

**TRANSMITTED VIA EMAIL**

May 14, 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: Below Market Rate Housing Program Phase 2 Modifications**

On behalf of SV@Home and our members, we write today regarding the proposed updates to Mountain View's inclusionary zoning and below market rate (BMR) housing policies. Thank you to the City Council for continuing to be on the leading edge of right-sizing your policies to ensure that the city is building housing for people of all incomes and abilities. And thank you to city staff and the consultants for developing an array of options to meet the City Council's goals.

SV@Home supports the Council's goal of facilitating the actual delivery of affordable homes as a preference over collecting fees as well as your goal of achieving a diverse income range in your affordable housing stock. The appropriate setting of fees and alternative mitigation requirements is key to accomplishing these goals. As a general policy, SV@Home supports fee levels that reasonably reflect the costs of producing the affordable units off-site with the aim of finding a sweet spot that supports a city's policy priorities without deterring housing development.

We especially wanted to highlight our support for the following proposed updates:

- The added flexibility to the depth of affordability developers are required to achieve through the weighted average system, which creates opportunities to reach deeper levels of affordability while also allowing for the production of moderate income housing for missing middle families.
- Considerations of an increase to the in-lieu fee level for both rental and for-sale projects to incentivize the delivery of units on-site. As noted above, we recommend cities set fees in a manner that will not deter development but rather, in Mountain View's case, incentivize the building of on-site affordable homes.
- The increase of the for-sale BMR on-site requirement from 10% to 15% for all for-sale developments. This would bring Mountain View in line with best practices from around Santa Clara County.

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*Hispanic Foundation  
 of Silicon Valley*

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*Habitat for Humanity  
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*Technology Credit Union*

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*Destination: Home*

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*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*

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While we generally support the extension of deed-restricted timeframes to “in perpetuity” applying to inclusionary units in market rate projects, we recognize that there might be cases where public funding is involved when this could create financing challenges. We would recommend consideration of these possible effects as part of staff’s continued refinement of these policy recommendations.

In general, we support staff recommendations related to improving Mountain View’s inclusionary zoning and BMR policies. As we note multiple times above, we believe the Council should carefully consider the right-sizing of fees and other alternative mitigations to maximize the production of affordable housing city-wide without jeopardizing the feasibility of residential development.

Thank you again to the City of Mountain View for your prioritization of ensuring this crucial affordable housing development tool is meeting the city’s ambitious goals.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer". The signature is written in a cursive style and is positioned to the left of a vertical line that separates it from the typed name below.

David K Meyer  
Director of Strategic Initiatives

