

TRANSMITTED VIA EMAIL

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February 27, 2018

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

**Re: February 27, 2017 City Council Study Session: East Whisman Precise Plan - Land  
Use Policy Topics**

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

On behalf of our members, we thank you for your leadership in setting a vision for the East Whisman Precise Plan Area that includes 5,000 new homes with as much affordable housing as possible. We also thank the City of Mountain View staff for its work to establish a thoughtful and effective plan to meet this vision. We write to offer our recommendations regarding Questions 3 - 5 posed in the February 27 Study Session Memo.

**Question 3: FAR recommendations**

We agree with the proposal to utilize an FAR structure to incentivize affordable housing and other community benefits, including base FARs that strike a balance between feasibility and attractive incentives. Additionally, we support the option of exceeding height limits under appropriate circumstances on a case-by-case basis.

**Question 4: Flexible Affordable Housing Requirements**

SV@Home strongly supports a 20% overall affordable housing goal for East Whisman 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. 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, partnership with VTA on potential TOD, and consideration of additional strategies that may arise from staff driven studies. Additionally, we agree with EPC's call for more in-depth discussion regarding the 20% affordability goal and potential ways to feasibly achieve this goal.

**Question 5: Complete Neighborhood Targets - Jobs/Housing Linkage**

We are excited that the Precise Plan team is thinking through the question of jobs/housing linkage and opportunities to benefit from greater flexibility. However, we

Honorable Mayor Siegel and Members of the City Council

February 27, 2018

Re: February 28, 2018 Study Session: East Whisman Precise Plan – Land Use Policy Topics

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believe that it is critical that this policy is seen as a tool for creating more affordability in East Whisman. We strongly recommend that Council and staff ensure that in practice the policy serves to advance the Plan's affordable housing goals – by both significantly increasing the number of affordable homes and creating more deeply affordable homes.

Again, thank you 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 black ink, appearing to read "Pilar", with a stylized flourish extending to the right.

Pilar Lorenzana  
Deputy Director

