

950 W. EL CAMINO AFFORDABLE HOUSING PROJECT

SUMMARY OF DECEMBER 13, 2018 COMMUNITY INPUT MEETING

The second community meeting for the affordable housing project at 950 W. El Camino Real, was held on the evening of December 13, 2018 at the Graham Middle School. The meeting was held to solicit local community input as a follow up to the initial May 9 community input meeting for this project. The Meeting was facilitated by Martin Eichner, a neutral facilitator contracted by the City of Mountain View.

The meeting began with a presentation from Vera Gil, Mountain View Project Manager for Affordable Housing. Ms. Gil described the overall review and approval process for the project. She described the future steps in the approval process that would occur prior to final approval of the project. Brian Wong, the Mountain View Housing Manager and Matthew Van Oosten, Senior Planner also attended.

Representatives from the project developer, Palo Alto Housing, [PAH], provided updated project details. The PAH representatives at the meeting included Randy Tsuda, President and CEO for Palo Alto Housing, and Diane Dittmar, the Project Manager for the 950 W. El Camino Real Project. Georgina Mascarenhas, Vice President PAH Property Management, and Alex De La Campa, PAH Housing Intern, also attended. Speaking on behalf of PAH, Ms. Dittmar described the plans, drawings and models on display at the meeting, showing the overall layout for the building and surrounding grounds. She explained that the property will have 68 studios, 25% of which will be reserved for developmentally disabled residents. There will be two additional one-bedroom units and a larger two-bedroom manager's unit. She explained the plans for parking, including the number of required spaces for this type of project based on the location and access to alternative transportation. She described changes in the original plans that resulted from the first community meeting. These changes included the inclusion of 4 additional parking spaces, and further steps planned to protect the health of the heritage redwood trees at the back of the property. Ms. Dittmar described the project completion process that would lead to applications for the units being accepted in September 2020. She also mentioned that the nearby Taco Bell would close in July 2019 but reopen in a new location several months later.

Laura Shagalov was present on behalf of the architects for the project, Van Meter Williams Pollack LLP. She provided additional input on the proposed architectural and design elements for the project, focusing on design changes made in response to input at the first community meeting. She pointed out these elements on the architectural

drawings for the project. The new elements include more color breaks and more emphasis on the courtyard area, resulting in a less massive overall façade.

The remainder of the meeting was opened to those who attended to ask questions or offer their comments on the project.

In chronological order, these are summaries of the questions and answers raised at the meeting, as well as additional comments by the participants:

[Questions and remarks from community participants are listed in bold under the primary bullet points. Responses and input from Palo Alto Housing, the architect and City staff are listed under the sub-bullets].

- **How will interested persons place their names on a waiting list for available units?**
 - ~ The Interest List for members of the local community who wish to be contacted is maintained by the City. Information and news applicable to all affordable housing sites in Mountain View can be found at mountainview.gov/interest_list
[www.mountainview.gov/depts/comdev/preservation/homebuying/interest_list_information.asp]
- **Will the City monitor the quality of maintenance of the property?**
 - ~ The City monitors the condition of the project on an on-going basis.
- **Why is the number of total parking spaces fewer than customary for a project this size?**
 - ~ The property is eligible for a lower number of spaces because of its special characteristics. The number of spaces is being provided at .45 spaces per unit, which is actually higher than the .3 formula that would be legally required for special needs housing. All parking spaces will be specifically assigned to individual residents. As already noted, 4 additional spaces have been provided since the first community meeting.
- **What income eligibility limits will apply? How are they set?**
 - ~ The units are available to tenants in income ranges between the very low to low area median income limits. The specific rent for each unit is based on

the actual income of the tenant, which will be set at 30% of the tenant's presumed income.

- **How many residents will be allowed in each studio unit?**
 - ~ The applicable legal standards limit occupancy in the studio units to two persons per unit.
- **What preferences will be available to applicants for these units**
 - ~ There will be a preference for applicants who currently live in or work in Mountain View.
- **Will any neighbors to the project be forced to vacate?**
 - ~ No
- **Does the building incorporate solar energy or other sustainable features?**
 - ~ All electrical energy for the building will be provided by the solar panels installed on the roof.
- **Is there a laundry facility in the project?**
 - ~ Yes
- **What facilities will be located in the tower structure on the property?**
 - ~ The property manager's office will be located there, along with the Resident Services office and an office for the VA representative.
- **Why are the main structures located so close to El Camino.**
 - ~ By placing these structures close to El Camino, they are further removed from the rental and other properties at the rear of the property, which increases the privacy space between the main structures and those neighboring properties. Also, placement close to El Camino increases the ease of access to public transportation or walking routes to downtown Mountain View.
- **What about noise reduction?**

- ~ The developers have completed an acoustic study and as a result, the plans include noise remediation features.
- **What size are the studio units**
 - ~ Most of the studio units are 15x30. The units feature enhanced studio elements such as a living room space and distinct kitchen area. The units also include disability adaptation features.
- **What entity owns the real property on which the project will be located.**
 - ~ The property is currently owned by Palo Alto Housing. It will continue to be owned by PAH after September 2020, when construction is completed and the project is fully operational.
- **When will construction be completed?**
 - ~ The essential construction work is expected to be completed by January 2020. As noted above, applications from potential tenants will be accepted beginning in September 2020.

