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Leslye Corsiglia
Executive Director

TRANSMITTED VIA EMAIL

April 26, 2019

Environmental Planning Commission
City of Mountain View
500 Castro St, Mountain View, CA 94041

Dear Chair Baird, Vice Chair Cox, and Commissioners Capriles, Cranston, Hehmeyer, Lo, and Yin

Re: 777 W. Middlefield Mixed-Income Housing

On behalf of our members, SV@Home enthusiastically endorses Fortbay's proposed 777 W. Middlefield development. This project will include 716 new homes, 15% of them reserved for moderate-income residents and 5% reserved for low-income residents, totaling 144 new deed-restricted affordable units. We are excited by the proposal's innovative approach to adding homes affordable to moderate-income families through Fortbay's partnership with the Mountain View Whisman School district and the city, which will provide homes for teachers, school staff, and city employees.

As this commission knows well, teachers and other public servants typically make too much money to qualify for traditional affordable housing but too little to afford market rate prices. Housing affordable to moderate-income households—often referred to as the “missing middle” -- is also difficult to finance because there are few funding sources that incentivize housing developments targeted for this population.

Further, Fortbay has shown its commitment to fair treatment of current residents by providing relocation assistance above the city's requirements. Since tenants were first notified of the intent to redevelop the property in 2017, they provided several important benefits: they froze rents for current residents and developed a relocation package that offers \$5,000 to all residents regardless of income, with larger payments for tenants who make below 80% or 120% of the area median income (AMI) and residents who have lived at the site for at least five years prior to March 2017.

Retaining Mountain View's competitive edge and maintaining Silicon Valley's status as the innovation capital of the world is contingent on our ability to continue to house all members of community. We urge the Commission to embrace this innovative proposal to provide new affordable homes in the city.

Sincerely,

Leslye Corsiglia
Executive Director