

**From:** Paul Bickmore1 [REDACTED]

**Date:** March 26, 2018 at 1:27:43 PM PDT

**To:** [district1@sanjoseca.gov](mailto:district1@sanjoseca.gov), [district2@sanjoseca.gov](mailto:district2@sanjoseca.gov),  
[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov), [district4@sanjoseca.gov](mailto:district4@sanjoseca.gov), [district5@sanjoseca.gov](mailto:district5@sanjoseca.gov),  
[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov), [district7@sanjoseca.gov](mailto:district7@sanjoseca.gov), [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov),  
[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov), [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov), [mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov),  
[info@catalyzesv.org](mailto:info@catalyzesv.org), [Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov),  
[REDACTED], [shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov),

**Subject:** Race Street Affordable Housing Proposal

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, vote for the proposed rezoning in Item 10.2 on your March 27 thagenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor. We need more housing in general, and especially for

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the existing neighbors too.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

I am also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

Thank you ,

Paul Bickmore

**From:** Gabriela Vazquez [REDACTED]  
**Sent:** Monday, March 26, 2018 12:00 PM  
**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; [REDACTED]; Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; [flaherty.ward@scchousingauthority.org](mailto:flaherty.ward@scchousingauthority.org); Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED]  
**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor.

I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV.

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

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We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on

Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely,

**From:** South Bay YIMBY [REDACTED]  
**Sent:** Monday, March 26, 2018 12:37 PM  
**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; [REDACTED] Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED]  
**Subject:** I support the Affordable Housing Proposal on Race Street

Dear San Jose City Councilmembers & Mayor Liccardo,

I support the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable units on Race Street in Midtown San Jose - will benefit our community, where affordable housing is needed.

The developer proposal for the project fits with the values of South Bay YIMBY to increase the supply of affordable housing.

I would be happy to provide more community feedback on the matter.

Sincerely,

Michael Tsai  
Founder, South Bay YIMBY  
[www.sjyimby.org](http://www.sjyimby.org)

**From:** Nathan Ho

**Sent:** Monday, March 26, 2018 11:41 AM

**To:** The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10

**Cc:** City Clerk; #WebSubmittal.Clerks; Agendadesk

**Subject:** SVLG Support Letter, Agenda Item 10.2 Planned Development Zoning Race St & Grand Ave

Dear Mayor Liccardo, Vice Mayor Carrasco, and Honorable Councilmembers,

Please find attached a letter from the Silicon Valley Leadership Group supporting the Planned Development Zoning for 237-253 Race St & 216-280 Grand Ave (Agenda Item 10.2).

This PD Zoning is for a fantastic 100% affordable housing development that will provide 206 affordable apartment homes near public transit and within one mile of the Diridon Station.

Some public comments request that retail be included in the project. While we support the revitalization of Race St, affordable housing projects are rarely suitable vehicles to meeting this goal due to its complexity of financing and developing.

At best, it will mean less affordable housing units at a time when we need more; and at worst, it could mean that the development cannot move forward.

We encourage City Council to approve the Planned Development Zoning as proposed by the developer so that the good and vital work of building affordable housing can move forward.

Please feel free to reach out to me with any questions and thank you for your consideration.

Sincerely,

**Nathan**

*Nathan Ho*

*Senior Director, Housing & Community Development*

Silicon Valley Leadership Group

[REDACTED]

[REDACTED]



2001 Gateway Place, Suite 101E  
San Jose, California 95110  
(408)501-7864 svlg.org

CARL GUARDINO  
President & CEO

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KEVIN MURAI  
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JES PEDERSEN  
Webcor Builders  
ANDY PIERCE  
Stryker Endoscopy  
KIM POLESE  
ClearStreet  
RYAN POPPLE  
Proterra  
RUDY REYES  
Verizon  
BILL RUH  
GE  
SHARON RYAN  
Bay Area News Group  
RON SEGE  
Echelon  
DARREN SNELLGROVE  
Johnson & Johnson  
JEFF THOMAS  
Nasdaq  
JED YORK  
San Francisco 49ers

Established in 1978 by  
David Packard

March 23, 2018

Mayor Sam Liccardo and Honorable Members of the City Council  
City of San Jose  
200 East Santa Clara St, 18th Floor  
San Jose, CA 95113

**RE: March 27 City Council Meeting, Agenda Item 10.2  
Support for Planned Development Zoning 237-253 Race St & 216-280 Grand Ave**

Dear Mayor Liccardo, Vice Mayor Carrasco, and Honorable Councilmembers,

On behalf of the Silicon Valley Leadership Group, I express our strong support for the proposed 206 affordable apartments of Race St and Grand Ave Residential and the Planned Development Zoning to facilitate its development. In our dire crisis, the need for new affordable housing in our community is deepening, and the Leadership Group advocates for maximizing the affordable housing that can be developed on this site.

