

TRANSMITTED VIA EMAIL

November 9, 2018

Honorable Mayor Siegel and Members of the City Council
 City of Mountain View
 500 Castro Street
 Mountain View 94041

Dear Mayor Siegel, Vice Mayor Matichak, and Councilmembers Abe-Koga, Clark, McAlister, Rosenberg, and Showalter,

RE: Item 3.1 - Study Session - Terra Bella Visioning and Guiding Principles Plan

On behalf of our members, we thank you, and City staff, for your leadership on the Terra Bella Visioning and Guiding Principles Plan. The City of Mountain View has set the standard for its bold vision, integrating new homes into complete neighborhoods that strengthen the City's diversity and economic prosperity. We write to offer our support for the option that prioritizes housing and makes significant affordable housing possible in the Terra Bella plan area.

We recommend that the Council prioritize Land Use Alternative 1, which provides the greatest opportunity for diverse housing opportunities.

Terra Bella 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. Alternative 1 establishes diverse housing opportunities by identifying residential development at all levels of density that can serve individuals and families at various income levels. With the highest housing capacity of any of the proposed alternatives, Alternative 1 also provides the greatest opportunity for affordable housing development on site.

We support a 20% overall affordable housing goal for Terra Bella with the following guidelines: a 15% on-site affordability requirement for rental and ownership projects, and a suite of strategies designed to achieve the overall 20% affordability goal.

Preparation of specific area plans provide cities with an opportunity to use land-use planning strategies to leverage more affordable housing than can be generated through their inclusionary housing requirements alone. SV@Home supports the EPC's recommendation that affordable housing goals be integrated into the greater community benefits strategy. As part of this suite of strategies, we support the inclusion of higher inclusionary requirements for alternative compliance options, prioritization of standalone affordable development on dedicated land, and consideration of additional strategies that

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may arise from staff driven studies. This goal is in line with the standards the City has already set for the North Bayshore and East Whisman planning areas.

Thank you again for your leadership throughout this planning process as well as the City's broader efforts to make Mountain View more affordable to residents across the income spectrum. We appreciate the opportunity to engage in the process and provide our feedback.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer". The signature is written in a cursive style and is positioned above the printed name and title.

David K Meyer
Director of Strategic Initiatives

