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TRANSMITTED VIA EMAIL

June 27, 2017

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

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

**Re: Agenda Item 8.1 North Bayshore Precise Plan
Land Use and Transportation Topics**

With a 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.

As indicated in an earlier letter submitted to the EPC, SV@Home does not support a residential phasing policy that only gets to 1,500-3,000 in a set phase 1. Instead, we urge the Council to direct staff to undertake a multi-phased approach via a master plan process that plans for 9,850 new homes in North Bayshore at build out.

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 as well as address many of Council's priorities, namely:

- **Complete neighborhoods** - A mix of uses and community amenities necessary to realize a complete neighborhood in NBS are contingent on full build out of 9,850 units. Without a plan to get to 9,850 the City risks piecemeal development, which will be much harder to serve with transit and other community uses.
- **Quality of life** - Many workers in Mountain View and NBS already face long commutes. A net total of 100,000 workers commute into Santa Clara County **EACH DAY**. Without the 9,850 new homes in NBS we will lose the opportunity to enhance quality of life for workers and existing residents alike.
- **Transit** - Right sizing transit and housing need to go hand and hand. The density being planned for NBS is necessary to maximize the number of people using transit in and out of Mountain View and NBS.

Mayor Rosenberg and Members of the City Council
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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.** 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 Council 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

