

2001 Gateway Place, Suite 101E  
San Jose, California 95110  
(408)501-7864 svlg.org

CARL GUARDINO  
President & CEO

**Board Officers:**

STEVE MILLIGAN, Chair  
Western Digital Corporation  
JAMES GUTIERREZ, Vice Chair  
Aura  
RAQUEL GONZALEZ, Treasurer  
Bank of America  
GREG BECKER, Former Chair  
Silicon Valley Bank  
STEVE BERGLUND, Former Chair  
Trimble Inc.  
AART DE GEUS, Former Chair  
Synopsis  
TOM WERNER, Former Chair  
SunPower

**Board Members:**

BOBBY BELL  
KLA  
DAWNET BEVERLEY  
Donnelley Financial Solutions  
CARLA BORAGNO  
Genentech  
CHRIS BOYD  
Kaiser Permanente  
RAMI BRANTZKY  
Sapphire Ventures  
JOE BURTON  
Poly  
LISA DANIELS  
KPMG  
TOM FALLON  
Infinaera  
VINTAGE FOSTER  
AMF Media Group  
JOHN GAUDER  
Comcast  
KEN GOLDMAN  
Hillspire  
DOUG GRAHAM  
Lockheed Martin  
LAURA GUJO  
IBM  
STEFAN HECK  
Nauto  
ROBERT HOFFMAN  
Accenture  
ERIC HOUSER  
Wells Fargo Bank  
JULIA HU  
Lark  
VICKI HUFF ECKERT  
PwC  
AIDAN HUGHES  
ARUP  
MARY HUSS  
SVBJ/SF Business Times  
MICHAEL ISIP  
KOED  
RHONDA JOHNSON  
AT&T  
TRAVIS KIYOTA  
East West Bank  
IBI KRUKUBO  
EY  
ERIC KUTCHER  
McKinsey & Company  
BRENT LADD  
Stryker  
JANET LAMKIN  
United Airlines  
ENRIQUE LORES  
HP Inc.  
ALAN LOWE  
Lumentum  
MATT MAHAN  
Brigade  
TARKAN MANER  
Nexenta  
BEN MINICUCCI  
Alaska Airlines  
KATHLEEN MURRAY  
SAP  
BILL NAGEL  
San Francisco Chronicle  
STACY OWEN  
NBC Universal  
MARY PAPAIZIAN  
San Jose State University  
JES PEDERSEN  
Webcor Builders  
KIM POLESE  
ClearStreet  
RYAN POPPLE  
Proterra  
RUDY REYES  
Verizon  
SHARON RYAN  
Bay Area News Group  
TOMI RYBA  
Regional Medical Center San Jose  
JEFF THOMAS  
Nasdaq  
JED YORK  
San Francisco 49ers  
ERIC YUAN  
Zoom  
Established in 1978 by  
David Packard

March 17, 2020

Mayor Abe-Koga and Councilmembers  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

RE: Support for SummerHill East Middlefield by SummerHill Housing Group

Dear Mayor Abe-Koga, Vice Mayor Kamei, and Honorable Councilmembers  
Clark, Hicks, Matichek, McAlister, and Ramirez,

On behalf of the Silicon Valley Leadership Group, I am writing to express our support for the SummerHill East Middlefield development proposed by SummerHill Housing Group. The Leadership Group is excited to support more housing, both for-sale and rental units, for the city of Mountain View at a time when new, high-quality condominiums and apartments are in limited supply.

The Silicon Valley Leadership Group was founded in 1978 by David Packard, Co-Founder of Hewlett Packard. Today, the Leadership Group is driven by more than 330 CEOs/Senior Executives to proactively tackle issues to improve our communities and strengthen our economy, with a focus on education, energy, the environment, health care, housing, tax policy, tech & innovation policy, and transportation. One of the top concerns of our members is a need for high quality and affordable housing here in the Bay Area.

At a time when the Bay Area is in a dire housing crisis, dense housing on scarce land is an effective solution. We are excited that this 463-unit development includes both rental and for sale units with 25% of the apartments available to low and moderate income households. This development is also a model for others as it is the first residential project within the East Whisman Precise Plan (EWPP), and faces no opposition from community members.

