

TRANSMITTED VIA EMAIL

June 17, 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 6.1 - 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 ordinance updates that meet the City Council's goals.

In general, SV@Home supports the staff recommendations and would like to specifically highlight:

- 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.
- The right-sizing of the in-lieu fee level for both rental and for-sale projects to incentivize the delivery of units on-site. SV@Home recommends cities set fees in a manner that will not deter development but rather 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.

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 goals.

Sincerely,



David K Meyer
 Director of Strategic Initiatives

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 of Silicon Valley*

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