median price of a single-family home rose by $1,054,916, a 293 percent increase. Currently, the median single-family home costs $1,598,888 and requires an income of approximately $409,742 to purchase, assuming the buyer obtains a 30-year fixed-rate loan and puts down 20% of the purchase price. The median price of a condominium/townhome rose by $552,500, a 284 percent increase during this time, with a median cost of $852,500 requiring an income of approximately $230,468 to purchase.

³ https://mtc.ca.gov/sites/default/files/BARHII.pdf
F. Displacement from housing is associated with a wide range of adverse effects for lower-income households. Displacement leads to stress and depression, can lead to additional long-term financial strains on households. A 2018 Urban Displacement Project study that tracked displacement in Santa Clara County, found that only 10 percent of displaced households found a new home in the same neighborhood, and based on the federal McKinney-Vento Homeless Assistance Act definition of homelessness, 25% of displaced households became homeless.

Numerous studies have found that residential displacement and even constant worry over housing instability, significantly hurts lower-income residents' health and educational outcomes. BARHII noted that displaced children experience more absences, lower school completion rates, and increased educational delays or behavioral problems. A study on Housing Instability and Educational Outcomes of San Mateo County Youth found that youth facing housing instability experienced four-year high school noncompletion rates three times higher than peers who were both housing and income stable. The emotional toll of displacement and living with the threat of displacement is significant, affecting mental wellbeing, sense of belonging and community cohesion.

BARHII also indicated that people experiencing housing insecurity are almost three times more likely to be in frequent mental distress than those who have secure housing. Evictions are very detrimental for mental health, as mothers who experienced an eviction were more likely to report depression even two years after the

---

5 https://www.urbandisplacement.org/pushedout
6 Housing Stability and Family Health: An Issue Brief https://bd74492d-1deb-4c41-8765-52b2e1753891.filesusr.com/ugd/43f9bc_0f5129be91c84eca86dd52e408b2821b.pdf
eviction, as found by Matthew Desmond and Rachel Tolbert Kimbro of Harvard University and Rice University, respectively.9 Residents’ who move away from their neighborhoods can also be removed from their personal support networks, adversely affecting their access to resources that help to reduce stress and to stabilize families such as babysitters, doctors, friends, and family.

G. The Institute of Governmental Studies found that displacement of residents from their homes often results in moves to areas with more polluted, lower air-quality areas with fewer local job opportunities and increased commutes.10 Displaced workers’ longer commutes, in turn, generally increase traffic and greenhouse gas emissions. The increase in greenhouse gas emissions is in opposition to the City’s goals under Climate Smart. According to the Bay Area Council, in 2017, more than 86,445 workers traveled a minimum of 60 miles, a 43% increase from 2010.11 Increases in commuting associated with displacement of workers are also contrary to the State of California’s goals to reduce greenhouse gas emissions and the effects of climate change. The City’s Climate Smart 2021 Inventory of Communitywide Greenhouse Gas Emissions reported that transportation was the largest contributor of greenhouse gases, comprising of 49 percent of total emissions.

H. In 2022, the California Governor signed into law the Local Tenant Preferences to Prevent Displacement Act codified under California Government Code section 7061 et seq.(the “Act”), creating a statewide policy supporting access to housing that assists lower-income individuals

---

11 https://extras.mercurynews.com/megaregion/?userCheck=true
residing in neighborhoods and communities experiencing significant displacement pressures and gentrification due to rapid growth or increasing housing prices in avoiding displacement.

I. The Act codified that the low-income housing tax credit program and tax-exempt bonds for qualified residential rental properties defined under subsection (d) of Section 142 of the Internal Revenue Code used to create and preserve affordable housing may be used to support access to housing that would allow households facing or at-risk of displacement to remain in the community.

J. The purpose of establishing a tenant preference policy for affordable housing is to prevent and mitigate displacement impacts to vulnerable residents in San José, providing an opportunity for such residents to continue to stay in San José, thereby encouraging family health, neighborhood stability and preserving existing residents’ continued ties to local institutions, services, schools, community business centers, and health care providers, and thereby enhance the public welfare by further implementing the goals and objectives of the Housing Element to prevent or mitigate displacement of low-income residents and affirmatively further fair housing goals.

II. Definitions

The definitions set forth in this Section shall govern the application and interpretation of this Resolution. Words and phrases not defined in this Section shall be interpreted so as to give this Resolution its most reasonable application.

A. “Affordable Housing” shall mean deed-restricted residential property where the rent is limited to no more than affordable rent, as such term is
defined in California Health & Safety Code Section 50053, for lower-income households pursuant to legally binding restrictions recorded for the benefit of a government agency.

B. “City Affordable Housing Property” shall mean Affordable Housing that receives financing or ground lease property interest from the City of San José or other governmental entity for new construction or acquisition rehabilitation; or is required to provide Affordable Housing under a development agreement with the City of San José.

C. “High-Displacement Area” shall mean a census tract located in San José that is undergoing probable or definitive displacement for Lower-Income households, as determined and periodically updated by the City of San José Housing Department.

D. “Lower-Income Household” shall have the definition given in California Health & Safety Code section 50079.5.

E. “Owner” shall mean any person or entity having a legal right of ownership or rights under a ground lease in real property, or their agents responsible for the management and leasing of the property to residential tenants.

F. “Qualifying Documents” shall mean documentation establishing an applicant’s first and last name and current address where they reside, as further defined in the Tenant Preference Guidelines.

G. “Tenant Preference Guidelines” shall mean the requirements for implementation and administration of this Resolution adopted by the City Manager pursuant to Section VIII of this Resolution.
III. Tenant Preferences to Prevent Displacement

A. Owners of a City Affordable Housing Property shall give preference in occupying or renting a percentage of their units. Each preference shall be applied as of the effective date of the legislation establishing each preference. The preferences shall apply to 35% of the restricted-affordable rental units not otherwise designated for a set-aside population at initial lease-up of the residential development and continuing thereafter throughout the term of the affordability restriction.

B. The preference requirements are intended to have a prospective effect only and shall not be interpreted to impair the obligations of any pre-existing contract entered into by the City.

C. Notwithstanding paragraph III.B, the preference requirement shall apply to contracts entered into by the City on or after the effective date of the legislation establishing each preference, including contracts materially amended on or after the effective date.

D. Rental application preference shall apply to 35% of the rental units in a City Affordable Housing Property and be given to Lower-Income Households who are at risk of displacement, meet all of the qualification requirements for renting the unit, and either:

(i) Reside in a High Displacement Area.
(ii) Reside within the Council District of the Affordable Housing Property.
IV. Implementation

A. The Owner of a City Affordable Housing Property shall be responsible for including information about tenant preferences in their marketing materials, including the documentation needed to qualify applicants and determine eligibility for one or more tenant preferences. The marketing materials must not exclude individuals based upon their citizenship status (unless otherwise prohibited based upon funding source) and must allow alternative forms of documentation that establishes their residency and income.

B. The City of San José Housing Department shall set eligibility requirements and make available an online rental portal to identify potential eligible applicants and assist properties to implement the preferences. The requirements of this resolution shall be included as a term in the regulatory agreement, affordability agreement, or other agreement between the City and/or other governmental entity and the Owner of a City Affordable Housing Property.

C. Eligibility is not limited to United States citizens. Owners of City Affordable Housing Properties must consider non-citizens for eligibility and must advertise to the public its acceptance of alternative documentation. Advertising and eligibility shall not exclude non-citizens or any other protected classifications recognized under State or Federal law, unless otherwise expressly prohibited by a funding source.
V. **Proof of Eligibility for Preferences**

A. Eligibility for preference shall be established through proof of occupancy and income by documentation as further defined in the Tenant Preference Guidelines. The Owner of a City Affordable Housing Property shall verify that the applicant’s address makes them eligible for one or more preferences using an interactive web portal or other tool provided by the City of San José Housing Department.

B. Upon determining eligibility, the Owner of a City Affordable Housing Property shall notify the applicant of their eligibility for one or more tenant preferences. Any disagreement over the eligibility of the applicant for preference shall be petitioned to the Director of Housing as defined in the Tenant Preference Guidelines.

VI. **Limitations & Exclusions**

A. Owners of a City Affordable Housing Property are not required to approve applicants who are otherwise not qualified for renting the unit. Unless otherwise expressed herein, preferences shall be non-durational, i.e., there shall be no minimum time-period for residency to qualify for the preference.

B. This Resolution or any successor Resolution shall be applied only if and to the extent that other funding sources for the project do not prohibit the preference. This preference program shall be applied only if and to the extent that the program does not violate federal and state fair housing law.
VII. **Periodic Review**

The City shall conduct a review of its tenant preference program for consistency with its affirmatively furthering fair housing goals under state and federal law and provide a report and possible recommendations to City Council every three years following the effective date of this resolution.

VIII. **Guidelines**

The City Manager or designee is hereby authorized to adopt and, from time to time, amend Guidelines for the administration and implementation of tenant preferences as provided by this resolution.

ADOPTED this ______ day of ________, 2024, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

_______________________________
MATT MAHAN
Mayor

ATTEST:

_______________________________
TONI TABER, CMC
City Clerk
Tenant Preferences to Mitigate Displacement for Affordable Housing

City Council
March 26, 2024
Item 8.2

Kristen Clements
Division Manager
Housing Department

Rachel VanderVeen
Assistant Director
Housing Department
Background

- City Council direction in 2017
- Prioritized by community groups and stakeholders
- Included in the Citywide Residential Anti-Displacement Strategy (adopted 2020)
- Included in the Housing Element 2023-2031 as required work item (S-20)
- Informed by other cities’ preferences and fair housing law
Goals of Tenant Preferences Program

- Help prevent displacement of lower-income renters
- Increase likelihood that lower-income renters stay in San José
- Make best use of scarce publicly-funded affordable housing
- Increase fair housing choices for current San José residents
Displacement Risk Disproportionately Hurts Hispanic and Black Renters

Cost Burden % for San José Renters by Race

<table>
<thead>
<tr>
<th>Race</th>
<th>%Severe Cost Burden</th>
<th>%Regular Cost Burden</th>
<th>% No Cost Burden or NA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>24%</td>
<td>29%</td>
<td>47%</td>
</tr>
<tr>
<td>Asian Non-Hispanic</td>
<td>20%</td>
<td>22%</td>
<td>60%</td>
</tr>
<tr>
<td>White Non-Hispanic</td>
<td>20%</td>
<td>22%</td>
<td>58%</td>
</tr>
<tr>
<td>Black Non-Hispanic</td>
<td>31%</td>
<td>23%</td>
<td>46%</td>
</tr>
<tr>
<td>All Other Races Non-Hispanic</td>
<td>17%</td>
<td>32%</td>
<td>51%</td>
</tr>
<tr>
<td>Citywide All Races</td>
<td>22%</td>
<td>24%</td>
<td>54%</td>
</tr>
</tbody>
</table>

Source: CHAS 2016-20
Creating Tenant Preferences that Mitigate Displacement

- State Senate Bill 649 (Cortese, 2021)
  - City-sponsored bill recognizes population at-risk of displacement
- Extensive analysis to meet fair housing requirements
  - Protected classes analyzed: Race, Disability, Family Size, Women Head of Household, Veterans, Seniors
- Technology developed to support administration (Doorway)
- City Council approval
- State approval (as a lender)
Applicants Have Increased Mobility, Choices
1. Residents in High-Displacement Census Tracts

- **Definition:** Requires 20% of affordable apartments in subject properties be reserved/prioritized for applicants from definitive or probable displacement areas

- **Applicants:** Lower-income (≤80% AMI), currently living in Census tracts categorized as having definitive or probable displacement

- **Objective:** Increase housing choices in same area or new area of San José
2. Applicants Living in Same Council District

**Definition:** Requires 15% of affordable apartments in subject properties be reserved/prioritized for applicants who already live in the same City Council District.

