

April 10, 2023

To: City of Mountain View Council Members

From: Fondo de Solidaridad de Mountain View | Mountain View Solidarity Fund

Dear City Council Members,

As members of the Mountain View community, we are writing to express our support for the latest additions to the Housing Element document currently under revision that aim to prevent displacement of current working class residents of Mountain View by prioritizing, researching, funding and implementing community ownership of housing models, such as community land trusts or limited equity housing cooperatives, in our city.

We also urgently press the Council, above and beyond the longer-term oriented Housing Element discussions, to take another look at the City's current anti-displacement strategy and re-prioritize existing or new Below Market Rate program funds for the acquisition and preservation of naturally affordable multi-unit buildings via community housing models as soon as possible. Preserving existing housing versus building more affordable housing can more quickly, cheaply, and effectively address the housing displacement crisis in our City, a crisis which threatens the fabric and diversity of our community in Mountain View if we take too long to act.

Support for the Housing Element Draft

We would like to thank the members of the Environmental Planning Commission and the City staff for listening to and adding our input on the Housing Element, specifically the challenges our working class community faces with city-sponsored affordable housing and the need to prioritize, study, fund, and implement more effective and efficient methods of preventing housing displacement via community ownership models.

We are pleased that the most recent draft of the Housing Element now:

- Reinforces the importance of preserving and acquiring units via community ownership models as an effective anti-displacement strategy and one that is equally important as the construction of newly constructed affordable housing, which up until now has been the primary anti-displacement method.
- Includes community ownership models, with a specific goal of 50 units with an affordable rent of 30% of household income, as an anti-displacement strategy.
- Commits to raising a minimum of \$10 million for the acquisition/preservation of naturally affordable units via community ownership models.
- Commits to creating a community ownership action plan by June 30, 2025 that identifies the City's and other organizations' responsibilities and establishes a schedule such that acquisition of units could occur within two years within completion of the action plan, depending on the timing of funding opportunities and the fulfillment of other organizations' responsibilities.

- Provides ongoing support to community groups like ours on potential acquisition/preservation opportunities in the event we or other community groups and/or nonprofit organizations are ready to move forward on acquisition or preservation of naturally affordable housing on a timeline faster than the City's and require the City's assistance in time, resources, and funding to be successful.
- Adds Opportunity to Purchase Act (OPA) Programs as an anti-displacement strategy.

Based on these recent additions that reflect the housing needs of our community regarding, we are in support of the current Housing Element draft.

Re-prioritizing BMR Funds for Acquisition/Preservation of Naturally Affordable Housing via Community Ownership Models

The City of Mountain View has done an admirable job in prioritizing affordable housing, yet with the ever-increasing cost of rental housing (up 20% to \$4,000/month in just the last 3 years), the housing crisis continues for our working class residents. We are at a point where, unless we as a community invest in more innovative solutions that are quicker and more cost effective to implement, we will lose a significant portion of our working class community that has called Mountain View home for decades. As members and representatives of our working class community, we urgently press the Council to reprioritize its current approach and funding strategy for anti-displacement.

Specifically, we ask the Council to re-prioritize existing and new Below Market Rate program funds for the acquisition and preservation of naturally affordable multi-unit buildings via community housing models as soon as possible. While we realize changing the strategy could impact existing projects, it could be the smarter approach over the long-term given that preserving or supporting the acquisition of existing naturally affordable multi-unit housing is 33-50% cheaper than developing new subsidized affordable housing units and takes less time (1-2 years versus 4-6 years).

While we appreciate the time and resources the Council has invested in developing new affordable housing units, we believe that the current situation requires the City to take another look at its allocation of BMR funds, which are almost exclusively devoted to new affordable housing development.

We believe that recent policy developments at the state level and momentum around bringing community housing models to Mountain View have created an opportunity to make faster progress in addressing anti-displacement. The passage of SB330 has left owners of naturally affordable multi-unit buildings in the City, especially in R1 and R2 zones, with fewer options to redevelop their properties for profit, which could make them more willing to sell their units to a nonprofit or community partner looking to convert the unit to community housing.

In addition, we, as members of the Fondo de Solidaridad, are making fast progress on realizing our vision to bring a community and trust to our City. We are doing the research and building the

expert and funding support to be the that nonprofit partner, potentially in partnership with another community land trust and sponsoring nonprofits, such that, with the City's help through BMR funding, we could acquire and preserve this naturally affordable housing for working class residents with 1-2 years time.