We are pleased to see that this development will bring not only housing, but other amenities to the community of Mountain View, such as a park, a public paseo, and bike lanes. Additionally, this development is located close to public transit, with the Middlefield Light Rail Station about a quarter mile from the site and a VTA Bus Stop just a short walking distance away. In addition to proximity to public transit, this site is also very close to downtown Mountain View, which includes retail and amenities such as grocery stores, parks, and the San Antonio Shopping Center.

Further, the Leadership Group is focused on supporting the developments like the one before you as more housing near public transportation encourages residents to use alternate modes of transportation which reduces greenhouse gas emissions and traffic congestion.



Due to the housing density of the proposal, inclusion of affordable units, location of the site, proximity to transportation, and proximity to the downtown, the Leadership Group believes that the SummerHill East Middlefield development should be approved as proposed.

Sincerely,

A handwritten signature in black ink that reads "KathWortham".

Kathleen Wortham  
Senior Associate, Health & Housing Policy  
Silicon Valley Leadership Group



District Office  
T 650.526.3500  
1400 Montecito Ave.  
Mountain View, CA 94043

April 29, 2020

City Council  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94039

Dear Hon. Council Members:

I write on behalf of our Board of Trustees to request that you postpone the public hearing currently scheduled for May 5, 2020 regarding the approval of the SummerHill Project.

This postponement is crucial for several reasons:

1. This development would add 463 units to a neighborhood school (Jose Antonio Vargas Elementary) that is already currently at capacity. The SummerHill project will generate 45 grade K-5 students, 27 grade 6-8 students. The total cost of construction to house these added students is estimated to be \$8 million.
2. The City Council's direction at its November 5 meeting was for staff to return to Council with a school strategy in the first quarter of 2020. However, school strategy has been completely eliminated from City Council's revised agenda. It is disheartening that despite our collective commitment to work together and create a community wide strategy, we are now back to square one; trying to negotiate as developments appear on City Council's agenda.
3. It was understood and the Council publicly stated that the Sobrato and North Bayshore Precise Plans were less than ideal and would not serve as precedent-setting deals or as a school strategy. Yet this current proposal generates an even greater shortfall compared to those plans, revealing growing inequities amongst development projects, rather than a unified, standard approach.



District Office  
T 650.526.3500  
1400 Montecito Ave.  
Mountain View, CA 94043

- 4. Even with serious concessions being provided to Sobrato on behalf of our school district to make the project pencil out, SummerHill’s proposal falls seriously short of what Sobrato agreed to

If the City only provides \$1,500,000 of Community Benefit Funds as suggested by city staff in their email to us, and if Level I fees generate \$2,600,000 (not verified) the total funds available to the school district would be \$4,100,000:

Sobrato	\$12,000,000/635 dwelling units	= \$18,978 per dwelling unit
SummerHill	\$4,100,000/463 dwelling units	= \$8,855 per dwelling unit
	<b>Difference</b>	<b>= -\$10,123 less per dwelling unit</b>

If the City contributes 100% of the Community Benefit cash, \$4 million, and if Level I fees generate \$2,600,000 (not verified), the total funds available to the school district would be \$6,600,000:

Sobrato	\$12,000,000/635 dwelling units	= \$18,978 per dwelling unit
SummerHill	\$6,600,000/463 dwelling units	= \$14,255 per dwelling unit
	<b>Difference</b>	<b>= -\$4,723 less per dwelling unit</b>

I understand the need to keep business going, and to create a sense of normalcy in the midst of COVID-19 uncertainty. Now, more than ever, communication is critical. Again I implore the City Council to reaffirm your collective desire for true community engagement by delaying action and requiring that SummerHill, and all developers, invest in our community through their actions with a school strategy mindset. To have this move forward without such an approach would not be a wise investment for the future of our city and our schools.

Respectfully,

Dr. Ayindé Rudolph, Superintendent

cc: Kimbra McCarthy, City Manager  
Eric Anderson, Senior Planner