**Applicants:** Lower-income (≤80% AMI), currently living in same area.

**Objective:** Improve housing choices to remain in same area and preserve local networks of San Jose.
Applicants Improve Stability, Keep Networks

Council District

Houses of Worship

Family

Healthcare

Schools

Community
Applicability to Properties

City-funded affordable housing projects

Existing City-funded affordable properties (implemented on deal-by-deal basis)

Properties with City-negotiated development agreements

Does include senior housing

Does not include restricted affordable units for special populations
How the Proposed Program Would Work: Apartments Set Aside for Applicants Qualifying for Preference

- **35%** of a property’s restricted affordable apartments available to the general public
  - No more than **15% of units** for applicants in same neighborhood Council District
  - **20% of units** for applicants in high-displacement areas

- Set-aside has commensurate mix of apartment types as whole property
Engagement Activities

- Summer 2023 - winter 2023-2024: Presented draft framework to property owners and managers, stakeholders, and public
  - Held two public meetings, two Developer Roundtables with SV@Home
  - Met with property managers, attorneys, other stakeholders
  - 240 attendees at 14 meetings
  - Revised framework based on feedback

- September 14, 2023
  - Housing and Community Development Commission

- January-February 2024: Tested tenant preferences feature in Doorway
Next Steps

Spring 2024
- Create administrative guidelines, loan documents language, tools
- Begin public education and outreach with partners

Summer 2024 and beyond
- Incorporate into new construction loan documents and existing deals on a case-by-case basis
- Seek HCD approval
Tenant Preferences to Mitigate Displacement for Affordable Housing

City Council
March 26, 2024
Item 8.2

Rachel VanderVeen
Assistant Director
Housing Department

Kristen Clements
Division Manager
Housing Department
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Janelle Garcia
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Elizabeth Quezada
Thu 2/15/2024 1:55 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Elizabeth Quezada

San Jose, California 95116

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Jessica Trejo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Liz Salas [Redacted]
Thu 2/15/2024 2:05 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted] Learn why this is important
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

My family and I have been affected by the housing unaffordability. I lived in San Jose for 10 years and as the rent sky rocket, I was forced to make the decision of moving as I could no longer afford a $2100 studio for my family of four. Not only did I loose my close community but my children lost the flexibility of walking to grandmas house. Housing is a human right why are still struggling to just provide a roof ober our heads.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Liz S.

Liz Salas

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Carlos Arreola Jr
Thu 2/15/2024 2:05 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Learn why this is important

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

At the moment, per Pain Index of the San Jose State University, Human Rights Institute, San Jose has the highest level of youth homelessness in the entire country. That is unacceptable. San Jose is one of the wealthiest cities in the world and to have youth homeless is not a lack of empathy yet a lack of human caring. These problems have a solution and it is time do what is needed to address youth homelessness and prevent further displacement.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Thank you for your attention to this matter.

Sincerely,

Carlos Arreola Jr
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc. Nuestras familia trabajan duro y solo para pagar lugares de altos costos. Ellos están compartiendo los lugares para vivir, lo cual es inadecuado porque ellos tienen niños menores.

Personalmente tres de mis familiares han tenido que mudarse a otras ciudades por los altos costos dejando solos a mis padres con una renta de alto costo que no pueden pagar por ellos mismos.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 12 de marzo!

Atentamente,
Claudia Cordero

Claudia Cordero
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

As a single mom I have struggled to find affordable housing. The wait list are lengthy. I was displaced once and had no were to go. I had to search for housing for my daughter and I and majority of places had a long wait time. I live in a country filled with resources and housing is one that I often struggled to find. My sisters as well have not been able to find affordable housing. Kids are young and their autonomy is developing. I shouldn't have to leave to another city to raise my children when san jose has been home for over 26 years. This places heartache on their autonomy and upbringing. I don't find it equitable that the lottery at times can consist of anyone in California, why not consider people who have lived here for several years. I would like change and this policy is a start.

There is such a high increase in poverty amongst adolescents and that needs to change. They should have a fair chance at a supportive ecosystem that should start with housing. I work with families and some families had to move to a different city due to a lack of affordable housing.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Jessica Moctezuma M.A.
Community and Economic Development Committee,

As a resident of San José from district 3, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists or not having the right documentation. Working at a Family Resources Center has giving me the chance to see the challenges the community face when being displaced and it is so upsetting to see this. Being displace does not only affect adults but children, as well.

These families don't have the proper documentation to apply to apartments or any type of housing, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Danery Cervantes

Danery Cervantes
Community and Economic Development Committee,

As a mom of 3 boys, it has been difficult to find housing that is affordable for my family of 5. I am currently having to live with another family in order to afford rent and monthly expenses while my husband and I earn "livable wages". I have friends and families who have had to move out of San Jose due to the high amount of rent. It is unrealistic to purchase a home in San Jose and provide stability for families. I have moved 3 times in the past 3 years due to profiters selling the homes I was renting and have had to change my children from school. This has brought emotional developmental concerns to them.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Brenda Garcia-Lujano
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Angelica Lujano
Thu 2/15/2024 2:08 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from... Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc. Mi familia a sido separada porque no es posible que mis hnos han puedan pagar sus viviendas. Aunque tienen dos trabajos nos es sostenible pagar altas rentas y pode pasar tiempo con sus hijos, pero tambien cuando tienen dos trabajos no es asequible calificar para viviendas de bajos ingresos.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 12 de marzo!

Atentamente,

Angelica Lujano

Angelica Lujano

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Janelle Garcia
Thu 2/15/2024 2:08 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [HIDE EMAIL] Learn why this is important
Community and Economic Development Committee,

My name is Janelle Garcia, I am a 25 year old woman. Attending school and working full time. It is hard to be a woman of color, working full time and trying to increase my skills living here in San Jose. No matter how much I work it will never be enough to pay rent on my own, it will never be enough to own my own home. Is there really affordable housing when rent for a 1 bedroom apartment is at least 1,400$ and highest 1,700$ depending on area? Houses are going for 1.2-1.7 million, most people here in San Jose don’t make nearly as much to pay for a house at that cost. When will there be equity in San Jose? Or will there just be more gentrification and displacement?

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Janelle Garcia

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Dilza Gonzalez
Thu 2/15/2024 2:09 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted], learn why this is important

Community and Economic Development Committee,

As a resident of District 4 in San José, it is heartbreaking to see many families being displaced, leave our City, and even become homeless for lack of affordable housing. We need permanent solutions that will help us. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Dilza Gonzalez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

David Garcia
Thu 2/15/2024 2:09 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from  

Learn why this is important

Community and Economic Development Committee,

As a dad of 3 boys, it has been difficult to find housing that is affordable for my family of 5. I am currently having to live with another family in order to afford rent and monthly expenses while my wife and I earn "livable wages". I have friends and families who have had to move out of San Jose due to the high amount of rent. It is unrealistic to purchase a home in San Jose and provide stability for families. I have moved 3 times in the past 3 years due to profiteers selling the homes I was renting and have had to change my children from school. This has brought emotional developmental concerns to them.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

David Garcia
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Yossely Rizo
Thu 2/15/2024 2:10 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Yossely Rizo Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

Esto me entristece como ciudadana de la comunidad de Mayfair, ya que muchas de nuestras familias han tenido que mudarse de ciudad o hasta de estado, por el motivo que no tenemos suficientes vivendas asequibles en el área. Sería de gran apoyo este proyecto de ley ya que beneficiaría a gran parte de nuestra comunidad al no tener que dejar a familiares, escuelas, trabajos, amigos, por este motivo es que tan esencial como el tener una vivienda de calidad y bajo costo.

Otra cosa que es muy importante es el poder ayudar a las familias que recien llegan de sus paises de origen buscando vivienda asequible, pero al no haber viviendas disponibles tienen que irse a buscar a otra ciudad.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Yossely Rizo
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Maria D Martinez
Thu 2/15/2024 2:10 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José del distrito 5 y Supervisora de Programas en el Centro de Familias en Cesar Chávez con SOMOS Mayfair, es desgarrador ver el notable estrés, la frustración, el dolor y el desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No posponga más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo! Sean los campeones de hacer el cambio!!! SI SE PUEDE!!

Atentamente,
Maria D Martinez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Brenda Lujano
Thu 2/15/2024 2:13 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [email redacted] earn why this is important

Community and Economic Development Committee,

As a mom of 3 boys, it has been difficult to find housing that is affordable for my family of 5. I am currently having to live with another family in order to afford rent and monthly expenses while my husband and I earn "livable wages". I have friends and families who have had to move out of San Jose due to the high amount of rent. It is unrealistic to purchase a home in San Jose and provide stability for families. I have moved 3 times in the past 3 years due to profilers selling the homes I was renting and have had to change my children from school. This has brought emotional developmental concerns to them.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Brenda Lujano
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Maria Urquiza
Thu 2/15/2024 2:13 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from BlackHole
Learn why this is important

Community and Economic Development Committee,

Como líder trabajando con la comunidad en San Jose, es muy triste mirar la cantidad de familias que se ven afectadas por la falta de vivienda y no tener los suficientes fondos para costear la renta. Nuestra comunidad merece y necesita esta poliza de preferencia de inquilinos.

Nuestros niños se está afectando por la falta de estabilidad en CASA y en su escuela. El estar moviéndose todo el tiempo afecta su educación y desarrollo. Yo viví en San Jose por más de 20 años y finalmente tuve que moverme a vivir a Gilroy CA. Yo he vivido la experiencia de moverme tantas veces y cambiar a mi hija de escuela. Esta situación ha afectado la salud emocional de mi hija. Así como mi hija otros niños se afectan.

Les pido de la manera más respetuosa el aprobar la poliza de preferencia de inquilinos para evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso de viviendas asequibles y mejorar los costos de la vivienda. Vota si a la poliza!

Atentamente,
Maria Urquiza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Greetings,

My name is Nayeli Sedano. I have lived in San Jose since I was in 5th grade in the downtown area then moved around to other cities due to unaffordability, that experience that I went through as a child, was always emotionally hard and I was always in fear or where we would go next and thinking why? . Currently I live in district 2 with 3 children and my husband. I have been working in district 5 for the last 7 years. My experience around housing is that is has been normalized for the longest time to be displaced, when our community losses housing due to high cost rent, the message is "just move out" or "find another place". My parents moved out of state 3 years ago, I lost my support system as well as my family connection.

As a resident of San José, this needs to stop! It's time to for our vibrant and culturally rich city to progress and support our families to stability for the long term and break generational cycles of oppression.

It is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the responsibility to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Nayeli Sedano
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Yo vivo en el Distrito 2 en esta hermosa ciudad de San Jose. Es muy difícil mantener viviendo en esta ciudad por que el costo de vivienda solo le permite a unos cuantos tener vivienda y un hogar estable. Es muy didificil ver a mis hijos tristes por que pierden sus amigos, maestros en su escuela ya que las familias se tienen que ir a vivir a otra ciudad por que aunque tienen dos trabajos no les fue posible pagar la renta. El ver a mis hijos llorar por sus amigos y maestros que ya no estan con nosotros y para mi como mama me parte el corazon ver a familias irse con lagrimas en los ojos por que la ciudad de San Jose no esta proporcionando vivienda acuesible. Y aun es mas doloroso cuando mis hijos me dicen que ellos no quieren irse a otra ciudad y me dice:" this is my home San Jose I don't want to go please mom".

Mi esposo y yo trabajamos mucho y luchamos cada dia por poder mantenernos en esta ciudad donde vivimos, trabajamos, nos integramos en las escuelas y vivimos en una linda comunidad y vibrante donde todos contribuimos hacerla aun mas linda y mejor para todos.

Les pido cordialmente reflexionen en Aprobar la Póliza de Preferencia de Inquilinos y voten si por nuestras familias trabajadoras y por todos nuestros ninos que merecen lo mejor queremos mantener una Ciudad Prospera, Inclusiva y Vibrante !!!

Atentamente y con respeto
Community and Economic Development Committee,

I have lived in San Jose for the last 22 years and I have been witnessing how people leave their homes because they can no longer pay the rent and because there is no place to rent. People who have lived in the same neighborhood for many years end up moving, leaving their community behind. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Leticia Alvarez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

My name is Joanna Pardo, a Joven activo and as a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Joanna Pardo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

My name is Josue and I’m a part of jovens activo with SOMO mayfair. As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Marrufo, Josue | 2027

Josue Marrufo
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

jose gaytan
Thu 2/15/2024 5:36 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

jose gaytan

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Kimberly Herrera
Thu 2/15/2024 5:40 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Learn why this is important

Community and Economic Development Committee,

Hello, my name is Kimberly Herrera and I am part of jovenes Activios from Somos Mayfair. As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26.

