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

Re: City Council Study Session, September 4, North Bayshore Cost of Development Update

Dear Mayor Siegel and Members of the City Council:

As the voice of affordable housing in Silicon Valley, we are troubled by findings that show development costs in North Bayshore and Mountain View are putting our shared housing goals at risk. We must collectively find ways to ensure that we achieve the target of 9,850 new homes and the goal of 20 percent affordability in North Bayshore.

At this moment in time, one of intense housing scarcity and staggering unaffordability, housing is the primary community benefit - the path to continued economic security, the path to stabilizing our neighborhoods and communities, and the path to ensuring a better quality of life for workers and residents.

The City and its partners must find other ways to incent, streamline, and ensure that the housing component of North Bayshore is intact and feasible. We urge you to direct staff to work with the property owners, development community, school districts, and other public agencies to find ways to reduce development costs, streamline development, and identify new funding sources for housing.

Reduce development costs by right-sizing park and school requirements and impact fees.

- We agree that parks and open spaces are an integral component of a complete neighborhood. The North Bayshore Planning Area abuts the Shoreline Regional Park – a local and regional open space gem! However, in addition to providing publicly-accessible open space within the Planning Area, the City also requires the payment of a park fee. Prior assumptions pegged this fee at \$20,000 per unit whereas recent analysis shows an anticipated fee of \$60,000 per unit.
- Schools are also an important component of a complete neighborhood. In many communities, the persistent housing crisis has manifested in demographic shifts and resulted in a steady decline in enrollment. And yet, Seifel Consulting has estimated that the school district's public benefit requests are more than ten times the State requirement of up to \$4,000 per new home.

Honorable Mayor Siegel and Members of the City Council
September 4, 2018
Re: City Council Study Session, September 4, North Bayshore Cost of
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Page 2 of 2

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Streamline mixed-income housing development in North Bayshore. The time it takes to undertake a meaningful planning process, to apply for entitlements, and to begin and complete construction can make or break a project. It is important that much-needed affordable housing does not suffer unnecessary delays.

Identify new funding sources for housing. The City should consider ways to increase funding for housing and affordable housing.

In a unanimous vote with overwhelming support from local and regional partners, the City adopted a visionary plan for housing in North Bayshore. Now, we need to put all solutions on the table to make sure North Bayshore isn't just a plan that sits on a shelf. You've set the bar for policy leadership – let's do the same for achieving the outcomes we've set for ourselves!

Our members were proud to help make the North Bayshore plan happen and we are ready to help implement it with your continued leadership and guidance.

Sincerely,



Pilar Lorenzana
Deputy Director

Cc
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Page 2 of 2

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