

**FW: [3/26] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Tue 3/5/2024 7:50 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Saul Ramos [REDACTED]

**Sent:** Tuesday, March 05, 2024 4:32 AM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** [3/26] 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.

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

[REDACTED]  
San Jose, California 95116

**FW: [3/26] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Wed 3/6/2024 10:56 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Cesar Navarro [REDACTED]  
**Sent:** Wednesday, March 06, 2024 10:34 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26] 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.

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  
[REDACTED]

San Jose, California 95122

**FW: [3/26] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Wed 3/6/2024 4:11 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Aurora Solis [REDACTED]  
**Sent:** Wednesday, March 6, 2024 3:36 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26] Approve the Tenant Preference Policy

[External Email]

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

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 Solis  
[REDACTED]

San Jose, California 95122

**FW: [3/26] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/8/2024 11:56 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Maricella Fuentes [REDACTED]  
**Sent:** Friday, March 8, 2024 10:56 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26] 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.

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  
[REDACTED]

San Jose, California 95116

**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>

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**From:** Socorro McCord <[REDACTED]>  
**Sent:** Monday, March 11, 2024 8:03 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26] 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.

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

[REDACTED]  
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>

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**From:** Esther Young [REDACTED]  
**Sent:** Friday, March 15, 2024 4:51 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26] 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.

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  
[REDACTED]

San Jose, California 95116

## FW: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 2:14 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Yossely Rizo [REDACTED]  
**Sent:** Thursday, March 21, 2024 1:55 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, Yossely Rizo

Yossely Rizo  
[REDACTED]

San Jose, California 95116

**FW: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 2:14 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Nelly Blas <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 1:57 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,

Nelly Blas

Nelly Blas  
[REDACTED]

San Jose , California 95123

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 2:14 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Brenda Garcia-Lujano [REDACTED]  
**Sent:** Thursday, March 21, 2024 1:54 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.

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

[REDACTED]  
San jose, California 95133

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 2:14 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Nayeli Sedano [REDACTED]

**Sent:** Thursday, March 21, 2024 1:58 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 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  
[REDACTED]

San Jose , California 95123

**FW: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos**

City Clerk <city.clerk@sanjoseca.gov>

Thu 3/21/2024 3:39 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Maria Urquiza <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 3:00 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 ,

Mi nombre es Maria Urquiza, lider en el este de San Jose,CA.

Como lider de mi comunidad donde trabajo y vivi por mas de 20 años, he experimentado los efectos negativos del desplazamiento.

En mi mi tiempo que vivi en San Jose, tuve que moverme mas de 8 veces. Esto ocasiono mucha inestabilidad para mi hija, ya que tuve que moverla de escuelas y ese le afecto en su desarrollo fisico 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  
[REDACTED]

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>

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**From:** Patricia Diaz [REDACTED]

**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 [REDACTED] [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  
[REDACTED]

San Jose, California 95133

**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>

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**From:** Héctor marino Muñoz Sánchez [REDACTED]  
**Sent:** Thursday, March 21, 2024 8:18 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

[External Email]

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.

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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  
[REDACTED]

San José CA, California 95117

**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:** Maleny Rios [REDACTED]

**Sent:** Thursday, March 21, 2024 8:14 PM

**To:** City Clerk <city.clerk@sanjoseca.gov>

**Subject:** [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

[External Email]

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  
[REDACTED]

San Jose, California 95116

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>

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**From:** Natalia Mazo <[REDACTED]>  
**Sent:** Thursday, March 21, 2024 8:14 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

[External Email]

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  
[REDACTED]

San jose, California 95117

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  
[REDACTED]

Sanjose, California 95117

**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>

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**From:** Carlos Arreola Jr [REDACTED]  
**Sent:** Thursday, March 21, 2024 5:48 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.

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  
[REDACTED]

San Jose , California 95134

**FW: [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>

---

**From:** Sara Chavez <[REDACTED]>

**Sent:** Thursday, March 21, 2024 7:37 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.

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  
[REDACTED]

San José California , California 95127

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 11:37 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Barbara Padilla [REDACTED]  
**Sent:** Friday, March 22, 2024 11:20 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

[External Email]

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  
[REDACTED]

San Jose, California 95111

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 1:55 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Maria Corrales [REDACTED]

**Sent:** Friday, March 22, 2024 1:50 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.

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  
[REDACTED]

San Jose, California 95126

FW: [3/26 Item #8.2] Aprobar la Póliza de Preferencia de Inquilinos

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 2:43 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Macky Avila <[REDACTED]>  
**Sent:** Friday, March 22, 2024 1:58 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.