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Kimberly Herrera

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

Juan Mendoza
Thu 2/15/2024 5:46 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Hello my name is Juan and I am joven with jovenes activos at SOMOS Mayfair. I see and hear people struggling with rent because it’s to high. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26.

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Juan | 2028

Juan Mendoza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

I am a new homeowner in District 6 of San José, and I am writing in full support of the Tenant Preference Policy before you.

Let's be honest: it's almost impossible for most San José residents to afford a new home, with prices often over $1M and interest rates over 6+. The state has a responsibility to step in and provide large-scale affordable housing for all, just like how it's done in Vienna, Singapore, and so many other major cities. We need massive amounts of subsidy from each level of government to realize this completely achievable goal.

Short of that, we need to make sure we have the right Tenant Preference programs in place for the affordable housing that does come online. That means prioritizing lower-income residents who live in census tracts with high displacement, as well as low-income residents near a proposed project. It also means developing a Displaced Tenant Preference as a next step, so households that are in a crisis period — facing eviction — have somewhere to turn to in that immediate moment.

The Tenant Preference Policy you adopt must also be inclusive of households that don't have a Social Security Number, as well as undocumented residents more broadly. Every single eligible member of our San José community must have the opportunity to apply, and be notified by the City of how they can participate.

The Community and Economic Development Committee has a chance to start to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

Sincerely,
This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Esperanza Alejandrez
Thu 2/15/2024 6:55 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted]. Learn why this is important

Community and Economic Development Committee,

Hello, My name is Esperanza Alejandrez I'm a resident of District 4 and I'm part of Jovenes Activos at Somos Mayfair.

As a resident and youth of San José, I see our community, my friends, and family struggling with keeping their homes to live here and just been displace out of San Jose to live in Gilroy, Hollister, Sacramento, Modesto, or Tracy by how is cheaper over there than staying here and still commute to San Jose because there is where their jobs are at. Still, the displacement that is happening with rent going high, or new buildings are taking over by companies that don’t care especially the renters kicking them out on short notice, plus people with privilege and money taking advantage of our low-income communities that try to make a living for themselves or children.

Because of these, I am asking you to please vote to take the Tenant Preference Policy to vote at the Council on March 26th, 2024.

Sincerely,

Esperanza Alejandrez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

María Carolina ontiveros
Thu 2/15/2024 7:58 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

María Carolina ontiveros

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Angelita Chopox

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Maritza Salgado parrado

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Angelita Chopox

Thu 2/15/2024 8:01 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobemos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Angelita Chopox

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Jenny paola Vanegas Vanegas

Thu 2/15/2024 8:06 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [REDACTED] learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Jenny paola Vanegas Vanegas

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Marly Prieto cifuentes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Jamilton Valbuena

Thu 2/15/2024 8:20 PM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprovechar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Jamilton Valbuena

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Laura Patricia Hernandez Vázquez

Thu 2/15/2024 8:31 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from me, [Learn why this is important]

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Laura Patricia Hernandez Vázquez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Dulce Hernández

Thu 2/15/2024 8:46 PM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from you. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Dulce Hernández

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Prefeencia de Inquilinos

Antonia Sandoval
Thu 2/15/2024 9:03 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from ********** Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Antonia Sandoval

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Victor Hernandez
Thu 2/15/2024 9:07 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from: Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Victor Hernandez

Victor Hernandez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Manuel Calderon
Thu 2/15/2024 9:11 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobamos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Manuel Calderón

Manuel Calderon

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Rosaura Arenas Guerrero
Thu 2/15/2024 10:58 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from me. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Rosaura Arenas Guerrero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Argenis Salcedo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sara Correa Vargas

Thu 2/15/2024 11:22 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted]. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Sara Correa Vargas

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Kelly Tatiana Idarraga
Thu 2/15/2024 11:39 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo! Atentamente,

Kelly Tatiana Idarraga

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Yesenia Diaz
Fri 2/16/2024 12:07 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesenia Diaz

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Wendy Alejandra Rangel jerez

Fri 2/16/2024 12:08 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from _________________________________ Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Wendy Alejandra Rangel jerez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Arturo Garcia de alba

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesenia Diaz

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sandra Lopez
Fri 2/16/2024 7:49 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Sandra Lopez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

María Carolina ontiveros

Fri 2/16/2024 8:05 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [REDACTED]. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

María Carolina ontiveros

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Cindy Lorena Salcedo Hernández

Fri 2/16/2024 8:47 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Cindy Lorena Salcedo Hernández

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Pablo Jose Ojeda Paredes

Fri 2/16/2024 8:49 AM
To: CEDCommittee <CEDCommittee@sanJoseca.gov>

[External Email]

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Pablo Jose Ojeda Paredes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como inmigrante para nosotros es muy difícil poder tener una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc. no podemos brindarle a nuestro hijos ese gran sentimiento de estar en un lugar seguro, donde ellos se sientan tranquilos ya que esto que ellos están viviendo es algo difícil para ellos.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobarando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobá la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Apoyen por favor está causa ustedes pueden hacer un gran cambio
Atentamente,
Yandry Marcela Machuca castro

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Rita Birrueta
Fri 2/16/2024 11:12 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [REDACTED] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Rita Birrueta

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Guadalupe Perez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Angélica Flores

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Imelda Bautista

Fri 2/16/2024 11:34 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from  Learn why this is important

Community and Economic Development Committee,

Mi nombre es Imelda y he vivido en el Distrito cinco de San José durante 20 años con mi familia compuesta por cinco personas, mi esposo y mis tres hijos. Durante este tiempo, he visto a muchos de mis Vecinos y familiares desplazados y de diferentes distritos aquí en la ciudad, por los altos alquileres. Como residente de San José, es muy triste ver el notable desplazamiento que ha estado sucediendo de hace tiempo atrás, y esto porque, por las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación. Pero existen otros documentos opcionales para comprobar lo que necesitan, como por ej. el ITIN#, , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No posponga más la Póliza de Preferencia de Inquilinos; ¡aprove la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Imelda Bautista.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sara Chavez
Thu 2/8/2024 7:51 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobalo la Póliza de Preferencia de Inquilinos a votación el 12 de marzo!

Atentamente,

Sara Chavez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Vicenta Mayoral Lopez  
Thu 2/8/2024 7:37 PM  
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Vicenta Mayoral Lopez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Dear Councilmembers on the CEDC,

Low-income residents of San Jose have been suffering from a catastrophic displacement crisis for many decades, but even more in the past ten years. Rent increases have caused us to lose tens of thousands of unsubsidized affordable housing units. The Local Tenant reference Policy is a small but significant step toward offsetting the impacts of this crisis. It will help a few families immediately, and possibly many more when BAHFA affordable housing funds become available.

Please support this policy, including allowing families to provide alternative documentation to demonstrate their residency in displacement-impacted areas.

Thank you for your support!

Sandy Perry
District 3 Resident
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sandy Perry
Thu 2/8/2024 7:36 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from Learn why this is important

Community and Economic Development Committee,

Dear Councilmembers on the CEDC,

Low-income residents of San Jose have been suffering from a catastrophic displacement crisis for many decades, but even more in the past ten years. Rent increases have caused us to lose tens of thousands of unsubsidized affordable housing units. The Local Tenant reference Policy is a small but significant step toward offsetting the impacts of this crisis. It will help a few families immediately, and possibly many more when BAHFA affordable housing funds become available.

Please support this policy, including allowing families to provide alternative documentation to demonstrate their residency in displacement-impacted areas.

Thank you for your support!

Sandy Perry

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Sarah Solis
Wed 2/7/2024 10:29 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [REDACTED] Learn why this is important

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Sarah Solis

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Dear Honorable Councilmembers,

My name is Óscar Quiroz-Medrano, and I am a resident of District 10 and a coordinator with SOMOS Mayfair. San José has been home since we relocated to the Santa Tresa area in 2002 from Mountain View, CA. Over the years, it has been I have witnessed the gentrification of our city. From the real estate developments that abuse their workers to the noticeable displacement that occurs when families and tenants are uplifted by eviction. It is truly heartbreaking to be a frontline worker, yet, we have limited resources at our disposal or the lack of equitable access to safe, stable, dignified, affordable housing. Often, families cannot find an affordable home due to long waitlists or the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Óscar Quiroz-Medrano
Tenant Preference Policy

Juan Mendoza

Thu 2/15/2024 5:46 PM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [REDACTED] Learn why this is important

Community and Economic Development Committee,

Hello my name is Juan and I am joven with jovenes activos at SOMOS Mayfair. I see and hear people struggling with rent because it’s to high. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26.

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Juan | 2028

Juan Mendoza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

I am a new homeowner in District 6 of San José, and I am writing in full support of the Tenant Preference Policy before you.

Let's be honest: it's almost impossible for most San José residents to afford a new home, with prices often over $1M and interest rates over 6+. The state has a responsibility to step in and provide large-scale affordable housing for all, just like how it's done in Vienna, Singapore, and so many other major cities. We need massive amounts of subsidy from each level of government to realize this completely achievable goal.

Short of that, we need to make sure we have the right Tenant Preference programs in place for the affordable housing that does come online. That means prioritizing lower-income residents who live in census tracts with high displacement, as well as low-income residents near a proposed project. It also means developing a Displaced Tenant Preference as a next step, so households that are in a crisis period — facing eviction — have somewhere to turn to in that immediate moment.

The Tenant Preference Policy you adopt must also be inclusive of households that don't have a Social Security Number, as well as undocumented residents more broadly. Every single eligible member of our San José community must have the opportunity to apply, and be notified by the City of how they can participate.

The Community and Economic Development Committee has a chance to start to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

Sincerely,
This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Hello, My name is Esperanza Alejandrez I'm a resident of District 4 and I'm part of Jovenes Activos at Somos Mayfair.

As a resident and youth of San José, I see our community, my friends, and family struggling with keeping their homes to live here and just been displace out of San Jose to live in Gilroy, Hollister, Sacramento, Modesto, or Tracy by how is cheaper over there than staying here and still commute to San Jose because there is where their jobs are at. Still, the displacement that is happening with rent going high, or new buildings are taking over by companies that don't care especially the renters kicking them out on short notice, plus people with privilege and money taking advantage of our low-income communities that try to make a living for themselves or children.

Because of these, I am asking you to please vote to take the Tenant Preference Policy to vote at the Council on March 26th, 2024.

Sincerely,
Esperanza Alejandrez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

María Carolina ontiveros

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Angelita Chopox
Thu 2/15/2024 7:58 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [redacted] learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Angelita Chopox

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Maritza Salgado parrado  
Thu 2/15/2024 8:01 PM 
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from  
Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Maritza Salgado parrado

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Angelita Chopox

Thu 2/15/2024 8:01 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [removed]. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Angelita Chopox

Angelita Chopox

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Jenny paola Vanegas Vanegas

Thu 2/15/2024 8:06 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted] learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Jenny paola Vanegas Vanegas

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Marly Prieto cifuentes
Thu 2/15/2024 8:07 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted], learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Marly Prieto cifuentes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Jamilton Valbuena
Thu 2/15/2024 8:20 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobar el adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Jamilton Valbuena

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Laura Patricia Hernandez Vázquez
Thu 2/15/2024 8:31 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from me. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobiando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Laura Patricia Hernandez Vázquez
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Dulce Hernández
Thu 2/15/2024 8:46 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [blurred email address] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongás más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Dulce Hernández

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Antonia Sandoval

Thu 2/15/2024 9:03 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Antonia Sandoval

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Victor Hernandez
Thu 2/15/2024 9:07 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from: Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobamos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Victor Hernandez

Victor Hernandez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Manuel Calderon
Thu 2/15/2024 9:11 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

Community and Economic Development Committee ,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobalo la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Manuel Calderón

Manuel Calderon

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobemos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Rosaura Arenas Guerrero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprovechar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Argenis Salcedo

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sara Correa Vargas
Thu 2/15/2024 11:22 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [Contact Information]. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobá la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Sara Correa Vargas

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Kelly Tatiana Idarraga
Thu 2/15/2024 11:39 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Kelly Tatiana Idarraga

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Yesenia Diaz

Fri 2/16/2024 12:07 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobemos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesenia Diaz

