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**TRANSMITTED VIA EMAIL**

June 21, 2017

Chair Scarborough and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Dear Chairman Scarborough and Members of the EPC:

**Re: Agenda Item 5.1 North Bayshore Precise Plan—Land Use and Transportation  
Topics**

SV@Home is the voice of affordable housing in Silicon Valley, representing a broad range of interests, from leading employers who are driving the Bay Area economy to labor and service organizations, to nonprofit and for-profit developers who provide housing and services to those most in need. With the mission to drive the creation of affordable housing for a more vibrant and equitable Silicon Valley, SV@Home has long supported planning for 9,850 new homes in Mountain View's North Bayshore Planning Area.

Santa Clara County faces a serious housing shortage, with North County cities including Mountain View having the greatest imbalance between employment and job uses. We appreciate the thoughtful work that the City has undertaken to include housing in this job-rich area. Developing a significant number of new homes in North Bayshore will improve the City's jobs and housing imbalance and fit-- currently Mountain View has more than six low-wage workers competing for each affordable home. With monthly two-bedroom rents averaging more than \$3,700, even households earning 120% of area median income experience housing affordability challenges. Clearly, we need more housing now!

We offer the following recommendations regarding the policy questions posed by staff:

***Policy Issue No. 1: Residential Units and Gateway Capacity.*** Staff's recommended approach – a single-phase residential policy for 1,500 to 3,000 new homes in North Bayshore, based on findings from the April 2017 transportation analysis - creates ambiguity for achieving the maximum housing goal of 9,850 new homes in the Planning Area. Instead, **we urge the Commission and the City to plan for and create a multi-phase implementation plan that meets the full housing goals at build out. Each phase of the implementation plan should identify a range of anticipated housing units (e.g. Phase 1: 3,000 homes; Phase 2: 6,000 homes; and Phase 3: 9,850 homes) and necessary infrastructure improvements.**

*Policy Issue No. 6: Parking.* SV@Home supports lower parking requirements in the Planning Area and requiring a parking study for projects that propose to exceed the 0.6 parking space per unit maximum.

If the City is to follow through with its commitment to housing and affordable housing in North Bayshore and to make demonstrable improvements to jobs and housing balance and fit, **it is critical that the Precise Plan not hamper future residential development due to trip cap related issues.** The traffic and congestion prevalent in our communities is a reflection of the lack of housing and affordable housing in close proximity to jobs. As a job center, North Bayshore is an appropriate location for new homes – please take action to ensure that these homes can become a reality.

We appreciate the opportunity to provide feedback and thank the Commission and staff for including significant new homes in the Precise Plan as you plan for the future of North Bayshore.

Sincerely,



Pilar Lorenzana  
Deputy Director, SV@Home

Cc

Randy Tsuda  
Martin Alkire  
Dan Rich  
Wayne Chen