

TRANSMITTED VIA EMAIL

June 24, 2019

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

Dear Mayor Matichak, Vice Mayor Abe-Koga, and Councilmembers Clark, Hicks, Kamei, McAlister, and Ramirez,

RE: Item 8.1 - Public Draft of East Whisman Precise Plan and Draft Environmental Impact Report

On behalf of SV@Home and our members, we write today regarding the draft East Whisman Precise Plan. We strongly support the Plan's goal of at least 5,000 new homes, 20% of them affordable, and its vision of transforming an office park into a mixed-use, mixed-income complete neighborhood.

The Plan includes several innovative incentives to achieve these goals. Most notably, the Jobs-Housing Linkage program offers a potentially replicable model for ensuring that housing development goes hand in hand with additional office growth. Thank you to the Council for supporting this vision and to city staff for their work designing a plan that will make it a reality.

The production of housing and affordable housing opportunities in East Whisman is one of the most important public benefits the plan is creating. In order for this plan to be implemented as envisioned, we believe the city should closely examine the policy mechanisms that shape housing development to ensure they contribute to meeting the overall goals. To that end, SV@Home supports:

- **Considering an increase in base residential FAR close to the VTA station, which would allow additional flexibility in achieving transit-oriented, higher density housing development.** This should be done in a way that balances increasing the feasibility of targeted residential developments without undermining the bonus FAR public benefits structure and overall affordable housing production.
- **Allowing flexibility in the Jobs-Housing Linkage Strategy's implementation to permit the most creative partnerships for leveraging office development rights to support residential development.** We support staff's recommendation of increasing this flexibility and think the city could also consider the EPC recommendation to study a "Housing Credit" system.
- **Permitting flexibility in the character area development allocations as long as it does not impact the overall plan goals.** The staff report clarifies that the

Ron Gonzales, Chair
*Hispanic Foundation
 of Silicon Valley*

Janice Jensen, Vice Chair
*Habitat for Humanity
 East Bay/Silicon Valley*

Kevin Zwick, Treasurer
Housing Trust Silicon Valley

Kathy Thibodeaux, Secretary
KM Thibodeaux Consulting LLC

Shiloh Ballard
Silicon Valley Bicycle Coalition

Bob Brownstein
Working Partnerships USA

Gina Dalma
*Silicon Valley Community
 Foundation*

Katie Ferrick
LinkedIn

Amie Fishman
*Non-Profit Housing Association of
 Northern California*

Javier Gonzalez
Google

Poncho Guevara
Sacred Heart Community Service

Nathan Ho
Silicon Valley Leadership Group

Janikke Klem
Technology Credit Union

Jan Lindenthal
MidPen Housing

Jennifer Loving
Destination: Home

Mary Murtagh
EAH Housing

Chris Neale
The Core Companies

Andrea Osgood
Eden Housing

Kelly Snider
Kelly Snider Consulting

Jennifer Van Every
The Van Every Group

Staff

Leslye Corsiglia
Executive Director

Honorable Mayor Matichak and Members of the City Council

June 24, 2019

Re: Item 8.1: Public Draft of East Whisman Precise Plan and Draft Environmental Impact Report

Page 2 of 2

original intent of the character area allocations was not to be overly rigid, but to help achieve the Plan's vision.

- **A city-wide process for right-sizing open space fees on multifamily developments and the local school strategy (which is already underway)** to both better address the city's needs and create more certainty around costs, which could enable residential development to advance.

The East Whisman Precise Plan is a fantastic opportunity to create a transit-oriented neighborhood with homes for people of all incomes and abilities. These suggested modifications to the Plan's implementation framework will help us get there.

Sincerely,



David K Meyer
Director of Strategic Initiatives