

TRANSMITTED VIA EMAIL

October 23, 2018

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

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

RE: Item 3.1 – 777 West Middlefield Road – Modifications to Residential Gatekeeper Project

On behalf of SV@Home and our members, we write today regarding the proposed modifications to the Gatekeeper development at 777 West Middlefield Road.

SV@Home’s goal is to increase housing opportunities for all, from those who live on our streets to those who work for our leading employers. We recognize that the term “affordable housing” now means something different than it did years ago. Middle income households are now struggling to afford the area’s high housing costs. As a result, many families are choosing to move away to more affordable areas, resulting in the loss of workers we need in our community—including teachers.

Mountain View leaders adopted an Inclusionary Zoning Ordinance (IZO) to ensure that market-rate developments include homes that are affordable to lower-income households. As a best practice, SV@Home supports including homes targeted to middle income households, but as an addition to a city’s base requirements—in Mountain View the base requirement is 15%. We are thankful to city staff for their ongoing efforts to explore how the City can incentivize the construction of homes for families with moderate level incomes while ensuring lower income households still have a path to living in Mountain View. We look forward to being further involved in those conversations.

The project before you proposes that 5% of the units be affordable to households earning 50-80% of Area Median Income and 15% of the units be affordable to households earning 80-120% of median income. While SV@Home would usually oppose the loss of units affordable to low-income households, this is an exceptional project. The public-private partnership with the Mountain View Whisman School District (MVWSD) will provide affordable homes for MVWSD teachers and staff, made possible through a \$56 million contribution from the school district.

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Staff

Leslye Corsiglia
Executive Director

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We applaud the developer and the MVWSD for their work to create affordable homes to make it possible for teachers and other education professionals to continue to live in our community.

Sincerely,



Pilar Lorenzana
Deputy Director