

Gutierrez, Jeannette

From: Rick Gosalvez -
Sent: Friday, February 5, 2021 4:35 PM
To: Kamei, Ellen; Ramirez, Lucas; Abe-Koga, Margaret; Hicks, Alison; Lieber, Sally; Matichak, Lisa; Showalter, Pat
Cc: , City Clerk; David Meyer; Salvador, Anna
Subject: SV@Home Comment on Item 6.2: Density Bonus Ordinance
Attachments: SVH Letter RE Item 6.1 Density Bonus Ordinance.pdf

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter,

Re: Item 6.1 Replacement of Mountain View’s Density Bonus Ordinance

On behalf of Silicon Valley at Home and our members, we commend the City for prioritizing housing and write today to voice our support for staff recommendations bringing the City of Mountain View’s Density Bonus Ordinance in compliance with State Density Bonus Law (Government Code Section 65915, et seq.).

We would like to thank staff for all their hard work in bringing this item to council today. Staff’s recommendations offer clarity on the City’s innovative Density Bonus incentives and processes which will facilitate a streamlined implementation of the ordinance. Importantly, the modifications take account of existing, Mountain View-specific density incentives the City developed to increase affordable housing production in major planning areas.

Additionally, we note our support for the proposed Homeowners Association (HOA) reserve fund, which is designed to ensure the long-term affordability of low and very-low income for-sale affordable homes. The program would help guarantee that ownership affordable housing remains at the same level of affordability even if HOA costs increase over the lifetime of a development. This is an important mechanism for helping keep affordable housing residents stably housed.

Successful implementation of the City’s Density Bonus ordinance will help Mountain View continue to incentivize developments that include significant levels of deed-restricted affordable housing; therefore, we urge you to approve staff recommendations and we look forward to the implementation of this ordinance.

Thank you Mayor and Council for your leadership on this issue.

Regards,
Rick Gosalvez
c/o David Meyer, Director of Strategic Initiatives

Rick Gosalvez |
Housing Development Senior Assoc.
350 W Julian St. #5, San Jose, CA 95110



For COVID-19 related housing updates & resources click [here](#)

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Executive Director

February 5th, 2021

Honorable Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro St, Mountain View, CA 94041

Dear Mayor Kamei, Vice Mayor Ramirez, and Councilmembers Abe-Koga, Hicks, Lieber, Matichak, and Showalter,

Re: Item 6.1 Replacement of Mountain View's Density Bonus Ordinance

On behalf of Silicon Valley at Home and our members, we commend the City for prioritizing housing and write today to voice our support for staff recommendations bringing the City of Mountain View's Density Bonus Ordinance in compliance with State Density Bonus Law (Government Code Section 65915, et seq.).

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Thank you Mayor and Council for your leadership on this issue.

Sincerely,



David Meyer
Director of Strategic Initiatives

Gutierrez, Jeannette

From: Salim Damerdji <
Sent: Monday, February 8, 2021 9:45 PM
To: Abe-Koga, Margaret; Matichak, Lisa; Ramirez, Lucas; Hicks, Alison; Kamei, Ellen; Lieber, Sally; Showalter, Pat
Cc: City.Council; McCarthy, Kimbra; Shrivastava, Aarti; Williams, Stephanie; Whitehill, Brittany
Subject: MV YIMBY Comment on Item 6.1 for Density Bonus Ordinance
Attachments: mv_yimby_local_density_bonus_2021.docx

The Mountain View chapter of South Bay YIMBY would like to comment on Item 9.1. Please see attached PDF or plain text below.

Dear Mayor Kamei and Members of the City Council,

Mountain View YIMBY supports staff's recommendation on Item 6.1 Density Bonus Ordinance, though we believe staff's recommendation would be improved by slightly modifying §36.48.80(5)(d).

City staff deserves credit for crafting such smart tweaks to the city's density bonus law, as their tweaks would make our density bonus law clearer, simpler, and easier to administer. With these improvements, affordable homes can be built faster, and city staff will be freed up to spend more time on council's legislative priorities. The proposed changes were well-received by the Environmental Planning Commission, and we hope you agree with them as well.

We do, however, believe that Mountain View could build more affordable housing if §36.48.80(5)(d) is modified to remove the 100% affordability requirement. In other words, *the local density bonus should extend to mixed-income housing funded by the city.*

Mixed-income housing has considerable merit. From a fiscal perspective, the city's affordable housing dollars can go further with mixed-income housing since the market rate units subsidize the costs of the affordable units. Furthermore, mixed-income housing creates inclusive communities where folks of all economic backgrounds live together.

Lowering the self-imposed affordability requirement has no real downside. Because the local density bonus is administered through the NOFA process, the city always gets a say on whether the local density bonus applies. All we ask is that you keep your options open on mixed-income housing.