Thank you again for the recent changes to the Housing Element and for considering our urgent request to re-prioritize BMR funding resources on behalf of the long-standing working class community in Mountain View.

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View leaders (Olga Melo, Paula Perez, Azucena Castañon, Marilu Cuesta, Isabel Salazar, Sonia Sequieros, Nadia Mora)

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View volunteers (Maria Muñoz Yopez, Anthony Chang, Makenzie Gallego, Paige Hill, Sarah Livnat)

Estimados Concejales de la Ciudad,

Como miembros de la comunidad de Mountain View, escribimos para expresar nuestro apoyo a las últimas adiciones al documento Elemento de vivienda actualmente en revisión que tienen como objetivo evitar el desplazamiento de los residentes actuales de la clase trabajadora de Mountain View al priorizar, investigar, financiar e implementar modelos de vivienda comunitaria, como fideicomisos de tierras comunitarias o cooperativas de vivienda de capital limitado, en nuestra ciudad.

También presionamos con urgencia al Concejo, más allá de las discusiones del Elemento de Vivienda orientadas a más largo plazo, para que vuelva a analizar la estrategia actual contra el desplazamiento de la Ciudad y vuelva a priorizar los fondos del programa por debajo del precio del mercado existentes o nuevos para la adquisición y preservación de recursos naturales. edificios asequibles de unidades múltiples a través de modelos de vivienda comunitaria tan pronto como sea posible. Preservar las viviendas existentes en lugar de construir viviendas más asequibles puede abordar de manera más rápida, económica y efectiva la crisis de desplazamiento de viviendas en nuestra ciudad, una crisis que amenaza el tejido y la diversidad de nuestra comunidad en Mountain View si tardamos demasiado en actuar.

Apoyo al Proyecto de Elemento Vivienda

Nos gustaría agradecer a los miembros de la Comisión de Planificación Ambiental y al personal de la Ciudad por escuchar y agregar nuestra opinión sobre el Elemento de Vivienda, específicamente los desafíos que enfrenta nuestra comunidad de clase trabajadora con viviendas asequibles patrocinadas por la ciudad y la necesidad de priorizar, estudiar, financiar e implementar métodos más efectivos y eficientes para prevenir el desplazamiento de viviendas a través de modelos de propiedad comunitaria.

Nos complace que el borrador más reciente del Elemento de Vivienda ahora:

- Refuerza la importancia de preservar y adquirir unidades a través de modelos de propiedad comunitaria como una estrategia eficaz contra el desplazamiento y que es tan importante como la construcción de viviendas asequibles de nueva construcción, que hasta ahora ha sido el principal método contra el desplazamiento.
- Incluye modelos de propiedad comunitaria, con una meta específica de 50 unidades con una renta asequible del 30% de los ingresos del hogar, como estrategia antidesplazamiento.
- Se compromete a recaudar un mínimo de \$10 millones para la adquisición/preservación de unidades naturalmente asequibles a través de modelos de propiedad comunitaria.
- Se compromete a crear un plan de acción de propiedad comunitaria para el 30 de junio de 2025 que identifique las responsabilidades de la Ciudad y otras organizaciones y establezca un cronograma de modo que la adquisición de unidades pueda ocurrir dentro de los dos años posteriores a la finalización del plan de acción, según el momento de las oportunidades de financiamiento. y el cumplimiento de las responsabilidades de otras organizaciones.
- Brinda apoyo continuo a grupos comunitarios como el nuestro sobre posibles oportunidades de adquisición/preservación en caso de que nosotros u otros grupos comunitarios y/u organizaciones sin fines de lucro estemos listos para avanzar en la adquisición o preservación de viviendas naturalmente asequibles en un plazo más rápido que el de la Ciudad y requieran la asistencia de la ciudad en tiempo, recursos y financiación para tener éxito.
- Agrega los programas de la Ley de Oportunidad de Compra (OPA) como una estrategia contra el desplazamiento.

Con base en estas adiciones recientes que reflejan las necesidades de vivienda de nuestra comunidad, apoyamos el borrador actual del Elemento de Vivienda.

