

TRANSMITTED VIA EMAIL

May 15, 2017

Mountain View City Council
500 Castro Street
Mountain View, CA

**Re: May 16, 2017 City Council Agenda Item 8.1:
Draft North Bayshore Affordable Housing Administrative Guidelines**

Dear Mayor Rosenberg, Vice Mayor Siegel, and Members of the City Council,

We, the undersigned individuals and organizations (on behalf of our members), thank you for the opportunity to comment on the Draft Affordable Housing Administrative Guidelines for the North Bayshore Precise Plan (NBPP). We are proud of the work that Council and staff has done over nearly two years to create an updated plan that addresses Mountain View's jobs-housing imbalance, responds to the need for more affordable housing, and seeks to create an improved quality of life for North Bayshore's residents and workers. Through your work, Mountain View has become a leader in Santa Clara County's efforts to respond to the regional housing crisis.

With the updated Plan's final adoption in sight, the remaining decision points are critical to ensuring that the City of Mountain View can fulfill its commitment to affordable housing. As you consider the Draft Affordable Housing Administrative Guidelines at the May 16 study session, we urge you to stay the course and continue to advance the Plan's vision of an improved jobs-housing balance through complete neighborhoods that provide affordable homes for the future residents and workers of North Bayshore. **Achievement of this vision, including the Plan's goal of 20 percent affordable housing, depends on the full build-out of the 9,850 housing units allowed under the draft preferred scenario.**

The NBPP is an opportunity to create a place where individuals and families of all income levels and backgrounds can live, work, play, and contribute to the overall health of their community. As part of this, we must ensure that workers who provide critical services to the neighborhood can enjoy a good quality of life by living close to where they work, instead of having to commute long distances to their jobs.

For these reasons, we strongly support the following:

- The NBPP preferred scenario that includes 9,850 new homes, with a goal of 20 percent affordable housing units in the plan area overall;
- The use of developer incentives, such as bonus FAR (floor area ratio), to achieve the Plan's affordable housing goals; and
- A mix of housing for very low, low and moderate income households and families in North Bayshore to meet the needs of the area's workers, residents who currently struggle to make ends

meet in our high-cost housing market, and future residents who will call North Bayshore & the City of Mountain View home.

Please continue to further the creation of complete, affordable neighborhoods in North Bayshore by ensuring that these policy priorities are reflected in the Affordable Housing Guidelines and final Precise Plan.

Sincerely,

Organizational Signatories

Pilar Lorenzana, SV@Home

Bruce England, Mountain View Coalition for Sustainable Planning (MVCSP)

Jessica Epstein, Silicon Valley Association of Realtors

Sue Serrone, Affordable Housing Committee of the Sunnyvale Democratic Club

Donna Yobs, League of Women Voters Los Altos-Mountain View

Individual Signatories

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