

From: [Keyon, David](#)
To: [Manford, Robert](#); [Peak, Dana](#); [Hill, Shannon](#)
Cc: [Downtown West Project](#)
Subject: Re: Meeting request
Date: Friday, April 9, 2021 8:30:12 AM

Hi Robert,

This is the same issue I discussed at our meeting yesterday afternoon. Per the Alternatives section of the Draft EIR (page 5-32, 2nd paragraph) the retention of 580 Lorraine as part of Alternative 2A (the Historic Preservation Alternative) would result in the reduction of approximately 235 units (4% of the project's evaluated residential development). There is no mention of this site being an affordable housing site.

In the response to comments, the applicant would like to state that one of the reasons for rejection of this alternative is that 580 Lorraine is identified as an affordable housing site, and that development on this alternative would specifically preclude some affordable housing development. The applicant said this is due to discussions with the Housing Department on the most appropriate sites for affordable housing based on lot size and construction type. Hence the outreach to Housing for clarification.

Thank you,

David Keyon

Principal Planner, Environmental Review
City of San Jose
(408) 535-7898 david.keyon@sanjoseca.gov

From: Manford, Robert <Robert.Manford@sanjoseca.gov>
Sent: Friday, April 9, 2021 1:21 AM
To: Keyon, David <david.keyon@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Hill, Shannon <Shannon.Hill@sanjoseca.gov>
Subject: Fwd: Meeting request

David:

Can you weigh in on this before I respond? Dana and Shannon your thoughts?

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From: Klein, Nanci <Nanci.Klein@sanjoseca.gov>
Sent: Friday, April 9, 2021 12:23:22 AM
To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Morales-Ferrand, Jacky <

Ferrand@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>; Manford, Robert <Robert.Manford@sanjoseca.gov>
Cc: VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>; A-P Hurd <aphurd@skipstonesea.com>; Thomas Jansen <tjansen@hraadvisors.com>

Subject: Re: Meeting request

I talked with Bhavesh and looked through the doc.

To me - the former "democracy" building was understood by PAC to be one of the buildings offered up for potential purchase by another entity.

Should the bldg not be claimed. The building would go through photo doc and be demolished.

Analysis showed that keeping the building would decrease affordable housing by approximately 100 units.

Robert can you please share if you agree with this understanding.

We want to make sure Planning concurs, that demo is covered in this EIR and when the City gets the site, we'd be able to produce affordable housing - with maybe a determination of consistency.

Please advise and thank you,

Nanci

Nanci Klein

Director of Economic Development| Director of Real Estate
City of San Jose
(408) 507-0430 - cell

From: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>

Sent: Thursday, April 8, 2021 4:46 PM

To: Morales-Ferrand, Jacky <Jacky.Morales-Ferrand@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>

Cc: Klein, Nanci <Nanci.Klein@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>

Subject: RE: Meeting request

Please add Robert Manford to the invite. Thanks.

From: Morales-Ferrand, Jacky

Sent: Thursday, April 8, 2021 3:20 PM

To: Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Chang, Chu <chu.chang@sanjoseca.gov>

Cc: Klein, Nanci <Nanci.Klein@sanjoseca.gov>; VanderVeen, Rachel <Rachel.VanderVeen@sanjoseca.gov>; Copeland, Selena <Selena.Copeland@sanjoseca.gov>; Kim, Jin <Jin.Kim@sanjoseca.gov>
Subject: Meeting request

Hi Team,

We need to meet ASAP on a recent matter that has come to our attention regarding a potential historic building.

Selena - please set something up:

who: Rosalynn, Dana, Chu, Nanci, Rachel, Jacky

when: early next week

time: 60 minutes

Topic: potential historic building

Thank you,

Jacky Morales-Ferrand

Director

City of San José Department of Housing

Jacky.Morales-Ferrand@sanjoseca.gov | www.sjhousing.org

408.535.3855

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.