Re-priorización de los Fondos BMR para la Adquisición/Preservación de Viviendas Naturalmente Asequibles a través de Modelos de Propiedad Comunitaria

La ciudad de Mountain View ha hecho un trabajo admirable al priorizar viviendas asequibles, pero con el costo cada vez mayor de las viviendas de alquiler (un aumento del 20 % a \$4,000/mes en solo los últimos 3 años), la crisis de la vivienda continúa para nuestros residentes de clase trabajadora. . Estamos en un punto en el que, a menos que como comunidad invirtamos en soluciones más innovadoras que sean más rápidas y rentables de implementar, perderemos una parte significativa de nuestra comunidad de clase trabajadora que ha llamado hogar a Mountain View durante décadas. Como miembros y representantes de nuestra comunidad de clase trabajadora, presionamos urgentemente al Consejo para que vuelva a priorizar su enfoque actual y su estrategia de financiación para la lucha contra el desplazamiento.

Específicamente, le pedimos al Concejo que vuelva a priorizar los fondos del programa por debajo de la tasa de mercado nuevos y existentes para la adquisición y preservación de

edificios de unidades múltiples naturalmente asequibles a través de modelos de vivienda comunitaria tan pronto como sea posible. Si bien nos damos cuenta de que cambiar la estrategia podría afectar los proyectos existentes, podría ser el enfoque más inteligente a largo plazo dado que preservar o apoyar la adquisición de viviendas de unidades múltiples naturalmente asequibles existentes es entre un 33 y un 50 % más económico que desarrollar nuevas unidades de vivienda asequibles subsidiadas. y toma menos tiempo (1-2 años versus 4-6 años).

Si bien apreciamos el tiempo y los recursos que el Concejo ha invertido en el desarrollo de nuevas unidades de vivienda asequible, creemos que la situación actual requiere que la Ciudad vuelva a analizar su asignación de fondos BMR, que se dedican casi exclusivamente al desarrollo de nuevas viviendas asequibles.

Creemos que los recientes desarrollos de políticas a nivel estatal y el impulso para traer modelos de vivienda comunitaria a Mountain View han creado una oportunidad para avanzar más rápido en la lucha contra el desplazamiento. La aprobación de la SB330 ha dejado a los propietarios de edificios de unidades múltiples naturalmente asequibles en la ciudad, especialmente en las zonas R1 y R2, con menos opciones para reconstruir sus propiedades con fines de lucro, lo que podría hacer que estén más dispuestos a vender sus unidades a una comunidad o una organización sin fines de lucro. socio que busca convertir la unidad en vivienda comunitaria.

Además, nosotros, como miembros del Fondo de Solidaridad, estamos progresando rápidamente en la realización de nuestra visión de traer una comunidad y confianza a nuestra Ciudad. Estamos investigando y construyendo el apoyo experto y financiero para ser el socio sin fines de lucro, potencialmente en asociación con otro fideicomiso de tierras comunitarias y patrocinando organizaciones sin fines de lucro, de modo que, con la ayuda de la Ciudad a través de los fondos de BMR, podamos adquirir y preservar este naturalmente asequible. vivienda para residentes de clase trabajadora con 1-2 años de tiempo.

Gracias nuevamente por los cambios recientes en el elemento de vivienda y por considerar nuestra solicitud urgente de volver a priorizar los recursos de financiación de BMR en nombre de la comunidad de clase trabajadora de larga data en Mountain View.

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View leaders (Olga Melo, Paula Perez, Azucena Castañón, Marilu Cuesta, Isabel Salazar, Sonia Sequieros, Nadia Mora)

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View volunteers (Maria Muñoz Yepe, Anthony Chang, Makenzie Gallego, Paige Hill, Sarah Livnat)

From: [Glaser, Heather](#)
Subject: FW: MVSF Letter Regarding Housing Element
Date: Monday, April 10, 2023 5:12:01 PM
Attachments: [2023-04-10 Letter to City Council from FSMV re Housing Element and BMR Funds.pdf](#)

Please see the attached correspondence in case you have not already received it.

Best,

Heather Glaser
City Clerk
City of Mountain View
650-903-6304

From: [REDACTED] on behalf of Fondo de Solidaridad Mountain View [REDACTED]
Sent: Monday, April 10, 2023 4:54 PM
To: [REDACTED] Paula Perez [REDACTED]
[REDACTED] Olga G [REDACTED]
[REDACTED]
[REDACTED]
Cc: Anthony Chang [REDACTED]
[REDACTED]
Subject: MVSF Letter Regarding Housing Element

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Dear City of Mountain View Council Members,

As members of the Mountain View community, we are writing to express our support for the latest additions to the Housing Element document currently under revision that aim to prevent displacement of current working class residents of Mountain View by prioritizing, researching, funding and implementing community ownership of housing models, such as community land trusts or limited equity housing cooperatives, in our city.

