

2018 Mountain View City Council Candidate Questionnaire

Silicon Valley at Home (SV@Home) is an affordable housing policy and advocacy organization working to ensure housing affordability for all who work and live in Silicon Valley. As a candidate running for office, we invite you to participate in a survey regarding affordable housing. Responses to this survey will be shared widely with community members, and SV@Home members and partner agencies.

Please complete the survey by September 17th, 2018

Email address *

Candidate name

Ellen Kamei

A. What are your housing priorities?

My housing priorities include:

- Increase variety by exploring new types of housing such as microunits and partnering with for-profit and affordable housing developers as well as our school districts
 - Create innovative programs for first-time home buyers such as a subsidized down payment program for middle income residents who cannot qualify for other regional programs
 - Streamline the development approval process for ownership housing on small parcels
 - Expand opportunities for transit oriented development in areas where it has worked such as along El Camino Real
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B. To date, Mountain View has failed to meet any of its state mandated housing goals. Earlier this year, the Legislature considered a proposal to allow higher default densities around transit stations in an effort to create more opportunities for housing and affordable housing across our neighborhoods. Do you support or oppose this type of state intervention around the housing crisis?

In 2017, the State passed a package of housing bills to help move the needle and address the housing crisis, including Senate Bill 35. I support ways to require all communities to share in much needed housing production and hope future state mandates acknowledge cities like Mountain View who have been working to produce their fair share. The City has worked hard to generate housing and for two years from 2015-2017, 2328 out of the 2926 units have been allocated. However, middle income housing creation does lag behind and is one of the issues I hope to address. Mountain View has failed to create any middle income housing since 2015, leaving the moderate income residents in the "missing middle."

C. Do you support and will you advocate for Measure-A funded projects in your jurisdiction? If yes, how will you work with your community to ensure support and acceptance of supportive housing for the homeless and families earning less than \$30,000 a year?

I wholeheartedly supported Measure A and volunteered on the campaign. I aim to maintain the City's diversity and will work to ensure families of all income levels can stay in Mountain View. Recently, an affordable housing developer with a project applied for Measure A funds, but was told that the project needed to be 100% supportive housing. The developer was unable to obtain financing for such a project in Mountain View, so they could not access the County funds. I will work with the County to address issues so that we can qualify for Measure A funds, since this will ultimately help with our goal of building more affordable housing overall.

D. How many homes do you think are appropriate as part of a redeveloped East Whisman? How many of these homes should be affordable to lower-income households? And how many of them should be affordable to moderate-income households?

On May 16th, the Environmental Planning Commission (EPC) held a study session on the East Whisman Precise Plan Area. The total number of homes is still being considered by staff and I look forward to ways we can support the growing neighborhood. I support the proposed 20% affordable housing goal for over all units, as I do in North Bayshore, and the recommendation for improved infrastructure as the area prepares for hundreds and potentially thousands of new students. I also support moderate-income households included as affordable units. This is a priority of my campaign.

E. Do you support or oppose slowing the pace of residential or mixed-use development in the Downtown Area or other areas of Mountain View? Please explain your response.

I support a vibrant downtown with a mix of residential, retail, and mixed use development. The Downtown corridor has changed considerably since the General Plan Update and Precise Plan was created. I would like to revisit the Precise Plan to see if we need to make adjustments based on the community's changing needs and priorities in Downtown. There is also a discussion of extending downtown to include Moffett Boulevard. I would like to explore that conversation, especially as new residential development is scheduled for that area as well. I will work to conduct visioning and planning sessions for these neighborhoods so we have an organized, cohesive, and thoughtful strategy for development.

F. Would you support increasing the homeownership affordability requirement from 10 percent to 15 percent?

Yes, I support an increase in the homeownership affordability requirement to 15%. There are many ways to accomplish the goal of building more affordable housing, and this is something I am passionate about addressing as a future Councilmember. I would be interested in exploring all available options, as we can't afford to leave anything on the table. I look forward to leading on this issue.

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