

TRANSMITTED VIA EMAIL

April 1st, 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 3.1 – Terra Bella Visioning and Guiding Principles Plan-Land Use Alternatives

On behalf of SV@Home and our members, we write today regarding the land use alternatives put forward in the Terra Bella Visioning and Guiding Principles Plan. SV@Home supports EPC Alternative 4, which represents a balance between preserving local small businesses and adding significant housing while respecting the existing community.

EPC Alternative 4 establishes diverse housing opportunities by identifying residential development at all levels of density that can serve individuals and families at various income levels. Drawing on community engagement and discussion at EPC and Council, staff has presented a plan that responds to community concerns and creates a foundational vision for the area. With the capacity for denser housing development, EPC Alternative 4 also provides the greatest opportunity for affordable housing development on site, and would further cement Mountain View's reputation as a leader on smart housing policy in Silicon Valley.

The Terra Bella area is a critical opportunity for housing in a time of great shortage. Similar areas that could build mixed-use, mixed income complete neighborhoods with significant residential development are rare in Mountain View and Silicon Valley in general. With ever-increasing housing prices forcing Mountain View families from their homes, we should not miss the opportunity to bring additional housing supply to alleviate price increases. Terra Bella can be a place where individuals and families of all income levels and abilities live, work, play, and contribute to the overall health of their community.

SV@Home also supports the EPC's recommendation that affordable housing goals be integrated into any greater community benefits strategy if the Council moves forward with a specific plan process. We support a 20% overall affordable housing goal for Terra Bella with the following guidelines: a 15% on-site affordability requirement for rental and ownership projects, and a suite of strategies designed to achieve the overall 20% affordability goal. As part of this, we support the inclusion of higher inclusionary requirements for alternative compliance options, prioritization of standalone

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Staff

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affordable development on dedicated land, and consideration of additional strategies that may arise from staff driven studies. This goal is in line with the standards the City has already set for the North Bayshore and East Whisman planning areas.

Thank you to staff, the Council, and the EPC for all the work that has gone into the visioning process, as well as the City's broader efforts to make Mountain View more affordable to residents across the income spectrum. We appreciate the opportunity to engage in the process and provide our feedback, and are excited to see an optimistic vision that addresses our region's housing challenges.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer". The signature is written in a cursive style and is positioned above the printed name and title.

David K Meyer
Director of Strategic Initiatives