Please see attached for our full letter, in which we urgently press the Council, above and beyond the longer-term oriented Housing Element discussions, to take another look at the City's current anti-displacement strategy and re-prioritize existing or new Below Market Rate program funds for the acquisition and preservation of naturally affordable multi-unit buildings via community housing models as soon as possible.

Thank you for your consideration,

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View leaders (Olga Melo, Paula Perez, Azucena Castañon, Marilu Cuesta, Isabel Salazar, Sonia Sequieros, Nadia Mora)

Mountain View Solidarity Fund | Fondo de Solidaridad de Mountain View volunteers
(Maria Muñoz Yopez, Anthony Chang, Makenzie Gallego, Paige Hill, Sarah Livnat)

From: [Higley, CJ x4942](#)
To: [Hicks, Alison](#)
Cc: [City Council](#); [Anderson, Eric B.](#); [Lee, Sandra](#); corey@housingactioncoalition.org; [Ali Sapirman](#); [Mayhew, Tom x4948](#)
Subject: Housing Element
Date: Monday, April 10, 2023 5:15:23 PM
Attachments: [image002.png](#)
[Letter to the City Council - 2023-04-10\(16093371.1\).docx](#)

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Mayor Hicks – On behalf of the Housing Action Coalition, please see the attached letter with our brief outstanding comments regarding the draft Housing Element. Please let me know if you have any comments or questions prior to the meeting tomorrow night. Thanks for your consideration, -CJ

CJ Higley

Partner

He/Him

cjhigley@fbm.com

direct 415.954.4942



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April 10, 2023

Via E-Mail

Alison Hicks, Mayor
Mountain View City Hall
500 Castro Street, 3rd Floor
Mountain View CA 93039-7540

E-Mail: Alison.Hicks@mountainview.gov

Re: Mountain View Housing Element

Dear Mayor Hicks:

Our firm represents the Housing Action Coalition. We have had the opportunity to discuss a number of issues with Planning Department staff over the past few weeks. We are encouraged by staff's proposed amendments to the Housing Element, and appreciate staff's time in addressing many of our questions and concerns.

As a general policy matter, HAC is concerned that high development impact fees present a barrier housing development in many jurisdictions across California. We support staff's recommendation to lower the Park In-Lieu Fee – the current fee stands out as prohibitively high, and higher than other nearby cities.

In addition to lowering the Park Fee, we urge the Council to amend the Housing Element to require that the Nexus Study cited in Section 1.8 (Park Land Ordinance Update) includes an analysis of the cumulative impact of all City fees on the feasibility of housing development. The amount of any one fee is less important than the cumulative effect that all the fees have on development feasibility. In addition, we urge the Council to conduct this Nexus Study as soon as possible – the current draft of the Housing Element shows completion by December 31, 2025. We recommend this work be completed by December 31, 2024, so the results can be incorporated into policy changes sooner in the RHNA cycle.

Related to the above, Staff has also recommended revisions to Section 1.8 that would direct the Nexus Study to consider the payment of impact fees at project occupancy. We strongly support this concept, but recommend (1) that the City make all impact fees (not just the Park fees) payable at and as a condition to issuance of certificate of occupancy, and (2) that this policy be implemented right away. This is a simple change that can make a significant difference on project financing. Requiring payment of these fees prior to the time when owners

Ellen Yau, Senior Planner
April 10, 2023
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can begin generating rents from new occupants drives up the cost of development and threatens project feasibility.

With the changes discussed above, the Housing Action Coalition would support the City's adoption of the draft Housing Element. We applaud the City Council and City Planning staff for their hard work in preparing the Housing Element, and for their many efforts to support housing development in Mountain View. Thanks for your consideration of our comments.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Chaf Higley'.

Charles J. Higley

CJH:rmg

cc: Eric Anderson
Sandra Lee
Corey Smith
Ali Sapirman
Tom Mayhew

36615\16093371.1

From: [Randy Tsuda](#)
To: [City Council](#)
Cc: [Shrivastava, Aarti](#); [McCarthy, Kimbra](#); [Anderson, Eric B.](#); epc@mountainview.gov
Subject: Clarification on Letter re: Housing Element
Date: Monday, April 10, 2023 6:01:33 PM
Attachments: [MV EPC Housing Element 2.14.23.pdf](#)

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Mayor and City Councilmembers:

After speaking with a few of you, I am writing to clarify my letter of March 14, 2023, expressing my support for the adoption of the Housing Element (see attachment). In the letter, I specifically supported Program 4.1 and requested that it be expanded.