As you know, affordable housing financing and development is a delicate science that requires a complex weaving of funding sources and land use policies. While some hope to use this project to attempt to revitalize the retail along Race Street, affordable housing developments are rarely ever suitable vehicles for such efforts. We are concerned that exploring a retail option at the very best will result in less affordable housing units and at the very worst may very well cause the development to be infeasible with no affordable housing units provided when we need them most – now.

We urge the Council to consult with the developer and understand the opportunity cost of lost affordable housing units for this particular development if retail were to be incorporated.

The Silicon Valley Leadership Group, founded in 1978 by David Packard of Hewlett-Packard, represents more than 375 of Silicon Valley's most respected employers on issues, programs and campaigns that affect the economic quality of life in Silicon Valley. Collectively, Leadership Group members provide nearly one out of every three private sector jobs in Silicon Valley.

The proposed Race St and Grand Ave development has the potential to provide much-needed affordable housing for our community's low-income workers, families, and seniors. The 206 affordable apartments would be rightly situated near public transit, within walking distance of the bus rapid transit (BRT) line on W. San Carlos St and within one-mile of the Diridon Station.

We are encouraged by the partnership between Core Companies and the Santa Clara County Housing Authority to realize this important development, which will provide homes for those that would otherwise be pushed out of the city and the region.



*Silicon Valley Leadership Group*

**RE: March 27 City Council Meeting, Agenda Item 10.2**

**Support for Planned Development Zoning 237-253 Race St & 216-280 Grand Ave**

*March 23, 2018*

*Page 2*

On an annual basis, the Leadership Group surveys the CEOs of our member companies to find out which issues they think are the most important to a healthy economy in the Silicon Valley. Each year, housing affordability and attainability are selected as the top impediments to our economy. We believe that the proposed affordable housing development is part of the solution to our housing crisis.

Our communities need to build more housing and affordable housing to remain competitive in the innovation economy. Our workforce needs a place to go home at night and we applaud the City of San Jose for doing its part to provide homes and to continue building new housing.

The Leadership Group is committed to increasing the housing supply in our Valley and Bay Area, and we proudly support proposed residential developments like the one before you. We will rise out of this crisis together, and we will be stronger and more united as a community.

Sincerely,

A large black rectangular redaction box covering the signature of Carl Guardino.

Carl Guardino  
President & CEO  
Silicon Valley Leadership Group



From: [REDACTED]  
Sent: Friday, March 23, 2018 8:26 AM  
To: District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3<[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8< [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; [REDACTED] Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; [REDACTED] Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED]  
Subject: Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor.

I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV.

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the

current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely,

Alicia Ross

A black rectangular redaction box covering the signature area.

From: Rod Cotton [REDACTED]  
Sent: Friday, March 23, 2018 6:07 AM  
To: District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; [REDACTED] Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; [REDACTED] Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED] Davis, Dev <[dev.davis@sanjoseca.gov](mailto:dev.davis@sanjoseca.gov)>; Kirk Vartan [REDACTED]  
Subject: Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

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I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV.

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square

feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely and Be Well!

Rod Cotton, owner  
Snap Fitness 24-7



Sent from my iPhone

From: Sshoor [REDACTED]  
Sent: Friday, March 23, 2018 7:54 AM  
To: District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; [info@catalyzesv.org](mailto:info@catalyzesv.org); Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; [REDACTED] Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED]  
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Thank you for considering my perspective.

Sincerely,

**From:** L A Kurth [REDACTED]

**Sent:** Saturday, March 24, 2018 2:06 PM

**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; Catalyze SV [REDACTED]; Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED] L A Kurth [REDACTED]

**Subject:** Oh no! I sent an email I don't entirely agree with!

Dear Councilors,

This is what I get for sending on something without reading it thoroughly. I do NOT think retail is essential to the Race St. project, and I hope you will approve the next steps in desperately-needed affordable housing on March 27th, with or without ground-floor retail. I honestly don't care.

Cordially,  
Lita Kurth

**From:** L A Kurth [REDACTED]

**Sent:** Saturday, March 24, 2018 1:57 PM

**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; Catalyze SV [REDACTED]; Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; [REDACTED] L A Kurth [REDACTED]

**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor.

I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV.