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Wendy Alejandra Rangel jerez
Fri 2/16/2024 12:08 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [REDACTED], learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprovechar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Wendy Alejandra Rangel jerez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Arturo García de alba

Fri 2/16/2024 12:10 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Arturo García de alba

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesenia Diaz
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sandra Lopez
Fri 2/16/2024 7:49 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from  Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospóngase más la Póliza de Preferencia de Inquilinos; ¡aprovechar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Sandra Lopez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobiando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobale la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

María Carolina ontiveros

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Cindy Lorena Salcedo Hernández

Fri 2/16/2024 8:47 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from Cindy Lorena Salcedo Hernández Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobando la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Cindy Lorena Salcedo Hernández

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Pablo Jose Ojeda Paredes

Fri 2/16/2024 8:49 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from me, learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Pablo Jose Ojeda Paredes

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Yandry Machuca castro
Fri 2/16/2024 9:59 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from Yandry Machuca castro. Learn why this is important

Community and Economic Development Committee,

Como inmigrante para nosotros es muy difícil poder tener una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc. no podemos brindarle a nuestro hijos ese gran sentimiento de estar en un lugar seguro, donde ellos se sientan tranquilos ya que esto que ellos están viviendo es algo difícil para ellos.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobamos la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Apoyen por favor está causa ustedes pueden hacer un gran cambio

Atentamente,

Yandry Marcela Machuca castro

Yandry Machuca castro

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Rita Birrueta
Fri 2/16/2024 11:12 AM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [REDACTED] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN# , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobá la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Rita Birrueta

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Guadalupe Perez
Fri 2/16/2024 11:20 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [Redacted] Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#. , registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobé la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Guadalupe Perez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Angélica Flores
Fri 2/16/2024 11:24 AM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [email_redacted]. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobalo la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Angélica Flores

Angélica Flores

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Mi nombre es Imelda y he vivido en el Distrito cinco de San José durante 20 años con mi familia compuesta por cinco personas, mi esposo y mis tres hijos. Durante este tiempo, he visto a muchos de mis Vecinos y familiares desplazados y de diferentes distritos aquí en la ciudad, por los altos alquileres. Como residente de San José, es muy triste ver el notable desplazamiento que ha estado sucediendo de hace tiempo atrás, y esto porque, por las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación. Pero existen otros documentos opcionales para comprobar lo que necesitan, como por ej. el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No posponga más la Póliza de Preferencia de Inquilinos; ¡aprove su Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Imelda Bautista.

Imelda Bautista
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sara Chavez
Thu 2/8/2024 7:51 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from this address. Learn why this is important

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 12 de marzo!

Atentamente,

Sara Chavez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Vicenta Mayoral Lopez

Thu 2/8/2024 7:37 PM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don’t often get email from [redacted], learn why this is important

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Vicenta Mayoral Lopez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Dear Councilmembers on the CEDC,

Low-income residents of San Jose have been suffering from a catastrophic displacement crisis for many decades, but even more in the past ten years. Rent increases have caused us to lose tens of thousands of unsubsidized affordable housing units. The Local Tenant reference Policy is a small but significant step toward offsetting the impacts of this crisis. It will help a few families immediately, and possibly many more when BAHFA affordable housing funds become available.

Please support this policy, including allowing families to provide alternative documentation to demonstrate their residency in displacement-impacted areas.

Thank you for your support!

Sandy Perry
District 3 Resident
Community and Economic Development Committee,

Dear Councilmembers on the CEDC,

Low-income residents of San Jose have been suffering from a catastrophic displacement crisis for many decades, but even more in the past ten years. Rent increases have caused us to lose tens of thousands of unsubsidized affordable housing units. The Local Tenant reference Policy is a small but significant step toward offsetting the impacts of this crisis. It will help a few families immediately, and possibly many more when BAHFA affordable housing funds become available.

Please support this policy, including allowing families to provide alternative documentation to demonstrate their residency in displacement-impacted areas.

Thank you for your support!

Sandy Perry
[External Email]

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Sarah Solis
Community and Economic Development Committee,

Dear Honorable Councilmembers,

My name is Óscar Quiroz-Medrano, and I am a resident of District 10 and a coordinator with SOMOS Mayfair. San José has been home since we relocated to the Santa Tresa area in 2002 from Mountain View, CA. Over the years, it has been I have witnessed the gentrification of our city. From the real estate developments that abuse their workers to the noticeable displacement that occurs when families and tenants are uplifted by eviction. It is truly heartbreaking to be a frontline worker, yet, we have limited resources at our disposal or the lack of equitable access to safe, stable, dignified, affordable housing. Often, families cannot find an affordable home due to long waitlists or the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 12!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Óscar Quiroz-Medrano
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Harol Arengas hernandez
Fri 2/16/2024 3:00 PM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Harol Arengas hernandez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

misrayn mendoza
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobar adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

karime Garcia Caballero
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Araceli S.B

Araceli Sierra

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Sandra Mendiza
Tue 2/20/2024 10:42 AM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Sandra Mendiza

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Olimpia Lara

Tue 2/20/2024 11:09 AM

To:CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Yo Olimpia Lara soy Recife de San José CA, y estoy junto con mi esposo tratando de buscar un vivienda conveniente, cómoda y segura para mis dos hijos mi esposo y yo, el espacio en el que vivimos es muy pequeño y caro, mis hijos están creciendo y necesitan su propio espacio para estudiar y dormir, pido que por favor pasen la póliza de inquilinos a voto el 12 de marzo de 2024, agregándola a su agenda, mi esposo es la única persona que trabaja devengando un sueldo mensual de 7000 dólares al mes como grabador de primera línea, como espera la ciudad de San José que paguemos una renta de $3000 dólares, más alimentación, más gastos personales, teléfono, aseguranza, gasolina. Esperamos todas estas familias que están como mi familia los trámites nos apoyen y nos brinden la seguridad de pasar esta póliza a voto, es muy desgarrador ver todos los trámites que se piden para ingresar a una lista de espera para adquirir un lugar de bajos ingresos, y que las familias tengan que irse a vivir a otros lugares y otras familias como la mía a no poder adquirir una vivienda que podamos pagar y que sea digna para mi familia, estoy aquí para decir y pedir aprobar la póliza de preferencia de inquilinos a votación! Gracias

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Olimpia Lara
This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, estoy pidiendo apoyo a ustedes y escuchen nuestra petición en poder pasar esta póliza de preferencia de inquilinos; que nos ayudaría mucho a nosotros a no ser desplazados y poder seguir viviendo en esta comunidad donde nuestros hijos han crecido y han echo conexiones con sus amigos y maestros, y an vivido el sentimientos de perder companeros que deben moverse de cuidad por que sus padres no pueden pagar una renta y se ven obligados a irse a otros lugares donde la renta sea mas economica y como mama eh escuchado a ninos expresando su deseo de poder tener su propio espacio, porque tristemente en una apartamento llega a vivir una familia asta 7 personas por eso pedimos su apoyo y que pasen esta poliza.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 12 marzo!

Atentamente,

nain lopez
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

nain lopez

Tue 2/20/2024 11:24 AM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee ,

Hola mi nombre es Karla Landin, e sido residente de el Distrito 5 desde el año 2002. Soy madre soltera de dos hijos, que nacieron aqui, estudian aqui, y estan creciendo aqui. Yo y mi familia consideramos el Este de San Jose nuestro hogar, pero como madre, como trabajadora y como cabeza de familia, es muy dificil encontrar una vivienda digna para mi y para mis hijos. En los ultimos años nos hemos mudado nueve veces de casa, y no a sido por gusto, si no por los altos costos de vivienda y la poca disponibilidad de vivienda asequible.

Hasta hoy en dia, estoy a punto de desplazar a mi familia nuevamente, ya que con el costo de vida y los precios es casi imposible de pagar para familias de bajos ingresos, el seguir sobreviviendo en esta area es muy dificil. Así como yo hay muchas familias que estan pasando por esta situacion, es por eso que es muy importante para mi pedirles la oportunidad de poner en las votaciones del 12 de Marzo la POLIZA DE PREFERENCIA DE INQUILINOS. Esta poliza no solo nos diera la oportunidad de tener una vivienda digan y asequible para las familias, si no que nos da la oportunidad de que nuestros hijos no dejen la que a sido su casa, que es el Este de San Jose, esta poliza da la oportunidad a personas como yo de seguir luchando por sus familias en un lugar que consideramos nuestro hogar y no tener que desplzarnos en un nuevo lugar, empezar de cero y dejar atras todo lo que tenemos.

Sinceramente,
Karla Landin.

nain lopez
This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Jeffrey I Levin
This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

[Signature]
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Susana Burgos

Tue 2/20/2024 1:17 PM

To: CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Susana Burgos

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, I have experienced the displacement of friends and family members, unfortunately nothing has been done to address this huge issue. I have been organizing with community members to make better changes for more than 7 years and we are so frustrated that there are still community members that have been pushed out of San Jose. Today I am writing to you to make a difference on thousands of families that will benefit from this policy.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Olivia O.
Elijah Brown of District 9 - Approve the Tenant Preference Policy

Elijah Brown  
Tue 2/20/2024 4:36 PM  
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

My name is Elijah Brown, I am a constituent of District 9, and I have lived in San Jose all of my life. Growing up, I took this city's diversity for granted in the best possible ways. I regularly drove by small businesses with signs in different languages, ate at restaurants with various cuisines (which is how I learned to use chopsticks at single-digit age), and I never had to learn that people different from me existed--of different races, cultures, and lifestyles. I've always coexisted with it. Being the product of a San Jose upbringing meant that was my normal.

Gratitude for this city's diversity must extend beyond lip service and enjoying the fruits of other people's labor, which means acknowledging the problems that said populations are going through. San Jose's lower-income residents--many of whom are immigrant families--currently face large risk of being displaced. For this reason, I ask that you to approve the Tenant Preference Policy, which will help prevent the displacement of low-income renters and allow them to still live in their communities. Because San Jose residents of all income levels should be able to afford living here.

Best,

Elijah Brown

[External Email]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

l.a. granados
Tue 2/20/2024 5:07 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

You don’t often get email from [redacted]. Learn why this is important

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

My father has been homeless for 10+ years due to the inability to provide a social security number + the rising cost of living. It is an utter shame that he has to live his life without a shower or access to a warm home on a daily basis. He is now a senior on the streets unable to find housing that would support & encourage families to stay together in longevity & health.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

l.a. granados
[Agenda Item #4 2/26] Aprobar la Póliza de Preferencia de Inquilinos

Vicenta Mayoral López

Tue 2/20/2024 5:26 PM
To: CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Vicenta Mayoral López

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, I am concerned about the housing displacement of our most vulnerable in our community. As housing gets more expensive in this area, I have personally witnessed my extended family and friend’s extended family moving out of San José because they can no longer afford to live here. Many families in the San Jose community that are at risk of displacement are unable to find an affordable home due to long waitlists and often don’t have the required documentation to apply to apartments, like a Social Security Number. We need to update our affordable housing policy and projects to give preference to folks facing displacement, including undocumented residents. They contribute to our economy and community just as much as those that are citizens and should be able to find affordable housing.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. I urge you to agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

This policy will help alleviate the housing crisis, please help residents that are in urgent need of affordable housing.

Sincerely,

Allegra Watson
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Sara Chavez
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

George Perez
Tue 2/20/2024 7:08 PM
To: CEDCommittee <CEDCommittee@sanjose.ca.gov>

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

George Perez

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Jacqueline
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Laura Vasquez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Laura Vasquez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
[Agenda Item #4 2/26] Approve the Tenant Preference Policy

Norma Chavez

Wed 2/21/2024 9:25 AM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Norma Chavez

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Elisa Marina Alvarado

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Susana Burgos
Community and Economic Development Meeting (Billboards) 02/26/2024

Tod [Redacted]
Wed 2/21/2024 10:35 AM
To:CEDCommittee <CEDCommittee@sanjoseca.gov>

[External Email]

You don't often get email from [Redacted] Learn why this is important

Please include this comment in the public record for the February 26th 2024 Community and Economic Development Committee meeting.

February 15, 2024

RE: Community and Economic Development Meeting (Billboards) 02/26/2024

Dear Mayor and Councilmembers,

I am old enough to remember the 101 freeway littered with billboards in the 60's. I have also had the opportunity to live in many cities across the United States and have found that the more upscale cities have curtailed billboards and maintained billboard bans. The initial ban including removal guidelines had actually been in place since 1972. We can only imagine the billboard debacle without this ban.