In the March 2023 draft, Program 4.1 reads in part, "the City will continue to facilitate and support 100% affordable housing development in the review process, by *allocating dedicated staff* and utilizing streamlining opportunities." (italics are mine) My request is that the referenced section be made clear that "dedicated staff" will be identified in each Department and Division involved in the review of affordable housing projects in both the entitlement and building permit phases.

I did not request that staff work exclusively on affordable housing projects, merely that the language in the Draft Element be clear that it applies through all entities in the City organization involved in development review. The following are my suggested changes to Program 4.1 with additions underlined:

Program 4.1 a):

Review and update the City's affordable Housing NOFA process to improve coordination and communication internally (e.g., coordination between Housing, Planning and other departments and internal processes in Planning and other departments) and with applicants. Encourage affordable housing developers to work with outside funding sources to leverage the City's local funds to the maximum extent possible. Initial steps in the review include additional developer roundtables, garnering consultant advice, and reviewing other public agency best practices. In addition, the City will continue to facilitate and support 100% affordable housing development in the review process, by allocating dedicated staff in each Department and Division involved in the development review and building permit processes, and by utilizing streamlining opportunities. The dedicated staff members will be trained in processes, requirements, timelines, and financing specific to affordable housing projects. This responds to input received from

affordable housing developers during the outreach process (see Chapter 1: Introduction, Public Participation section).

Thank you for your consideration, and please excuse the confusion from my letter.

Randy

Randy Tsuda

President & CEO

t: 650.416.4191

e. rtsuda@altahousing.org

w. altahousing.org



BUILDING STORIES THAT MATTER

Via Email

March 14, 2023

Mountain View Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Support for Mountain View Housing Element

Environmental Planning Commissioners:

I wish to thank the Mountain View Planning team, notably Eric Anderson and Ellen Yau, for their tireless efforts on the Housing Element. I especially appreciate their meeting with me to discuss the latest modifications to the draft Element.

I applaud the key programs and policies contained in the draft that strengthen the City's long-standing commitment to providing affordable housing throughout our community. Some of these programs are:

- **Updating and Streamlining the NOFA and Development Review Processes.** I appreciate the concepts contained in Program 4.1. I ask the City to go beyond "facilitate and support 100% affordable housing development" and include a clear statement that affordable housing proposals are the highest priority for review throughout the development review, building permit, and construction processes; this priority should apply to all Departments and Divisions involved in these processes.

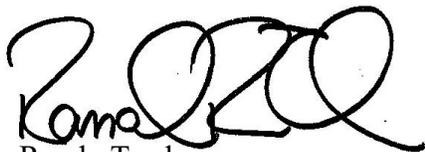
Likewise, the allocation of designated staff to review affordable housing projects should be clarified to apply to all Departments and Divisions involved in the entire development process and that those designated staff members be trained on the details of the development and financing system that are specific to affordable housing. Alta Housing, and I'm sure other nonprofits, would gladly assist with this training.

- **Partnerships with Affordable Housing Developers.** Alta Housing greatly appreciates the City's ongoing support and partnership. The detail added to Program 4.5 adds greater specificity on the program's implementation. The priority list of amenities to locate near affordable housing communities will integrate new housing into the fabric of the Mountain View community and benefit the surrounding neighborhoods. There can be great synergies between the amenity list and adding 65 affordable housing units in Downtown.

- **Specific Target Areas for Affordable Housing.** Program 1.4 (Religious and Community Assembly Sites for Housing) has been strengthened in this draft. Staff has accelerated this program and included details on the location of sites, with the goal of 65 units by 2027.
- **Funding for Affordable Housing.** While these programs and policies were in the original draft, I thank the City for its commitment to advocate for a regional funding measure to support a range of affordable housing needs. Such support and advocacy will be critical. Further, the commitment to a local ballot measure to fund affordable housing should a regional measure not occur is excellent.

I believe the City staff has made a good-faith effort to substantially address the changes requested by residents, advocates, and HCD. The revised draft is a significant improvement and a strong expression of the City of Mountain View's commitment to addressing the community's housing needs. I urge the Environmental Planning Commission to recommend adoption of the draft Housing Element.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Tsuda". The signature is stylized with large, overlapping loops.