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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  
[REDACTED]

San Jose, California 95116

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Fri 3/22/2024 2:43 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Irma Yolanda Bravo [REDACTED]

**Sent:** Friday, March 22, 2024 2:29 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 ,

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.

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Sincerely,

Irma Yolanda Bravo  
[REDACTED]

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>

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**From:** Leticia Escorcía <[REDACTED]>  
**Sent:** Friday, March 22, 2024 4:52 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.

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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 Escorcía  
[REDACTED]

San José , California 95116

**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>

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**From:** Magdalena Duran [REDACTED]  
**Sent:** Friday, March 22, 2024 4:59 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.

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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  
[REDACTED]

San Jose, California 95116

**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>

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**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.

## FW: Standing Up Against Displacement in San Jose

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 8:08 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** liu Gang <[REDACTED]>  
**Sent:** Friday, March 22, 2024 9:14 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Standing Up Against Displacement in San Jose

[External Email]

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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.

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 8:09 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Leticia Alvarez [REDACTED]  
**Sent:** Sunday, March 24, 2024 9:38 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.

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  
[REDACTED]

San Jose, California 95111

## FW: Item 8.2: We need strong local tenant preference policy

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 10:03 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Jennifer Myhre [REDACTED]  
**Sent:** Monday, March 25, 2024 9:38 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>  
**Subject:** Item 8.2: We need strong local tenant preference policy

[External Email]

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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

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

## 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 CSJ 2024.02.pdf](#) for you to review.

---

**From:** Angel Aliano [REDACTED]

**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 [REDACTED]; Gianella Ordonez [REDACTED] Reed, Jim <Jim.Reed@sanjoseca.gov>; Gomez, David <David.Gomez@sanjoseca.gov>; Sandoval, Vanessa <vanessa.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.Arreola@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](http://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, LGBTQ 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.

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 12:18 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Cynthia Melendez <[REDACTED]>  
**Sent:** Monday, March 25, 2024 12:08 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 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

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**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 12:19 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** lizbethgomezher[REDACTED]  
**Sent:** Monday, March 25, 2024 11:44 AM  
**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.

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Sincerely,

[REDACTED]

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 3:17 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Abigail Hindson [REDACTED]  
**Sent:** Monday, March 25, 2024 2:39 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.

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.

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Sincerely,

Abigail Hindson

Abigail Hindson  
[REDACTED]

San Jose, California 95116

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 3:55 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Cynthia S Molina [REDACTED]  
**Sent:** Monday, March 25, 2024 3:46 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 ,

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 for 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  
[REDACTED]

San Jose, California 95111

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 3:55 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Lua Phan [REDACTED]

**Sent:** Monday, March 25, 2024 3:26 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.

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  
[REDACTED]

San Jose, California 95148

**FW: Tenant Preference Policy (3/26/2024 City Council Meeting, item 8.2)--SUPPORT**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 3:55 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

I'm using Adobe Acrobat.

Here's the [2024\\_2.26\\_LFSV PILP Letter re Tenant Preference Policy.pdf](#) for you to review.

---

**From:** Melissa A. Morris <[REDACTED]>

**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>; 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:** Shashi Hanuman <[REDACTED]>; Tristia Bauman <[REDACTED]> Cynthia Chagolla <[REDACTED]> Clements, Kristen <[REDACTED]> Nguyen, Mindy <Mindy.Nguyen@sanjoseca.gov>

**Subject:** Tenant Preference Policy (3/26/2024 City Council Meeting, item 8.2)--SUPPORT

[External Email]

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Dear Mayor and City Council.

I am resending 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](http://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,<sup>1</sup> 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.”<sup>2</sup>

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.”<sup>3</sup> San José’s Latinx residents are concentrated in neighborhoods with the highest displacement risk.<sup>4</sup> 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.<sup>5</sup> 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).”<sup>6</sup> 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.”

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<sup>1</sup> 42 U.S.C. § 3608; Gov. Code, § 8899.50.

<sup>2</sup> Gov. Code, § 8899.50(a)(1).

<sup>3</sup> See City of San José 2023-2031 Housing Element (Nov. 2023), Chapter 2: Housing Needs, pp. 2-10 to 2-11.