City data states: “...any decision to allow new billboards is a weighty one with long-term implications; once billboards are in place, options for removing them are likely to be very expensive, regardless of changes in community expectations and public policy.”

This long-standing ban is already supported by a majority of residents and has been in place to protect our city. Many persuasive reasons have been given to keep the original ban in place including environmental and safety concerns but in general replacing one form of blight with a new or prettier one is a poor decision. I also do not see billboards as any form of “art”. We must always think of the future and money can’t be the main consideration. Please re-evaluate this detrimental change and do the right thing by reinstating (and even strengthening) the billboard ban.

Thank you,

Tod Williams
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Cecilio Villafana

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongan más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Me llamo Aurora Solis, he sido líder y he vivo en el área del Este de San Jose desde 1974 en diferentes organizaciones comunitarias no lucrativas. Yo he vivido en el este de San Jose desde el año 1968. Actualmente estoy involucrada con Vecinos Activos/Mayfair. Yo rento y por mi envolvimiento me doy cuenta que mi familia, vecinos y parroquianos estamos sufriendo de vivienda accesible. Cada día me entero que son más las injusticias que mis vecinos y familiares enfrentan por medio de desalojos injustos, ejecuciones hipotecarias y desplazamientos, por causa de falta de trabajo entre una de las razones. Muchas personas en mi comunidad no hablan inglés y por lo tanto no saben de programas que los puedan proteger ni tienen conocimiento o acceso a la tecnología. Es difícil llegar a todas las personas que están sufriendo aquí en el este de San Jose y como yo tienen mucho tiempo viviendo en el este de San Jose. Yo, en lo personal, tengo cuatro hermanos y una hermana, solo mi hermana tiene casa propia y tres de mis hermanos salieron de San Jose para buscar una vivienda accesible. Mi hijo está pasando por un divorcio desde 2021, y desde entonces vive conmigo, mi hijo tiene dos hijos; uno de nueve y otro de doce años. Mi hijo ha estado luchando por encontrar un buen trabajo y buscar su propio lugar, este es su tercer año que vive conmigo y sus hijos están con nosotros cada tercer semana. Por favor, dense por informados que yo apoyo La Póliza de Preferencia de Inquilinos, por favor adelantar el pase a la Póliza de Preferencia de Inquilinos este 26 de Febrero.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Jose Romero
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Fátima

Fatima Casas
Community and Economic Development Committee,

As a resident of the East Side of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Delma Hernandez
From: City Clerk <city.clerk@sanjoseca.gov>
Sent: Monday, February 26, 2024 10:57 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>
Subject: FW: Tenant Preference Policy, Item d.2., 2/26/2024 Community and Economic Development Committee Meeting

I'm using Adobe Acrobat.
Here's the 2024_2.26_LFSV PILP Letter re Tenant Preference Policy.pdf for you to review.

From: Clements, Kristen <Kristen.Clements@sanjoseca.gov>
Sent: Monday, February 26, 2024 10:17 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>
Subject: FW: Tenant Preference Policy, Item d.2., 2/26/2024 Community and Economic Development Committee Meeting

Hi Clerk - Wanted to make sure this went through – looks like a typo below. This is for today’s CEDC meeting. Thx!

Kristen Clements
Policy and Planning | San José Housing Department
408-535-8236 | kristen.clements@sanjoseca.gov

Learn about the City’s new 2023-2031 Housing Element and Assessment of Fair Housing

From: Melissa A. Morris <melissa.morris@sanjoseca.gov>
Sent: Monday, February 26, 2024 8:55 AM
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>; ccity.clerk@Sanjoseca.gov
Cc: Clements, Kristen <Kristen.Clements@sanjoseca.gov>; Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>; Tristia Bauman <tristia.bauman@sanjoseca.gov>; Shashi Hanuman <shanuman@pilpca.org>
Subject: Tenant Preference Policy, Item d.2., 2/26/2024 Community and Economic Development Committee Meeting
Dear Mayor Mahan and Members of the City Council,

Please find attached a letter from the Law Foundation of Silicon Valley and the Public Interest Law Project in support of the proposed Anti-Displacement and Neighborhood Tenant Preference Policies, item d.2. on the agenda for today's Community and Economic Development Committee meeting.

Thank you,

Melissa A. Morris, [redacted]

CONFIDENTIALITY NOTICE: This email message is legally privileged and confidential. If you are not the intended recipient, please destroy the email after advising me by reply that you erroneously received it.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Maria Escareño
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Jeremy Barousse
From: Melissa A. Morris
Sent: Monday, February 26, 2024 8:55 AM
To: 'mayoremail@sanjoseca.gov' <mayoremail@sanjoseca.gov>; 'District1@sanjoseca.gov' <District1@sanjoseca.gov>
'District2@sanjoseca.gov' <District2@sanjoseca.gov>; 'District3@sanjoseca.gov' <District3@sanjoseca.gov>
'District4@sanjoseca.gov' <District4@sanjoseca.gov>; 'District5@sanjoseca.gov' <District5@sanjoseca.gov>
'district6@sanjoseca.gov' <district6@sanjoseca.gov>; 'District7@sanjoseca.gov' <District7@sanjoseca.gov>
'district8@sanjoseca.gov' <district8@sanjoseca.gov>; 'District9@sanjoseca.gov' <District9@sanjoseca.gov>
'District10@sanjoseca.gov' <District10@sanjoseca.gov>; 'ccity.clerk@Sanjoseca.gov' <ccity.clerk@Sanjoseca.gov>
Cc: 'Clements, Kristen' <Kristen.Clements@sanjoseca.gov>; Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>; Tristia Bauman
Shashi Hanuman
Subject: Tenant Preference Policy, Item d.2., 2/26/2024 Community and Economic Development Committee Meeting
Dear Mayor Mahan and Members of the City Council,

Please find attached a letter from the Law Foundation of Silicon Valley and the Public Interest Law Project in support of the proposed Anti-Displacement and Neighborhood Tenant Preference Policies, item d.2. on the agenda for today’s Community and Economic Development Committee meeting.

Thank you,

Melissa A. Morris, Staff Attorney (she/her/hers)

CONFIDENTIALITY NOTICE: This email message is legally privileged and confidential. If you are not the intended recipient, please destroy the email after advising me by reply that you erroneously received it.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Sandhana Siva
Community and Economic Development Committee,

Please vote in support of taking the next steps to improve housing stability and affordability, setting aside a portion of units for those most in need, thereby increasing opportunities for low-income families to stay in their neighborhoods.

We at SIREN (Services Immigration Rights and Education Network) have been following housing issues for some time and are supportive of the efforts to set aside affordable units for the Tenant Preference Program.

SIREN has been an advocate for the immigrant community for over 35 years and is concerned that our community suffer the consequences of being displaced from their homes and neighborhoods and supports working with them to establish and maintain a stable home for their families within their neighborhoods. We support the following:

1. Setting aside 35% of eligible affordable units for the Tenant Preference Program, and direct staff to revisit Disparate Impact Analyses yearly to potentially increase this percentage.
2. Include language that directs Property Managers to accept alternative documents as part of the application processes besides Social Security Numbers, such as (ITIN#, school records, medical documents, and tax returns, etc.)
3. Identify steady funding sources to support the implementation of the Tenant Preference
Program.

4. Allow sites that already include similar Tenant Preference language in their development documents to apply the preferences.

5. Support current affordable housing developments to include Tenant Preferences when/as vacant units become available.

6. Work with the community to define and implement a Displaced Preference, for individual tenants who have recently been displaced from their homes in San José.

SIREN is eager to ensure that the City Council recognizes the importance of this policy and implements it effectively to fix the root causes of our housing crisis.

Please do the right thing. Please support the just and fair process to support, uplift and help build thriving neighborhoods in San Jose.

HUY TRAN, Interim Executive Director
SIREN Services Immigrant Rights and Education Network

Carmen Torres

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Stan Fitzgerald
Community and Economic Development Committee,

To the San Jose City Council,

I am a resident of District 3 in the Washington Guadalupe Neighborhood. I've seen firsthand the displacement taking place on Locust street. In under 4 years, I've seen more wealthy white families move in and the demographics of a historically Mexican neighborhood begin to shift. I am involved with a local Latinx youth group in the area and have seen many of the youth leave San Jose because they cannot afford to live here. Families are being displaced inland. It is for the uprooted and unsettled lives of these youth and families that I write this letter. This is why a local preference policy matters. To keep families that have been in San Jose for generations housed and rooted.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income
renters, increase access to affordable housing, and improve housing stability and costs.
Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Nathan Park

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yasmin Mata
Community and Economic Development Committee,

As a resident of District 3 and a member of the Sacred Heart Housing Action Committee-SHHAC, the continued displacement that is occurring in our community because families are unable to find an affordable home is heart-breaking. Affordable housing projects that give preference to folks facing displacement, including undocumented residents, are needed now more than ever.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the "Tenant Preference Policy" at your February 26 meeting. Preventing the displacement of low-income renters, increasing access to affordable housing, and improved housing stability and costs will result due to your vote of support. In addition, communities will be stabilized as families and their children will be able to remain in the neighborhoods they call home.

Your vote to support the "Tenant Preference Policy" to be voted on at the March 26, 2024 City Council meeting can be a significant step forward in addressing our affordable housing crisis.

In anticipation, thank you for your vote of support for the TENANT PREFERENCE POLICY!
Sincerely,

Mary Helen Doherty, District 3 resident
Community and Economic Development Committee,

As a resident of San José in District 3 it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents. San Jose is facing a major exodus of residents losing 50,000 in just the last few years.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Albert Carlson
I'm using Adobe Acrobat.
Here's the Tenant Preference REAL Letter to CSJ 2024.02.pdf for you to review.

From: Angel Aliando
Sent: Friday, February 23, 2024 2:28 PM
To: District9 <district9@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Clements, Kristen <Kristen.Clements@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Arreola, Kiara <Kiara.Arreola@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>; Madero, Angel <Angel.Madero@sanjoseca.gov>; Dexter, Michele <Michele.Dexter@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>
Subject: REAL Letter to CED Committee re Item 2, Tenant Preference

Dear the Community & Economic Development Committee,

Please see attached the letter from the Race Equity Action Leadership (REAL) Coalition Housing Justice Workgroup regarding Item 2, Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Draft Programs Status Report.

We look forward to your discussion on this item.
Thank you,

Ángel Aliano | ellow

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute, or copy this e-mail.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Arabela

Arabela Espinoza
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Diana monserrat Saavedra lemus
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Duverney Reiran basto
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yandra Machuca
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Ana Orozco
Luz Osma

Friday, February 23, 2024 6:58 AM
CEDCommittee

Mi nombre es luz. Vivo en san José y aterrador ver qué es san José California los alquileres son solo para las personas que no se cuánto ganan dinerales para pagar un alquiler de un apartamento si está entre 3000 a 3300 con servicios públicos yo en mi...

Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobalo la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Luz Osma
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Carolina Ontiveros Antequera
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Rosaura Arenas guerrero
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Eva Cruz
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprovechar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Patricia Ramírez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como elITIN#., registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Francisca Valencia
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesica Natalia Cruz Bohorquez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Digna Emérita Sosa Zelaya
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Digna Emérita Sosa Zelaya

[Redacted]
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Laura Patricia Hernández Vázquez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Argenis Salcedo
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Jamilton Valbuena
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Natalia Andrea Mazo Areiza
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

karime Garcia Caballero
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Flora Hernandez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Paula Triana
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Yesenia Diaz

----------------------------------------
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Guadalupe Sánchez
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Maria Regalado. BAEZ
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,
Brenda
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Mónica Hernandez González
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente, Rosibell Adolfo

Rosibell Adolfo
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Bertha Aguinaga
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprob la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Ruth Blanco
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Brenda Arenas
Community and Economic Development Committee,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a largas listas de espera o la imposibilidad de presentar una solicitud porque no tienen la documentación adecuada, como el ITIN#, registros escolares, documentos médicos, declaraciones de impuestos, etc.