Randy Tsuda
President & CEO

Cc: City Council, Kimbra McCarthy, Aarti Shirvastava, Eric Anderson, Ellen Yau

From: [Ron Sackman](#)
To: [City Council](#)
Subject: Safeway shopping center at Cuesta and Miramonte essential for "15-minute city"
Date: Monday, April 10, 2023 9:50:20 PM

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Dear Mt View City Council,

My family and I have lived in the Blossom Valley neighborhood of Mountain View for 13 years.

I have read multiple articles recently articulating a vision for a "15-minute city" in which residents can walk or bike to common errands in 15 minutes or less. I noticed in the draft housing element for Mountain View that the Safeway shopping center at Cuesta and Miramonte is designated as a combination of "Developable, Underutilized Opportunity Site" and "Rezone Area for General Plan Village Center Site."

<https://www.mvhousingelement.org/sites-inventory-map>

I would like to emphasize as a resident that the Safeway Shopping Center at Cuesta and Miramonte is **the asset** that makes our neighborhood walkable. I walk there all the time. If we need 1-2 bags of groceries, we can walk to Safeway. If we need to mail a package or get stamps, we can walk to the Mail All Center. We can walk to our bank. If we need medicine, we can walk to CVS. Our kids can bike to their dentist appointments. If we need physical therapy (as I did a couple of years ago) we can walk to Peak Physical Therapy. If this shopping center were redeveloped, particularly if the Grant/El Camino shopping centers were also redeveloped, residents in our neighborhood would need to take a 10-15 minute car ride for any of the errands I mentioned. Towards achieving the 15-minute city vision, please maintain the Safeway shopping center at Cuesta and Miramonte in its current form.

Sincerely,
Ron Sackman

From: [Salim Damerdj](#)
To: [City Council](#)
Cc: [MV YIMBY](#); HousingElements@hcd.ca.gov; Melinda.Coy@hcd.ca.gov; David@HCD; [Keith Diggs](#); [Sonja Trauss](#); [Shrivastava, Aarti](#); [Anderson, Eric B.](#); [Yau, Ellen](#); reid.miller@hcd.ca.gov
Subject: Agenda Item 6.1 - 2023-2031 Housing Element Adoption
Date: Tuesday, April 11, 2023 1:28:50 AM

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Dear City Councilmembers,

I am pleased to write on behalf of Mountain View YIMBY that **our organization strongly supports the March Draft** of the Housing Element with the additions in Exhibit E of the resolution. We believe that, with those additions, the Draft fully complies with state law and merits HCD's prompt approval.

The March Draft is the product of two years of community outreach, extensive stakeholder engagement, and data-driven analysis. Ellen Yau, Eric Anderson, Aarti Shrivastava and other city staff should be applauded for the herculean effort and conscientious analysis that they've invested into this roadmap for the city's future.

Our initial concerns for prior drafts fell into three buckets: AFFH, constraints, and the sites inventory. All three concerns have been resolved by changes in the March Draft and Exhibit E.

The March Draft is a major step forward on AFFH, with:

1. A more robust religious-sites program, with a clear AFFH metric, as prescribed by HCD
2. Additional land dedications for affordable housing in high-opportunity areas like downtown, a program suggested in HCD's AFFH technical assistance memo
3. A program for increasing housing choice in R2 areas, with an emphasis on AFFH
4. A study to improve the Mobile Home Rent Stabilization Ordinance to reduce displacement
5. A revamped Opportunity to Purchase Act program to preserve affordable housing
- 6.

Improved access to the high-resource area south of the El Camino Real Precise Plan, via several of the above programs

The March Draft is also a large step forward for reducing constraints, as it has:

1. A commitment to evaluate the totality of fees on an ongoing basis, and a robust program specifically for park in-lieu fees
2. A program to implement recommendations from the Matrix Study
3. A return of the Gatekeeper process, with improvements
4. A reduction in R3 constraints
5. A program to remove parking minima in transit-oriented precise plans
6. A program to streamline code-compliant projects in precise plans

Further, we believe the city has adequately planned for its RHNA by the:

1. Utilization of the backpocket sites
2. R2 program
3. Religious-sites program
4. Return of the Gatekeeper process
5. Land dedications for affordable housing
6. Commercial sites rezoning
7. El Camino Real rezoning

Mountain View YIMBY believes that the March draft complies with the full spirit of housing element law and that the March Draft merits your adoption, as well as HCD's

certification.

Best,

Salim Damerdji

Mountain View YIMBY Lead