Best Regards,

Salim Damerdji

On behalf of Mountain View YIMBY



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Best Regards,

Salim Damerджи

On behalf of Mountain View YIMBY



Mountain View
YIMBY

Gutierrez, Jeannette

From: Lisa McLain
Sent: Monday, February 8, 2021 1:08 PM
To: Kamei, Ellen; Ramirez, Lucas; Hicks, Alison; Matichak, Lisa; Abe-Koga, Margaret; Showalter, Pat; Lieber, Sally
Cc: City.Council; McCarthy, Kimbra; Shrivastava, Aarti; Salvador, Anna; Anderson, Eric - Fire
Subject: Re: Feb. 8th – Council Meeting, Agenda Item # 6.1 Density Bonus Ordinance
Attachments: Letter to Council re Density Bonus Law 2.02.21.pdf

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Mayor Kamei and Members of the City Council,

The League of Women Voters Los Altos Mountain View would like to comment on agenda item 6.1, please refer to the attached .pdf or the text below.

Sincerely,

Lisa McLain, president
League of Women Voters Los Altos Mountain View
president@lwvlamv.org | lwvlamv.org | votersedge.org/ca | easyvoterguide.org
Empowering Voters. Defending Democracy.

Text included _____

The LWV commends the Staff for a very thorough report explaining the relationship between the City's current density bonus law, the State Density Bonus Law, the City's below-market-rate (BMR) program and other related laws. We agree that it is advisable to align the City's laws and programs with the State law in order to make these easier for developers to navigate.

We agree with the EPC's recommendation that allows discretion for additional density in projects approved through the Notice of Funding Availability (NOFA) process but urge the Council to broaden the situations where extra density might be allowed. In some instances, higher density might be appropriate if smaller units are being constructed, especially for example, units for seniors or developmentally disabled.

We also agree with Staff's recommendation to provide reserve funds for Homeowner Association fees for low-income ownership and assume that this recommendation is based upon the experience of Alta Housing, the City's administrator of the BMR program and an organization that has managed ownership BMRs for many years.

Finally, we appreciate Staff's attaching the Administrative Guidelines that make it easier for developers and everyone else to understand the various requirements. We agree that it is appropriate for BMR units that are not required by the City's BMR program but are provided in order to secure a density bonus to be

treated in the same way in terms of the term of affordability, type of units provided, etc. (Please address any comments about this letter to Donna Yobs at dmyobs@yahoo.com)

Lisa McLain, President,
Donna Yobs, Co-Chair Housing Committee
League of Women Voters Los Altos Mountain View



February 6, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Feb. 8th – Council Meeting, Agenda Item # 6.1 Density Bonus Ordinance

The LWV commends the Staff for a very thorough report explaining the relationship between the City's current density bonus law, the State Density Bonus Law, the City's below-market-rate (BMR) program and other related laws. We agree that it is advisable to align the City's laws and programs with the State law in order to make these easier for developers to navigate.

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Lisa McLain, President,
Donna Yobs, Co-Chair Housing Committee
League of Women Voters Los Altos Mountain View

Cc: Kimbra McCarthy Aarti Shrivastava Anna Salvador Eric Anderson

Gutierrez, Jeannette

From: John Cordes
Sent: Friday, February 5, 2021 2:21 PM
To: City.Council
Cc: SVBC Mtn View Local Team Group; Mountain View MVCSP; Lo, Ria; Emma Shlaes; Dave Snyder
Subject: Please add support for bicycles AB122, AB117 to your legislative priorities

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Dear Mayor Kamei and esteemed Mountain View City Council members,

Please add support for these two bicycle related Ca state bills to your legislative program priorities when you vote on this topic at your Feb 9 council meeting (Agenda item #7.1)

[AB 122](#) Boerner Horvath - Bikes May Treat Stop Signs as Yield Signs

[AB 117](#) Boerner Horvath - Electric Bike Purchase Incentive

AB122 Replaces the requirement for person(s) on a bicycle to stop at a stop sign with a requirement to yield to traffic as if at an uncontrolled intersection.

Mountain View is a progressive city and is promoting behaviors to reduce GHG emissions and reduce congestion. Changing the state law to allow people on bicycles to treat a stop sign as a yield sign when no other vehicles are present encourages bicycle riding without increasing the risk of traffic collisions. Five other states have implemented this law and California should adopt it.

AB117 Creates the Electric Bicycle Rebate Pilot Project administered by the Air Resources Board to provide \$10 million from the Greenhouse Gas Reduction Fund to incentivize the purchase and adoption of electric bikes for transportation.

Electric bicycles are dramatically changing what is possible on a bicycle for many people. People can get to work more quickly and without working as hard. Seniors can continue to ride longer and carry more groceries and travel further. People using electric bikes use them for more trips. Electric bicycle rebates increase mobility at a low cost and help make mobility more equitable. Please support AB 117. It will help Mountain View and all Bay Area cities meet mode shift, VMT reduction and GHG reduction goals while improving residents quality of life.

Happy when 🚲
John Cordes
Santa Clara County Advocate (he/him/his)



Join us for the [3rd Biktivist Forum](#) on Feb 17 5-7 pm on Advocacy.

Like safer streets? [Donate here](#)

E:John@BikeSiliconValley.Org

C: 408.476.0041

Twitter [@bikeSV](#) | Instagram [@bikesiliconvalley](#)