El Comité de Desarrollo Económico y Comunitario tiene la oportunidad de comenzar a abordar las causas fundamentales de la crisis inmobiliaria aprobando adelantar la Póliza de Preferencia de Inquilinos a votación el 26 de febrero para que podamos evitar el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda. No pospongas más la Póliza de Preferencia de Inquilinos; ¡aprobar la Póliza de Preferencia de Inquilinos a votación el 26 de marzo!

Atentamente,

Carolina Arcila
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Veronica Eldredge

[Island Creek Drive]
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Serena Myjjer
Community and Economic Development Committee,

Hello, my name is Leticia Escoria, I am from Vecinos Activos and ARUVA as a resident of the East of San Jose. Today I want to ask for your support on the Tenant Preference Policy with no delays, because it is unbearable to live under a roof giving away most of our income under the market prices, not only my family but many families in my neighborhood where is very common to see more than two families in 2 or 3 bedroom's houses. It is very sad how people had to go out of San Jose because looking for a better situation. Please support the Tenant Preference, we really need your support.

Sincerely,
Leticia Escoria
Community and Economic Development Committee,

My name is Siena Watson, I work at a local non-profit organization, Grassroots Ecology, and have lived in District 9 of San Jose for most of my life. During this time, I have seen many classmates and family members have to move due to increasing rent.

One of my family members very recently had to move out of state due to the high price of rent. He was working three jobs and still could not afford to live on his own.

I am lucky to currently rent from family for a reduced price, but with my income of $5000/month before taxes, I would likely be struggling to pay for rent and other necessities if I rented anywhere else.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents and unhoused neighbors.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.
Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Siena Watson

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Community and Economic Development Committee,

My name is Thảo Lê and I live in District 4. I have been a resident of San José for 6 years. I am the primary caregiver for my oldest aunt, who is 92 years old. We are both in a constant state of worry. I have two jobs and I am in school in order to afford my rent and nurture my future. But the rent has increased every year, much faster than the wage of IHSS workers. As for my aunt, fortunately she has a Section 8 voucher. But her apartment building is now on sale and she is scared she will not be able to find a safe and accessible home near her community and care networks. We've come to accept that we will have no choice but to move at some point, but it is difficult to imagine having to move somewhere far from the community we know.

The Community and Economic Development Committee has the opportunity to address our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will help prevent the displacement of low-income renters like my aunt and I. Please agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26.

Thank you for your attention,

Thao Lê
Community and Economic Development Committee,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The Community and Economic Development Committee has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your February 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs. Don’t postpone the Tenant Preference Policy any longer; agree to move the Tenant Preference Policy to a vote so the full City Council can approve the policy on March 26!

We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Saul Ramos

San Jose, California 95116
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Cesar Navarro

San Jose, California 95122
San Jose City Clerk,

Hello, I am with Vecinos Activos part of Somos Mayfair. I live in District 7 for the last 15 years with my mother. My mother passed away at the age of 101 years old, she passed away in 2021 and since then my son moved to live with me. My two grandchildren stay with their father and me, their grandmother, every other week.
I have lived in East Side of San Jose since 1968. And as a long time resident of San Jose I have been an active participant in shaping our local policies and services, it’s practically impossible for low-income families to afford a comfortable home. The average rent for an apartment can often be over $3,000.00/month while for example, healthcare support workers make about $4,000.00/month before taxes. This means so many healthcare technicians are getting priced out of San Jose and not to mention our undocumented families who make very low wages and many times they have to work two or three jobs to be able to make ends meet.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Aurora Solís

Aurora Solís
San Jose, California 95122
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Maricella Fuentes

Maricella Fuentes
San Jose, California 95116

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: [3/26] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Tue 3/12/2024 7:46 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Socorro McCord
Sent: Monday, March 11, 2024 8:03 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26] Approve the Tenant Preference Policy

San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Socorro McCord

San Jose, California 95130
FW: [3/26] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Fri 3/15/2024 5:05 PM
To:Agendadesk <Agendadesk@sanjoseca.gov>
Subject: [3/26] Approve the Tenant Preference Policy

[External Email]

You don't often get email from Learn why this is important

San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Esther Young

San Jose, California 95116

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

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente, Yossely Rizo

Yossely Rizo
San Jose, California 95116
San Jose City Clerk,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Nelly Blas

San Jose, California 95123
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Brenda Garcia-Lujano

San Jose, California 95133
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the documentation to apply to apartments. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Nayeli Sedano

San Jose, California 95123

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

Mi nombre es Maria Urquiza, líder en el este de San Jose, CA. Como líder de mi comunidad donde trabajo y viví por más de 20 años, he experimentado los efectos negativos del desplazamiento. En mi tiempo que viví en San Jose, tuve que moverme más de 8 veces. Esto ocasionó mucha inestabilidad para mi hija, ya que tuve que moverla de escuelas y eso le afectó en su desarrollo físico y emocional. Al igual que yo, muchas de las familias con las que trabajo se han visto afectadas.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡la decisión es tuya!

Atentamente,
Maria Urquiza

Maria Urquiza

Gilroy, California 95020
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Thu 3/21/2024 4:51 PM
To: Agendadesk <Agendadesk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

From: Patricia Diaz
Sent: Thursday, March 21, 2024 4:37 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

You don't often get email from Learn why this is important

San Jose City Clerk,

As an organization advocating for health care access to residents of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don't have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. We respectfully request the City Council to approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Patricia Diaz

San Jose, California 95133

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

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Héctor marino Muñoz Sánchez
San José CA, California 95117
San Jose City Clerk,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Maleny Rios

San Jose, California 95116
San Jose City Clerk,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Natalia Mazo
San jose, California 95117

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

City Clerk <city.clerk@sanjoseca.gov>
Fri 3/22/2024 8:57 AM
To:Agendadesk <Agendadesk@sanjoseca.gov>

From: Miguel Mazo - [redacted]
Sent: Thursday, March 21, 2024 8:13 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

[External Email]

You don't often get email from [redacted] Learn why this is important

San Jose City Clerk,

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Miguel Mazo

Sanjose, California 95117

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

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

Por el momento, San Jose es la ciudad #1 con jóvenes sin hogar. Esto es inaceptable. Es inaceptable que jóvenes y sus familias tengan que vivir en las calles mientras hay viviendas vacías. San Jose puede comenzar en abordar estas injusticias y este es el momento para tomar el primer paso.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Carlos Arreola Jr

San Jose, California 95134
[3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Fri 3/22/2024 9:02 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Sara Chavez

San José California, California 95127

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

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Barbara Padilla

San Jose, California 95111
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Maria Corrales

San Jose, California 95126

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

Como residente de San José, es desgarrador ver el notable desplazamiento que ocurre cuando las familias no pueden encontrar una vivienda asequible debido a las largas listas de espera. Muchas familias a menudo no tienen la documentación adecuada para solicitar un apartamento, como un número de seguro social. Necesitamos proyectos de viviendas asequibles que den preferencia a las personas que enfrentan desplazamientos, así como a los residentes indocumentados.

El Ayuntamiento de San José tiene la oportunidad de abordar las causas fundamentales de nuestra crisis de vivienda al aprobar la Póliza de Preferencia de Inquilinos en su reunión del 26 de marzo. Esta póliza nos permitirá prevenir el desplazamiento de inquilinos de bajos ingresos, aumentar el acceso a viviendas asequibles y mejorar la estabilidad y los costos de la vivienda.

No pospongas más la Póliza de Preferencia de Inquilinos. El Concejo Municipal debe aprobar la póliza el 26 de Marzo. Necesitamos DEJAR de prolongar la crisis de vivienda; ¡La decisión es tuya!

Atentamente,

Macky Avila
San Jose, California 95116
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Irma Yolanda Bravo

San Jose, California 95110
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Fri 3/22/2024 4:56 PM
To: Agendadesk <Agendadesk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Leticia Escoria

San José, California 95116

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Magdalena Duran

Magdalena Duran
San Jose, California 95116

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Mon 3/25/2024 8:08 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Andrew Siegler <Redacted>
Sent: Friday, March 22, 2024 10:46 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]
San Jose City Clerk,

My name is Andrew Siegler--I am a member of SURJ at Sacred Heart, a District 3 resident, voter, and taxpayer, and I am a formerly unhoused resident of this great city.

So many of our residents are one paycheck away from homelessness. I was one of those. And then one day, I ended up in the ICU for a week from a lung infection that I picked up while driving for Uber 16 hours a day, 7 days a week. And because I lost a week's worth of wages, I couldn't pay rent on time, and our greedy landlady kicked us out. I sent my kid and his mom to go live with her parents in SoCal, effectively ending my marriage, and ended up homeless for five years. I lucked out and ended up getting housed, but it was a long haul, and I still haven't been reunited with my kid. Consider he & his mom among the many displaced by our housing crisis.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Andrew Siegler

San Jose, California 95112-3979

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
Our communities are more than just buildings - they are the people who live there. And I know our communities won't be the same if we lose the seniors, small business owners, students and working families that make San Jose special. we create and preserve affordable housing for those low-income residents.

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Leticia Alvarez

San Jose, California 95111
Hi,

I live and work downtown, am and SEIU521 worker, and a member of Showing Up for Racial Justice at Sacred Heart Community Service. I'm writing in support of SOMOS Mayfair and the Sacred Heart Housing Action Committee in their call for a strong local tenant preference policy. We desperately need anti-displacement policies if we are going to continue to be the richly diverse and culturally innovative city that we pride ourselves on being. We need to push back against the stark inequities that are creating a chasm between the very few who are wealthy and the rest of us who are working people struggling to stay in San Jose. For that reason, I support the specific elements that SOMOS has identified:

1. Support the 35% set aside of units eligible for the Tenant Preference Program—direct staff to revisit Disparate Impact Analyses yearly for potential percentage increases.
2. Include language that directs Property Managers to accept alternative documents as part of the application processes, such as (ITIN#, school records, medical documents, tax returns etc.);
3. Identify steady funding sources to support the implementation of the Tenant Preference Program;
4. Allow sites that already include language in their development documents to apply the preferences. Support current affordable housing developments to include preferences when/as units become available;
5. Work with the community to define and implement a Displaced Preference.

Thank you.

Jen Myhre
FW: REAL Letter re Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 11:10 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

I'm using Adobe Acrobat.
Here's the Tenant Preference REAL Letter to CSI 2024.02.pdf for you to review.

From: Angel Aliano
Sent: Monday, March 25, 2024 10:55 AM
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: Kyra Kazantzis; Gianella Ordonez; Reed, Jim <Jim.Reed@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>; Sandoval, Vanessa <vansessa.sandoval@sanjoseca.gov>; Nguyen, Lam <Lam.Nguyen@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; Fleming, Jonathan <Jonathan.Fleming@sanjoseca.gov>; Adera, Teddy <Teddy.Adera@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Dexter, Michele <Michele.Dexter@sanjoseca.gov>; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Clements, Kristen <Kristen.Clements@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Arreola, Kiara <Kiara.Aerreola@sanjoseca.gov>; Madero, Angel <Angel.Madero@sanjoseca.gov>; Dexter, Michele <Michele.Dexter@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>
Subject: REAL Letter re Tenant Preference Policy

[External Email]

Some people who received this message don't often get email from [redacted]. Learn why this is important

Dear Mayor Mahan, Vice Mayor Kamei, and City Council,

Please see attached the letter from the Race Equity Action Leadership (REAL) Coalition Housing Justice Workgroup regarding Item 8.2, Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Draft Programs Status Report.

We look forward to your discussion on this item.

Regards,
Ángel Aliano | Nonprofit Policy & Advocacy Fellow
Silicon Valley Council of Nonprofits
Web: svcn.org | Twitter: @SVCN
Pronouns: he/him

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute, or copy this e-mail.
March 25, 2024

Mayor & City Council
City of San José
200 East Santa Clara Street, 18th Floor
San José, CA 95113
*Sent via electronic mail*

Re: City Council Item 8.2, Tenant Preference Policy

Dear Mayor Mahan, Vice Mayor Kamei, and City Council:

This letter was prepared by the Housing Justice Workgroup of the Race Equity Action Leadership (REAL) Coalition.

The undersigned organizations support the staff recommendations to adopt a tenant preference policy. Since even before the City of San José adopted an anti-displacement strategy in 2020, we have been working to prevent the displacement of local residents. One of the strategies that the city plans to implement is a strong Tenant Preference policy that will benefit low-income households, allocate certain affordable housing units to those in need and help San José residents stay in their communities.

