



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

May 15, 2017

City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Subject: 8.1 Draft North Bayshore Affordable Housing Administrative Guidelines

Honorable Mayor and Members of the City Council:

The Mountain View Coalition for Sustainable Planning (MVCSP) strongly supports the overall goal of 20% affordable housing in North Bayshore as part of the North Bayshore Precise Plan. We have three primary points we would like to make after reviewing the "Draft North Bayshore Affordable Housing Administrative Guidelines."

1. Maximizing total housing in North Bayshore maximizes affordable housing availability.

Simple math supports our previous testimony that there is a need to maximize the total amount of housing in North Bayshore in order to maximize the supply of affordable housing units. We continue to support a minimum of 7,000 housing units with an aspirational goal of 9,850 housing units in North Bayshore. Assuming the 20% affordable housing goal is achieved, The EIR alternative of 3,000 housing units would result in 600 affordable housing units; 7,000 total units equals 1,400 affordable housing units, and 9,850 housing units would potentially result in 1,970 affordable housing units. Given the needs for affordable housing in Mountain View, all strategies should be considered to maximize the housing supply in North Bayshore.

2. Provide the right Bonus FAR incentives to encourage maximum affordable housing.

MVCSP general supports the intent of the adjustments of the Bonus FAR tiers in order to incentivize affordable housing, make it financially viable, and meet the minimum affordability requirements in the State's Density Bonus Law. However, it is disappointing that the economic analysis that was the basis for the recommendations is not included and cannot be scrutinized and analyzed.

3. Strongly support the goal of both rental and ownership housing for a range of household size and income mixes, but would like to see greater flexibility in how the goals are achieved.

MVCSP supports the goal of having a mix of rental and ownership housing at different income levels. While the administrative guidelines do provide flexibility in how affordable housing is provided, we encourage a greater

degree of flexibility in providing flexibility in providing affordable housing at a mix of income levels based on market needs and financial feasibility.

The challenges of transforming a traditional business parking into a robust mixed use development that includes up to 9,850 housing units and 1,970 affordable housing units cannot be overstated. MVCSP applauds the flexibility allowed within the a mixed use building, a stand-alone 100% affordable housing building, or a dedication of land. Our concern is that Table 2 on page 4 of the Guidelines could be too prescriptive and may or may not be financially feasible depending on the pro forma analysis for a particular development or master plan proposal. The bottom line is that the guidelines should encourage affordable housing development and not put impediments in the way. One approach would be to establish minimum requirements for very low and low income categories, while enabling the developer to determine the appropriate mix by income category based on market needs and financial feasibility.

4. Unbundled parking is very important component of making housing affordable in North Bayshore.

MVCSP has been an advocate of unbundled parking in North Bayshore and generally supports the provisions in the administrative guidelines. However, there should be a provision to allow for shared spaces provided by a nearby commercial developments.

Sincerely,



Cliff Chambers
On behalf of Mountain View Coalition for Sustainable Planning

cc:
Dan Rich, City Manager
Randy Tsuda, Community Development Director
Lorrie Brewer, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.
To contact us, send email to mvcsp.info@gmail.com.