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the



project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely,  
Lita Kurth



**From:** David Smathers Moore [REDACTED]

**Date:** March 23, 2018 at 10:03:32 AM PDT

**To:** [district1@sanjoseca.gov](mailto:district1@sanjoseca.gov), [district2@sanjoseca.gov](mailto:district2@sanjoseca.gov),  
[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov), [district4@sanjoseca.gov](mailto:district4@sanjoseca.gov), [district5@sanjoseca.gov](mailto:district5@sanjoseca.gov),  
[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov), [district7@sanjoseca.gov](mailto:district7@sanjoseca.gov), [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov),  
[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov), [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov), [mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov), [REDACTED]  
[REDACTED],  
[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov), [REDACTED],  
[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov), [REDACTED]

**Subject: Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added**

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

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San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote

community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely,

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

From: kirk vartan [REDACTED]

Sent: Friday, March 23, 2018 10:31 AM

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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; [REDACTED] Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; [REDACTED] Mendrin, Shaunn <shaunn.mendrin@sanjoseca.gov>; [REDACTED]  
Subject: Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

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I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor.

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However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote

community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective.

Sincerely,

Kirk Vartan  
San Jose D6

**From:** Karen Schlessen [REDACTED]

**Sent:** Friday, March 23, 2018 6:58 AM

**To:** Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>;

[REDACTED] The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>;

**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda. I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor. I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV. However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors. San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods." Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project. We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further. Thank you for considering my perspective.

Sincerely,  
Karen Schlessen

**From:** Mendrin, Shaunn  
**Sent:** Tuesday, March 20, 2018 2:18 PM  
**To:** City Clerk  
**Cc:** Mitre, Betty  
**Subject:** FW: Hi Shaunn - File #PDC17-019 - Zoning change Race St. & Grand Avenue

Hello,

Below is an email from an adjacent neighbor for Agenda Item 10.2 on the March 27, 2018 City Council Meeting.

Thank you!

Shaunn

Shaunn Mendrin | Supervising Planner  
City of San Jose | Planning Division | PBCE  
[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov) | (408) 535-3885  
200 E. Santa Clara Street, San Jose, CA 95113

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**From:** Mendrin, Shaunn  
**Sent:** Tuesday, March 20, 2018 2:02 PM  
**To:** 'Josh Simpson' <josh@jrsimpson.com>  
**Subject:** RE: Hi Shaunn - File #PDC17-019 - Zoning change Race St. & Grand Avenue

Josh,

The parking provided for the development is consistent with State parking requirements for affordable housing developments. Parking has been evaluated based on the unit type and tenant type and is anticipated to be sufficient. The development will also be removing several driveways and curbcuts, which will add more street parking along the development. Let me know if you have any additional questions and I will forward your comments to the City Clerk.

Best,

Shaunn

Shaunn Mendrin | Supervising Planner  
City of San Jose | Planning Division | PBCE  
[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov) | (408) 535-3885  
200 E. Santa Clara Street, San Jose, CA 95113

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**From:** Josh Simpson

**Sent:** Tuesday, March 20, 2018 11:05 AM

**To:** Mendrin, Shaunn <shaunn.mendrin@sanjoseca.gov>

**Cc:** Dr Pamela Daniels

**Subject:** Hi Shaunn - File #PDC17-019 - Zoning change Race St. & Grand Avenue

Hi Shaunn – I own an office building at [REDACTED], about a half block from the proposed 206 unit complex. I'm simply writing to confirm that sufficient parking will be provided ON-SITE for this project, and that the parking provided be sufficient not only for residents, but also guests of residents. There is VERY LIMITED street parking in this area, especially along Park Avenue....patients and employees of my wife's practice use the street parking daily, as do many of the guests and residents of the houses along Park Avenue, as well as the US Postal Service delivery people, Federal Express and UPS delivery people, etc.. It is of critical and vital importance for the health and safety of the neighborhood that the proposed re-zoning, if allowed, be contingent upon providing sufficient parking for ALL RESIDENTS and ALL GUESTS OF RESIDENTS.

I will be out of the State during the March 27 City Council hearing during which this project will be discussed, but I wanted to make sure that our voices were heard in regard to the parking. Please let me know if you have any questions or would like to discuss this further. Thank you.