Prioritizing a collective vision aimed at fostering a future where every household in San José can sustainably remain within their community, fostering deep connections with neighbors, and nurturing a profound sense of belonging and stability is imperative. Housing discrimination and segregation have been pervasive issues in our nation's history, with far-reaching consequences for BIPOC communities. In San José, this has led to the displacement of those communities. A tenant preference policy can serve as a proactive measure to mitigate the effects of past discrimination and promote housing equity. Such a policy holds significant potential to address long standing racial inequities in housing policy and promote greater fairness and justice in our community.

By prioritizing the local neighborhood and those at most risk of displacement, we are targeting affordable housing production resources to where the risk of
displacement is the greatest. It is also a critical way of using new developments to facilitate sustained communities.

We applaud Council and city staff for their tireless efforts to draft this policy through many community meetings and outreach. With this input, staff have drafted a policy that includes many important community priorities championed by the Anti-Displacement Coalition listed below:

1. Support setting aside 35% of eligible affordable units for the Tenant Preference Program, and direct staff to revisit Disparate Impact Analyses yearly to potentially increase this percentage.
2. Include language that directs Property Managers to accept alternative documents as part of the application processes besides Social Security Numbers, such as (ITIN#, school records, medical documents, and tax returns, etc.)
3. Identify steady funding sources to support the implementation of the Tenant Preference Program.
4. Allow sites that already include similar Tenant Preference language in their development documents to apply the preferences.
5. Support current affordable housing developments to include Tenant Preferences when/as vacant units become available.
6. Work with the community to define and implement a Displaced Preference, for individual tenants who have recently been displaced from their homes in San José.

By adopting a program with these criteria, we take a big step in completing an important action in the city’s newly certified housing element (S-20: Tenant Preferences that Help Fight Displacement).

The Tenant Preference Policy will also help to affirmatively further fair housing because it will allow the city to better use its investments in affordable housing to address displacement of lower-income residents from their neighborhoods and the city. In the city's recently adopted Housing Element, it identified displacement, which disproportionately harms Latinx households, as the number one factor contributing to racial segregation in San José. Accordingly, the Tenant Protection Policy—along with other anti-displacement measures like tenant protections—is
an important component of an overall fair housing strategy to promote integration and access to opportunity in San José.

We appreciate staff taking our requests and incorporating it in the staff report. For example, the report states that no new funding will be needed since “There are no immediate cost implications from this program. Existing staff from the Housing Department’s Residential Development Division and Policy Team would implement this Program.”

It is also important to recognize that housing stability is closely linked to economic security, educational attainment, and overall well-being. By taking bold and decisive action, we can move closer to realizing our shared vision of a city where everyone has access to safe, affordable housing and the opportunity to live with dignity and respect.

Signed,

Jaime Alvarado
ARUBA

Emily Ann Ramos
SV@Home

Sarah Fields
LifeMoves

Kyra Kazantzis
Silicon Valley Council of Nonprofits

Matt King
Sacred Heart Community Service

Cassandra Magana
West Valley Community Services

Gabriel Hernandez
Si Se Puede Collective

Karen Nemsick
United Way Bay Area

About the REAL Coalition
The REAL community of nonprofit leaders and allies has been meeting since June 2020 to use our positional power to advocate for a more racially-just and equitable society; to establish a peer network of leaders committed to fighting white supremacy and systemic racism in ourselves and our institutions; and to hold each other accountable to the promises we made in the Nonprofit Racial Equity Pledge. The REAL coalition is broadly representative of the nonprofit
community including human and community services, behavioral health and health, arts and culture, domestic violence, older adults, food distribution, education, environmental, farming, legal, disability rights, LGTBQ rights, ethnic, immigrant rights, housing and homelessness, criminal justice reform, urban planning, and intermediary organizations, and others. Over 125 organizations have participated in the REAL coalition.
San Jose City Clerk,

My name is Cynthia Melendez, I work for Amigos de Guadalupe, but I am writing to you from a place of personal experience. I have lived in District 3 of San José for over 10 years with my mom and sister. My mom was a single mom raising both of us and often struggling to pay rent. We even experienced homelessness at one point, and it is only due to low income housing that we were able to stay in the area and graduate from our high school here in San Jose. However, most of the people I went to school with are no longer living in the area. Most of the neighbors we had when we first moved into the apartments we live in, are no longer there. And most of these people have been displaced due to high rents.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. My family was lucky to have proper documentation that allowed for us to qualify for low-income housing. Without this, I believe we would have experienced homelessness for a lot longer than we did. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

Even though my mom is an LVN and I am working full time educator, we are still living in a one bedroom apartment because we cannot afford a two bedroom one. We have done everything we were supposed to, and even went on to have an education, and yet we are still unable to afford the cost of a bigger place in our area. Our place is so tight that we have often considered moving out of our community to be able to afford something just slightly bigger. This matter is highly important for me because my family is literally on the verge of becoming another statistic - one more added to the hundreds and hundreds of families that have been displaced.
The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
Cynthia

Cynthia Melendez
San Jose, California 95116

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Abigail Hindson

Abigail Hindson
San Jose, California 95116
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents. I applied for a low income/affordable housing for 7 years now. And still we cannot avail. We are just renting in a studio type home and it’s too expensive. How can it be that low income/affordable housing gor one bedroom cost us $1600 to $1900.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours! Looking forward to take necessary action for this reason. Thank you.

Sincerely,
Cynthia S Molina

Cynthia S Molina
San Jose, California 95111
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Lua Phan

San Jose, California 95148
From: Melissa A. Morris <city.clerk@sanjoseca.gov>
Sent: Monday, March 25, 2024 3:26 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>; District6 <district6@sanjoseca.gov>; District7 <district7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District10 <district10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Cc: Shashi Hanuman, Cristina T. Tristia Bauman, Kristen Clements, Kristen Chagolla, Cynthia Chagolla, Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>
Subject: Tenant Preference Policy (3/26/2024 City Council Meeting, item 8.2)--SUPPORT

Dear Mayor and City Council,

I am reissuing the Law Foundation of Silicon Valley's and Public Interest Law Project's February 26, 2024, letter supporting adoption of the proposed Anti-Displacement and Neighborhood Tenant Preference policies (item 8.2). Please do not hesitate to contact us if you have any questions.

Thank you,

Melissa A. Morris, Staff Attorney (she/her/hers)
The Public Interest Law Project

www.pilpca.org

CONFIDENTIALITY NOTICE: This email message is legally privileged and confidential. If you are not the intended recipient, please destroy the email after advising me by reply that you erroneously received it.
February 26, 2024

SENT VIA E-MAIL ONLY.

San José Mayor and City Council
City of San José
200 East Santa Clara Street, 18th Floor
San José, CA 95113

Re: February 26, 2024, Community and Economic Development Committee Meeting, Item No. (d)(2)
Tenant Preference Policy--SUPPORT

Dear Mayor Mahan, Vice Mayor Kamei, and members of the City Council:

The Law Foundation of Silicon Valley and the Public Interest Law Project write to express our support for the proposed Tenant Preference Policy, item d.2 on the agenda for next Monday’s Community Economic and Development Committee meeting. We appreciate staff’s extensive work on the policy, and we join with local community-based service and advocacy organizations in urging the City Council to adopt the policy.

About Our Organizations

The Law Foundation of Silicon Valley ("Law Foundation") is the largest provider of free legal services within Santa Clara County. Established 50 years ago, we use legal services, strategic advocacy, and educational outreach to advance the rights of low-income and marginalized individuals and families. Our practice includes litigation and policy advocacy related to eviction defense, fair housing, and unhoused advocacy.

The Public Interest Law Project is a statewide legal services support center whose mission is to advance justice for low income people and communities by building the capacity of legal services organizations through impact litigation, trainings, and publications, and by advocating for low income community groups and individuals. Our practice includes extensive litigation and policy advocacy related to land use, affordable housing, homelessness, fair housing, tenant protections, and other civil and economic rights.
Displacement of lower-income tenants is one of the most critical fair housing issues impacting San José.

San José, as both a California local agency and a recipient of federal housing funds, has a legal duty to affirmatively further fair housing, meaning it must take “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

The City’s 2023-2031 Housing Element identifies displacement as the most significant contributing factor to racial segregation in San José, noting that “displacement disproportionately impacts communities of color, especially Latino/a/x people.” San José’s Latinx residents are concentrated in neighborhoods with the highest displacement risk. Black and Latinx residents, especially Black and Latinx female-headed households, are disproportionately cost-burdened, meaning they are disproportionately in housing situations that are financially unsustainable and carry the highest risk of displacement from their homes, from their neighborhoods, or from the City entirely. These trends are consistent with the Law Foundation’s experience representing low-income San José residents, including low-income tenants facing eviction in court. In 2023, the Law Foundation represented 2,203 client households, the majority of whom were facing imminent housing displacement, and over half of them are Latino/a/x. Indeed, most of the clients we represent are Latinas with minor children in some stage of the eviction process for non-payment of unaffordable rents.

Such displacement reinforces historical and ongoing patterns of segregation. The Anti-Displacement Policy Network Team’s 2020 Community Strategy Report noted that “87% of today’s displacement areas in San José align with historically redlined neighborhoods that were rated as “hazardous” (red) or “definitely declining” (yellow).” The report further observes that, “[t]oday, neighborhoods that were formerly redlined are becoming prime locations for speculative investment due to their relative affordability compared to the rest of San José and the region.”

---

2 Gov. Code, § 8899.50(a)(1).
3 See City of San José 2023-2031 Housing Element (Nov. 2023), Chapter 2: Housing Needs, pp. 2-10 to 2-11.
4 Housing Element, supra note 3, Appendix B: City of San José Assessment of Fair Housing, p. B-38.
5 Id. at B-102.
Accordingly, to fulfill its duty to affirmatively further fair housing, the City must undertake proactive, multifaceted policy approaches to address the impacts of displacement on both lower-income tenants and the neighborhoods where they live. Tenant protections like the Apartment Rent Ordinance, the Tenant Protection Ordinance, and the Ellis Act Ordinance, are critical pieces of this puzzle, as are protections for residents of mobile home parks. Similarly, the proposed Anti-Displacement Preference and Neighborhood Preference will be welcome and important components to an overall strategy, consistent with the City’s duty to affirmatively further fair housing, to address displacement in San José.

**The policy is designed to stabilize neighborhoods and create opportunities for lower-income San José residents to stay in their community.**

The Anti-Displacement Preference and the Neighborhood Tenant Preference are key components of the City’s anti-displacement strategy and programs of its Sixth Cycle Housing Element.\(^7\) The Anti-Displacement Preference provides lower-income residents of neighborhoods with high displacement risk with a preference in 20% of units of certain City-funded affordable housing citywide. This preference will increase the chances for San José residents at risk of displacement to stay in San José, rather than having to relocate to other parts of the Bay Area or out of the Bay Area entirely.

The Neighborhood Tenant Preference will provide lower-income residents with a preference in 15% of units in certain City-funded affordable housing in the City Council District where they currently live. This preference will increase the likelihood that households at risk of displacement will be able to stay in their neighborhoods, near their schools, health care providers, and support networks. In communities of color with histories of disinvestment, like Alum Rock, the preference will help to ensure that the City’s investment in affordable housing benefits the residents of those communities.

We appreciate the City’s thoughtful approach to developing this policy, including extensive stakeholder input and consultation with the California Department of Housing and Community Development. And we applaud the City’s commitment to utilizing alternative forms of documentation to ensure that eligible non-citizens have equal access to City-funded housing, as well as its commitment to develop a Displaced Tenant Preference following the adoption of this policy.\(^8\)

**Conclusion**

We encourage the City Council to adopt the Tenant Preference Policy. We also encourage the City to move forward with the development of a Displaced Tenant Preference to

---

\(^7\) See Housing Element, supra note 3, Chapter 2: Housing Needs, p. 2-14, Chapter 3: Housing Goals and Strategies, pp. 3-45-3-46.

\(^8\) See Housing Element, supra note 3, Appendix H: Housing Element Outreach Details, p. 12.
further address the impacts of displacement on San José residents, former residents, and neighborhoods. If you have questions about this letter or would like to discuss these policies further, please contact Tristia Bauman at tristia.bauman@lawfoundation.org and Melissa Morris at mmorris@pilpca.org.

