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**TRANSMITTED VIA EMAIL**

December 11, 2017

Honorable Mayor Rosenberg and Members of the City Council  
City of Mountain View  
500 Castro Street  
Mountain View, CA

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

**Re: Item 6.1 – North Bayshore Precise Plan**

On behalf of our members, we write to voice our support for the adoption of the North Bayshore Precise Plan with a modified Bonus FAR Tier Structure in response to the City's recent action to amend its city-wide inclusionary response as a result of Assembly Bill 1505 (Bloom).

In response to Question 7 posed by staff, **SV@Home strongly supports Option 2**, which would maintain the FAR incentive structure, while requiring more community benefits than in the Draft and modifying Tier II to include a requirement for land dedication to local schools. This option would allow the City of Mountain View to achieve the NBPP vision and affordability goals through two equally important mechanisms for creating affordability – on-site affordability requirements that provide for mixed-income residential developments and land dedication, which when leveraged with other public sources of funding, will bring about more affordable homes with a deeper level of affordability.

Recent discussions about a potential increase to the Tier II affordability requirement from 20 to 25 percent have referenced the Sobrato Organization's proposed development. We understand that Sobrato is interested in moving forward with a land dedication. By doing so, future development on this parcel may allow up to 25 percent affordable housing due to the developer's ability to leverage other public funds. Achieving this level of affordability in North Bayshore is only possible through land dedication and by leveraging other sources of public funds. **A blanket, across the board 25 percent affordability requirement is inadvisable and will deter development from moving forward.**

We thank the Council for your careful consideration of the Plan's affordable housing strategy to ensure that the Plan's objective of creating 9,850 new homes, with 20 percent affordable homes, is achieved. Along with staff's efforts to engage the public throughout every step of the planning process, your leadership has fostered new

conversations throughout the Mountain View community and beyond about the importance of housing diversity and inclusive growth. We are deeply encouraged by the advocacy of so many Mountain View residents and workers – from community groups like the Mountain View Coalition for Sustainable Planning and Balanced Mountain View, to institutions like the Mountain View Chamber of Commerce, as well as the numerous individuals – who have spoken out with a united voice in support of the City’s vision of housing for all in North Bayshore.

Lastly, we thank the Council for not only for your local leadership, but also for your regional leadership. Through the North Bayshore Precise Plan, you have set the standard for local action in response to Silicon Valley’s interrelated housing affordability, sustainability, and quality-of-life challenges. Other local jurisdictions, with good cause, are closely following your final decisions on the Precise Plan, and we urge you to adopt the NBPP without delay tomorrow evening, December 12<sup>th</sup>.

Thank you for your consideration.

Sincerely,



Pilar Lorenzana  
Deputy Director