950 W. EL CAMINO AFFORDABLE HOUSING PROJECT
SUMMARY OF MAY 9, 2018 COMMUNITY INPUT MEETING

This meeting was held on the evening of May 9 at the Castro Elementary School. The purpose was to provide an opportunity for community input on the affordable housing project being proposed for the property at 950 W. El Camino Real. The Meeting was facilitated by Martin Eichner, a neutral facilitator contracted by the City of Mountain View.

The meeting began with a presentation from Vera Gil, Mountain View Project Manager for Affordable Housing. Ms. Gil described the overall review and approval process for the project, including various subsequent steps where further community input would be available.

Representatives from the project developer, Palo Alto Housing, attended the meeting. They included Candace Gonzalez, Executive Director for Palo Alto Housing, Rob Wilkins, Director of Real Estate Development, and Danny Ross, Senior Development Manager. Mr. Ross outlined the specific project to be built at 950 W. El Camino. He described the plans, drawings and models on display at the meeting, showing the overall layout for the building and surrounding grounds. He described the type and number of units proposed for the property. He explained that the property would have 68 studios, 25% of which would be reserved for developmentally disabled residents. There would be two additional one-bedroom units and a larger two-bedroom manager's unit. He explained eligibility criteria for tenants, including income levels and preference for Mountain View residents. He explained plans for parking and alternative transportation access.

Laura Shagalov was present on behalf of the architects for the project, Van Meter Williams Pollack LLP. She provided additional input on the proposed architectural and design elements for the project, including parking and integration with the surrounding neighborhood. Lilly Wellington also represented the architect firm. Jan Stokley attended on behalf of Housing Choices, the non-profit that will support the developmentally disabled.

The remainder of the meeting was opened to those who attended to ask questions or offer their comments on the project.

In chronological order, these are summaries of the questions and answers raised at the meeting, as well as additional comments by the participants:

[Questions and remarks from community participants are listed in bold under the primary bullet points. Responses and input from Palo Alto Housing and City staff are listed under the sub-bullets].

- **What city is this property located in?**
 - ~ The project is within the Mountain View city limits.
- **How many residents will be allowed in each studio unit?**
 - ~ The legal occupancy limits restrict occupancy to two persons per unit.
- **Why is the number of total parking spaces fewer than customary for a project this size?**
 - ~ The property is eligible for a lower number of spaces because of its special characteristics; the number of spaces is being provided at .45 spaces per unit, which is actually higher than the .3 formula that would be legally required for special needs housing. The formula for units near high quality transportation is .5.
- **In what direction does the outside deck area face? As the owner of the rental property adjoining the back of the project we are concerned about the privacy of our tenants.**
 - ~ The outside deck faces El Camino Real. There will be a mechanical area on the roof facing the back of the property. In addition, access to the outside deck will be limited to certain hours. The tree line in the back of the property will be preserved, which will protect the privacy of tenants in the adjoining property.
- **The trees at the back of the property are a nuisance to us, the owners of the adjoining rental property. The leaves and branches shed onto our property including the swimming pool. These trees should be removed or at least be more carefully maintained.**
 - ~ The trees are heritage redwood trees which cannot be removed. Management will provide careful maintenance of these trees to mitigate their impact on the adjoining property.

- **What will happen to the Taco Bell currently on this property and what will happen to the church and donut shop on the adjoining El Camino lots?**
 - ~ As part of the construction process, the Taco Bell building will eventually be removed. Taco Bell will open a new operation at a nearby property where the Happi House restaurant is currently located. The church and donut shop will not be affected by this project.
- **I like the architectural design and overall plan for the project, including the public art aspect that is being planned.**
- **I am concerned about the overall size of the project; it is larger than the Taco Bell building currently on this property.**
- **As the owner of the rental property adjoining the back of this project, I am concerned about protecting the privacy of my tenants, and their use of our swimming pool.**
 - ~ In addition to the tree line that will protect privacy between the two properties, the entire project is offset from the back boundary to provide further privacy.
- **I like the location of this project because of its access to walkable routes and public transportation.**
- **Where will the dumpsters for this project be located?**
 - ~ They will be located on the east side of the property. There will be an entrance for trucks emptying the dumpsters and a turnaround for those trucks on that side of the property because El Camino cannot be used for this purpose.
- **What are the specific preferences for City of Mountain View residents?**
 - ~ First preference will be given to tenant applicants who currently live in or work in Mountain View.