Sincerely,

/s/Tristia Bauman

Tristia Bauman, Directing Attorney
Law Foundation of Silicon Valley

Melissa A. Morris, Staff Attorney
Public Interest Law Project

Cc: Kristen Clements and Mindy Nguyen, City of San José Housing Department
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Vanessa Rivera
San Jose, California 95112
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Maria Bevioder

San Jose, California 95112

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Kellen Hughes
San Jose, California 95122
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Tue 3/26/2024 7:44 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Socorro Montaño <redacted>
Sent: Monday, March 25, 2024 8:43 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

You don’t often get email from redacted. Learn why this is important
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

I can only imagine a future in San Jose because my mom and other family members own homes. My family has been in San Jose for 3 generations so I have heard how much the city has changed in the last 80 years, how much the cost of living has skyrocketed! This needs to be addressed with urgency. And yet I don’t want my community regularly displaced to far away places that don’t have our resources, our immigrant protections, and so much more that San Jose has to offer.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Socorro Montaño

San Jose, California 95116

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The tragedy is that we were already displaced after 30 years. It is very hard, it is such a strong pain to carry and it affects all your work, your school, your dreams, your sleep, your entire life. They are traumas that stay with you forever. And many times there is no answer to the question where are we going?

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

javier torres
San Jose, California 95116
From: Kathryn Hedges
Sent: Monday, March 25, 2024 9:02 PM
To: District1 <district1@sanjoseca.gov>; District2 <district2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <district4@sanjoseca.gov>; District5 <district5@sanjoseca.gov>; District6 <district6@sanjoseca.gov>; District7 <district7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District10 <district10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>

Subject: 8.2 Anti-Displacement Tenant Preference and Neighborhood Tenant Preference for Affordable Housing Draft Programs Status Report.

[External Email]

Some people who received this message don’t often get email from me. Please learn why this is important

Honorable Mayor & Councilmembers,

I am a registered voter in D3 who lives in affordable housing. I am deeply concerned that the Mayor’s March Budget Message, once again, proposes to shift Measure E funding away from affordable housing production.

Our community is facing a severe affordable housing crisis. The exorbitant cost of housing in our city has left approximately 70,000 families rent-burdened and struggling to simply get by. Studies show that a lack of affordable housing poses a serious threat to the overall economic health of a community and that it is the primary factor responsible for high levels of homelessness in cities like ours. Providing more affordable housing is consistently a top priority for San Jose residents, and leaving this out of the budget fails to address this priority or the commitments we have made to invest in permanent housing stability for current and future generations.

I have lost count of how many friends and colleagues have had to leave San Jose after too many rent increases. I hear all the time about school enrollments dropping due to displacement. It is long past time to fight displacement so I am glad to see the new antidisplacement measures. But it doesn’t help to have a local preference for new affordable housing unless affordable housing is being built at rental rates the target population can afford. I would prefer social housing over LIHTC private affordable housing, but California doesn’t really have a framework for social housing yet, so we have to take what we can get.

We appreciate the City’s efforts to increase shelter options in our city, but we cannot do so at the expense of desperately needed affordable housing. The current costs of expanding emergency interim shelters are unsustainable and will require an ongoing independent revenue source. Instead of pitting one strategy against another, the City MUST advance both community priorities by preserving Measure E funding for affordable housing and identifying a permanent revenue source to fund existing Council commitments for construction and ongoing operating costs of emergency interim shelter. I am also concerned about spending our limited funds on congregate shelters that are strongly unpopular with the target audience.

If the plan is to construct giant tents that are so unappealing that unhoused people will decline an invitation to shelter there, then jail them or transport them out of San Jose for refusing to accept housing, I suspect we will end up wasting the funds to install them AND whatever settlement we end up paying after the ACLU and other agencies sue the City.

Data from Destination: Home’s Continuum of Care showed that only 25% of the people in interim housing or shelters in Santa Clara County last year were able to secure permanent housing, and 75% of the folks who transitioned did so with the help of a supportive housing program and/or other form of housing subsidy. Permanent affordable housing is a critical part of a system of response to the
crisis of displacement and homelessness in our communities, and delivers a wide range of benefits to both residents and the broader community- a wise investment.

Please protect affordable housing funding in this year’s budget, and let’s come together to develop a real plan for funding and sustaining a comprehensive approach to our housing and homelessness crisis.

Kathryn Hedges
San Jose, CA 95112

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Tue 3/26/2024 7:44 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Sophia Lew <BLACKHOLE@sanitize.com>
Sent: Monday, March 25, 2024 8:37 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

I would hate to again face displacement. It was a very big trauma that faced our family after we lived in one place in 3 decades and 4 months. If they don’t want us there, where can we go? We’ve looked for places but there’s nothing available. This impacts our whole family, especially our two daughters who were raised here. To have three months to be completely changed is awful.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Sophia Lew

[Redacted]

East Orange, Minnesota 55414

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

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Cesar Navarro

Fremont, California 94538
Honorable Mayor and Council Members,

The Local Tenant Preference policy would help prevent displacement by giving local residents preference to move into a portion of all city-funded new affordable housing units when they become available for occupancy.

The Local Tenant Preference Ordinance will only work if the city continues to provide adequate funding to ensure that affordable housing is actually built.

All low-income San Jose residents continue to desperately need affordable housing.

Please support affordable housing and the local tenant preference policy/ordinance.

Thank you,

Debra Townley

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: [3/26 Item #8.2] Approve the Tenant Preference Policy

City Clerk <city.clerk@sanjoseca.gov>
Tue 3/26/2024 7:44 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

From: L M  
Sent: Monday, March 25, 2024 11:29 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]
San Jose City Clerk,

I am born and raised in San José, but I’ve been displaced out of the city I spent my whole childhood in due to rising rent rates and a lack of protected affordable housing. My family had to sell our home and become renters. How is it fair that I was born here and can’t afford to live in my own city anymore? Please protect tenants like me and protect San Jose affordable housing.

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
LM

L M

San Jose, California 95120

This message is from outside the City email system. Do not open links or attachments from untrusted sources.
FW: 8.2 ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

City Clerk <city.clerk@sanjoseca.gov>
Tue 3/26/2024 9:14 AM
To: Agendadesk <Agendadesk@sanjoseca.gov>

I’m using Adobe Acrobat.
Here’s the SVH 8.2 Tenant Preference 3_26_24.pdf for you to review.

---

From: Emily Ramos
Sent: Tuesday, March 26, 2024 8:58 AM
To: Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Doan, Bien <Bien.Doan@sanjoseca.gov>;
domingo.cardelas@sanjoseca.gov; Foley, Pam <Pam.Foley@sanjoseca.gov>; Batra, Arjun <arjun.batra@sanjoseca.gov>
Cc: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Clements, Kristen <Kristen.Clements@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Mathew Reed
Regina Celestin Williams

Subject: Re: 8.2 ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

[External Email]

Some people who received this message don't often get email from
Learn why this is important

Dear Mayor Mahan, Vice Mayor Kamei, and City Council:

On behalf of our members, we write today in strong support of the tenant preference policy. Please see our attached letter.

Kind regards,
Emily Ann Ramos
Preservation and Protection Associate, SV@Home

---

You're Invited!
sv@home
AFFORDABLE HOUSING MONTH
FOR YOU FOR ALL
MAY 2024
#4Us4You4All

Instagram | Facebook | Twitter | LinkedIn
February 25, 2024

Mayor & City Council
City of San José
200 East Santa Clara Street, 18th Floor
San José, CA 95113
Sent via electronic mail

Re: 8.2, ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

Dear Mayor Mahan, Vice Mayor Kamei, and City Council:

On behalf of our members, we write today in strong support of the tenant preference policy. This is an innovative policy. It creates direct connections between the city’s investments in affordable housing production, sustained community stability, and targeted anti-displacement efforts in neighborhoods where displacement risks are the greatest. Because these targeted tools work by leveraging affordable housing production, this ordinance will only be effective if the city continues to invest in affordable housing development.

It has been a long road since the City of San Jose adopted the Citywide Residential Anti-displacement strategy in 2020, which included a tenant preference as a priority policy. This policy is the result of a tenacious and committed partnership between the Housing Department, the City Council, and community partners led by SOMOS Mayfair. There were concerns that a local preference policy could conflict with fair housing laws and SV@Home joined in support of a bill sponsored by the City and SOMOS Mayfair, and introduced by Senator Cortese (SB 649), which created a state policy to clarify how tenant preferences could work with federal and state funding sources. It successfully passed and was signed by the governor in 2022.

Shortly after that, SV@Home worked with the city to host Developer Roundtables with affordable housing developers to educate them on the policy and create a space where they could provide feedback. Members of the affordable housing development and property management community, expressed broad support for the intent of the ordinance and shared areas where they felt that successful implementation would be facilitated through detailed administrative guidelines. The input the department received through these events, and through further outreach conducted by the department directly with the developers and managers, included the following:

- The program must conform with fair housing law, and the developers would request inclusion of language indemnifying the developers from liability for fair housing litigation resulting from compliance with the neighborhood and tenant preference policy.
- Administrative guidelines for the policy should include details that acknowledge the potential administrative challenges of matching qualifying households with units of the appropriate size, providing appropriate procedures for allowing leasing to proceed as qualifying households are identified. The development partners and the city must share
accountability for ensuring that the “Doorway” system is effectively marketed to reach qualifying households.

- Administrative guidelines should similarly include details addressing the potential for these administrative challenges during re-leasing of vacant units.
- The administrative guidelines should be assessed and evaluated at regular intervals to ensure that they may be adjusted if appropriate to ensure that the ordinance is functioning effectively.

It is not possible to fully indemnify affordable housing developers from litigation, but the department has taken extensive steps to establish a legal framework for this policy including sponsoring state legislation (SB 649), establishing and vetting a detailed disparate impact assessment protocol, entering into ongoing coordination with the California Department of Housing and Community Development to ensure compliance with state law, and detailed review by the city attorney. While not delineated in the Tenant Preference Program Framework attached to this item, it is our understanding that the Department has acknowledged that effective implementation will require that administrative guidelines and an implementation manual outlining program operations and procedures for property management staff be developed to be responsive to the additional challenges raised through this stakeholder input.

SV@Home appreciates the work and the thoughtfulness the city has shown to prepare for the integration of tenant preferences in the “Doorways” program. We recognize the city’s commitment to supporting effective and efficient integration of this preference ordinance for affordable housing development and management. We also understand that significant additional work is required to effectively implement this policy.

Finally, and perhaps most importantly, this policy’s effectiveness is dependent on community access to the “Doorway” portal and program. This can be achieved through affirmative marketing, community education, collaboration with established community based organizations, full integration into city tenant resource programming and materials, and effective coordination with affordable housing developers and managers. It must be recognized, however, that online technology can pose barriers to individual and community access. Without proactive and affirmative commitments to ensuring access and opportunity this program will fall short of its intent and potential. We appreciate and support the efforts to support this effort in the memorandum submitted by councilmembers Ortiz, Torrez, Candelas, and Cohen.

We remain committed to assisting the city in sustaining and strengthening their partnership with communities across the city and to supporting ongoing collaboration with affordable housing developers in implementing these preferences. We appreciate the broad support this policy has received and the ongoing commitment to invest in the affordable housing needed to make it effective in preventing displacement and reducing homelessness in San Jose.

Sincerely,

Regina Celestin Williams
Executive Director
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,
San Jose City Clerk,

As a resident of San José, it is heartbreaking to see the noticeable displacement that occurs when families are unable to find an affordable home due to long waitlists. Many families often don’t have the right documentation to apply to apartments, like a Social Security Number. We need affordable housing projects that give preference to folks facing displacement, as well as undocumented residents.

The San José City Council has the opportunity to address the root causes of our housing crisis by approving the Tenant Preference Policy at your March 26 meeting. This policy will allow us to prevent the displacement of low-income renters, increase access to affordable housing, and improve housing stability and costs.

Don’t postpone the Tenant Preference Policy any longer. The full City Council must approve the ordinance on March 26. We need to STOP prolonging the housing crisis; the decision is yours!

Sincerely,

Elizabeth Trigos

SAN Jose, California 95150