

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 7th, 2018

Email address *

Candidate name

Pat Showalter

A. What are your housing priorities?

Get as much of the 9850 housing units zoned in the North Bayshore Precise Plan built as possible; reduce the number of homeless people in Mountain View by a comprehensive program that leads to housing; approve a housing-rich East Whisman Plan; continue with our tradition of building affordable housing; and encourage the development of condos to provide an entry point into the housing market.

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?

I wish this type of State intervention wasn't necessary, but the States's track record of under-building housing for 40 years demonstrates that it is needed. So, yes, I reluctantly support it. The reason I am reluctant is because a robust public review process usually does lead to a better project, if the project goes forward. The problem is that so many of them get stopped.

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?

In Mountain View, we have a track record of building and operating affordable housing projects that are high quality. We find that these projects are generally welcome. What is getting particularly difficult is the financing. It takes a great deal of effort and expertise to work out the financing. Hopefully, Measure-A funds will assist with the financing. We have collected substantial fees from all the development that has gone on and the City is committed to getting units built with our funds while leveraging those funds from as many other sources as possible.

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?

I support the high-housing goal of 5000 with 20% affordable. The concept of lower-income versus moderate-income has created a great deal of discussion, but we haven't settled on a percentage yet. We need to have both lower-income and moderate-income to maintain a diverse community.

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.

Too little housing is a critical problem, so I support the existing pace of residential development. Is it also vital that the quality of the land use planning, design and construction be very high. The City does not control how much a developer sells or rents his project for, but it is the City's job to ensure that the projects are well-planned and well-built.

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

On the face of it that seems like a reasonable thing to consider. I would need to understand the economics of the situation better and whether raising the affordability requirement might actually reduce the amount of housing that is built. Increasing the amount of housing is the goal- both market rate and affordable.

