October 8, 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—Direction on Development Priorities for Lot 12

On behalf of SV@Home and our members, we write you today in support of a standalone affordable development on the publicly-owned Lot 12 parcel in downtown Mountain View.

Lot 12, which currently primarily consists of a parking lot, provides a unique opportunity for the City to create 100% deed-restricted affordable homes. Located right off the bustling downtown with ready access to retail, it is also only a short walk from the downtown Mountain View transit center, accessible to Caltrain, VTA, and the City’s highly-regarded shuttle system. These factors can translate to lower parking requirements and retail demands, making an 100% affordable project both economically feasible and a low impact, easily integrated addition to the community.

It is well known that developing housing in Santa Clara County is expensive and challenging. Affordable housing developers have even more challenges because they must compete with market rate developers for limited land and have fewer resources to tie up sites. This is the reason that public land is such an important local affordable housing strategy.

During previous study sessions, the Council directed staff to explore how Lot 12 could be used to meet the City’s affordable housing goals. We thank staff for their detailed comparison of different options for the site and fully support a scenario that results in a 100% affordable project. We are certain that the development community is ready to respond to this opportunity.

As has been identified again and again by this Council, affordable housing is the most pressing issue that affects Mountain View residents and the surrounding region. The City has been rightly recognized as a regional leader in producing much-needed housing and affordable housing to address the region’s crisis. **We urge the Council to take action today to preserve a diverse, welcoming Mountain View by maximizing the number of units on the site and creating 150 new affordable homes.**
We sincerely appreciate your consideration of our comments.

Sincerely,

[Signature]

Pilar Lorenzana
Deputy Director