Regards,

Josh Simpson

Dr. Pamela Daniels

**From:** Alex Shoor

**Sent:** Monday, March 26, 2018 7:45 PM

**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>; The Office of Mayor Sam Liccardo <[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>; Catalyze SV ; Hughey, Rosalynn <[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>; f ; Mendrin, Shaunn <[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>; Vince Cantore <

**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, especially if it includes active space on its ground floor.

I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

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However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.

San Jose's General Plan policy LU-9.2 states: "Facilitate the development of complete neighborhoods by allowing appropriate commercial uses within or adjacent to residential and mixed-use neighborhoods."

Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further.

Thank you for considering my perspective – Alex

**From:** Marguerite Lee

**Sent:** Tuesday, March 27, 2018 12:24 AM

**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District 6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District 10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>;

The Office of Mayor Sam Liccardo

<[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>;j

<[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>;

<[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>;

Hughey, Rosalynn

Mendrin, Shaunn

**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

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With the addition of one major, important requirement, I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

I believe the proposal - from The Core Companies / the Santa Clara County Housing Authority to potentially build 206 affordable homes on Race Street in Midtown San Jose - will greatly benefit our City and our Valley, **especially if it includes active space on its ground floor.**

I'm very glad this proposal will support homes for hundreds of working families and seniors on fixed incomes. We desperately need housing for these groups!

And I'm glad the developer has made improvements to the project in response to community groups such as Catalyze SV.

However, I'm concerned that the developer isn't proposing retail on the crucial commercial corridor along Race Street. This is a large project that will bring hundreds of new residents to Midtown San Jose. They need more places to walk and shop to create the vibrant neighborhoods we are building in San Jose. **A project this ambitious on a street this commercially focused should have an active ground floor to benefit the new residents and the existing neighbors.**

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Since the environmental document included the analysis of approximately 8,500 square feet of ground floor commercial and site access from Race Street and Grand Ave, what you approve tonight and the final proposal from the Housing Authority when they submit it in 6-12 months should require 8,500 square feet of non-residential space in the project.

We are also concerned that the ground floor on Grand Ave isn't as active as it could be, as the current proposal includes a blank parking garage wall facing current residents on Grand Ave. **At the very least, the ground floor of the buildings on Race Street should be very active to promote community interactions, safety, visual appeal and walkability.**

This is a very promising project; I look forward to advocating for it in the months ahead, especially if it improves further. Thank you for considering my perspective.

Sincerely,

**Marguerite Lee**

Small Business Owner

Board Secretary, Guadalupe River Park Conservancy

Catalyze SV member

District 6 Resident

**From:** Milo Trauss

**Sent:** Tuesday, March 27, 2018 1:52 PM

**To:** District1 <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; District2 <[District2@sanjoseca.gov](mailto:District2@sanjoseca.gov)>; District3 <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; District4 <[District4@sanjoseca.gov](mailto:District4@sanjoseca.gov)>; District5 <[District5@sanjoseca.gov](mailto:District5@sanjoseca.gov)>; District6 <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; District7 <[District7@sanjoseca.gov](mailto:District7@sanjoseca.gov)>; District8 <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; District9 <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; District10 <[District10@sanjoseca.gov](mailto:District10@sanjoseca.gov)>;

The Office of Mayor Sam Liccardo

<[TheOfficeofMayorSamLiccardo@sanjoseca.gov](mailto:TheOfficeofMayorSamLiccardo@sanjoseca.gov)>;

Hughey, Rosalynn

<[Rosalynn.Hughey@sanjoseca.gov](mailto:Rosalynn.Hughey@sanjoseca.gov)>;

; Mendrin, Shaunn

<[shaunn.mendrin@sanjoseca.gov](mailto:shaunn.mendrin@sanjoseca.gov)>;

**Subject:** Approve Affordable Housing Proposal on Race Street With Active Ground Floor Added

Dear San Jose City Councilmembers & Mayor Liccardo,

I urge you to vote for the proposed rezoning in Item 10.2 on your March 27 agenda.

The proposal to potentially build 206 affordable homes on Race Street in Midtown San Jose will greatly benefit our City and our Valley!

Please also add more vibrant retail everywhere on the ground floor and less parking.

Thanks so much!

Sincerely,

Milo

**Milo Trauss**

Organizing Director



c.

e.

[Check out our podcast INFILL](#)

Keep the pro-housing movement going - [Become a member!](#)

From: Suzi Mauck

Sent: Tuesday, March 27, 2018 2:21 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>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; ; Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; ; Mendrin, Shaunn <shaunn.mendrin@sanjoseca.gov>;

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Thank you for considering my perspective.

Sincerely,

Susan Mauck