<sup>4</sup> Housing Element, *supra* note 3, Appendix B: City of San José Assessment of Fair Housing, p. B-38.

<sup>5</sup> *Id.* at B-102.

<sup>6</sup> San Jose Anti-Displacement Policy Network Team, Ending Displacement in San Jose: Community Strategy Report (Jan. 2020).

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.<sup>7</sup> 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.<sup>8</sup>

**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

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<sup>7</sup> See Housing Element, *supra* note 3, Chapter 2: Housing Needs, p. 2-14, Chapter 3: Housing Goals and Strategies, pp. 3-45-3-46.

<sup>8</sup> 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](mailto:tristia.bauman@lawfoundation.org) and Melissa Morris at [mmorris@pilpca.org](mailto: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

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Mon 3/25/2024 5:12 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Vanessa Rivera <[REDACTED]>

**Sent:** Monday, March 25, 2024 4:37 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.

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  
[REDACTED]

San Jose, California 95112

**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:** Maria Bevioder [REDACTED]  
**Sent:** Monday, March 25, 2024 6:16 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.

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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  
[REDACTED]

San Jose, California 95112

**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:** Kellen Hughes [REDACTED]  
**Sent:** Monday, March 25, 2024 10:11 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.

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  
[REDACTED]

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 Montaña <[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]

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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 Montaña



San Jose, California 95116

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**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:** javier torres [REDACTED]  
**Sent:** Monday, March 25, 2024 8:32 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.

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

[REDACTED]  
San Jose, California 95116

## 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 7:44 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Kathryn Hedges [REDACTED]

**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>; 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>; 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]

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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

[REDACTED]  
San Jose, CA 95112

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**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 <[REDACTED]>

**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



East Orange, Minnesota 55414

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**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:** Cesar Navarro [REDACTED]  
**Sent:** Monday, March 25, 2024 6:02 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

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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.

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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

[REDACTED]  
Fremont, California 94538

**FW: City Council March 26, 2024, Agenda Item 8.2**

City Clerk <city.clerk@sanjoseca.gov>

Tue 3/26/2024 7:44 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Debra Townley [REDACTED]  
**Sent:** Tuesday, March 26, 2024 6:04 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** City Council March 26, 2024, Agenda Item 8.2

[External Email]

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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

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**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 [REDACTED]

**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.

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**From:** Emily Ramos [REDACTED]

**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 [REDACTED]; Regina Celestin Williams [REDACTED]

**Subject:** Re: 8.2 ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

[External Email]

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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  
[REDACTED]



**Board of Directors**Shiloh Ballard, *Chair*Aubrey Merriman, *Vice Chair*  
*LifeMoves*Andrea Osgood, *Treasurer*  
*Eden Housing*Nevada Merriman, *Secretary*  
*MidPen Housing Corporation*Bob Brownstein  
*Working Partnerships USA*Candice Gonzalez  
*Sand Hill Property Company*Amie Fishman  
*Non-Profit Housing*  
*Association of Northern CA*Randy Tsuda  
*Alta Housing*Steven Yang  
*Northern CA LIIF*Javier Gonzalez  
*Google*Pilar Lorenzana  
*Silicon Valley Community*  
*Foundation*Poncho Guevara  
*Sacred Heart Community*  
*Service*Chris Neale  
*The Core Companies*Staff  
Regina Celestin Williams  
*Executive Director*

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

February 25, 2024

Re: 8.2, ANTI-DISPLACEMENT TENANT PREFERENCE AND NEIGHBORHOOD TENANT PREFERENCE FOR AFFORDABLE HOUSING DRAFT PROGRAMS STATUS REPORT

Page 2 of 2

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



**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Tue 3/26/2024 10:14 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** m.t.martinez [REDACTED]  
**Sent:** Tuesday, March 26, 2024 9:47 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** [3/26 Item #8.2] Approve the Tenant Preference Policy

[External Email]

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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,

[REDACTED]

**FW: [3/26 Item #8.2] Approve the Tenant Preference Policy**

City Clerk <city.clerk@sanjoseca.gov>

Tue 3/26/2024 10:14 AM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Elizabeth Trigos - [REDACTED]  
**Sent:** Tuesday, March 26, 2024 9:52 AM  
**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.

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Sincerely,

Elizabeth Trigos  
[REDACTED]

SAN Jose, California 95150