

**From:** William Lambert

**Sent:** Wednesday, May 18, 2022 12:12 PM

**To:** [epc@mountainview.gov](mailto:epc@mountainview.gov)

**Subject:** EPC Housing Element Study Session - Comments May-18-2022

EPC Chair Cranston and Commissioners,

I have carefully reviewed the Staff Report and certain sections of the Public Review Draft for this evening's meeting. In less detail I have reviewed the entire Public Review Draft.

Although I planned to provide more comprehensive comments, unfortunately my time has been limited. However, please note the following:

1. There is quite a bit of information in Exhibit 3 (Evaluation of Alternative Park Land Dedication Scenarios). Although perhaps beyond the scope of this Study Session, I would like to understand where the numbers came from for the analysis and what the analysis tells us about the City's ability to generate parkland from new development. In other words, how are we to interpret this information, what does it tell us, and what lessons are we to take going forward.
2. Beginning on page 8 of the Staff Report, the City identifies several programs that are included in the Housing Plan, including Key Program B : Park Land Ordinance Update (1.10) which is being developed within the context of the Parks and Recreation Strategic Plan. How is this Key Program as well as the other listed Key Programs to be incorporated into the Housing Needs Assessment and Government Constraints analysis. Where can the information that is being used to inform the HNA-GC analysis be found.
3. As identified in the Staff Report, parkland requirements are viewed as a "major cost factor." See page 5, second full paragraph. I suppose that if the focus of city planning is only on housing growth, then parkland can be considered a "major cost factor." But looking at parkland from the perspective of community building, providing and increasing meaningful parkland is a critical community investment and opportunity to improve the quality of life in Mountain View. Reframe the perspective.
4. On page 23 of the Staff Report the timeline for approving the Final Housing Element is presented. As apparently required by the state, the Final Housing Element must be adopted by January 31, 2023, and the City will have until May 31, 2023 to amend and adopt the Final Housing Element. However, I note that the completion of at least a few of the Key Programs is not anticipated until well after January-May 2023. For example, as we heard during last week's City Council meeting and as presented on page 9 of the Staff Report, the Park and Open Space Strategic Plan Update (POSPU) will not be completed until June 2024, and the process will only begin sometime this fall. The Housing Element plan will undoubtedly put constraints on land use in Mountain View for at least a decade or longer. Land is used for residences, retail, commercial, schools, city services, and parkland, among other uses. The POSPU promises to assess the need for publicly accessible parkland in Mountain View and to provide adequate parkland for all residents in Mountain View, and in particular in north Mountain View where there has historically been a deficit of parkland and where most of the major residential growth in Mountain View will be occurring. Creative land use and funding solutions will be required to address the parkland needs. Unfortunately, this Housing Element will not be informed by the

POSPU. I would hope that the Housing Element be sufficiently flexible that it will inhibit or prohibit certain solutions for parkland.

5. Finally, on page 8 of the Staff Report, Key Program B, please understand that where the Report states that “most parkland dedication requirements are satisfied through the fee” which presumably means the developer in lieu fee, that this means that parkland developer fees are satisfied, and not that adequate parkland for the new residential growth is being provide (see the record) and the in lieu fees does nothing for those areas of the city that do not currently have adequate publicly accessible parkland.

Housing is just one aspect of community development and community planning.

I look forward to this evening’s discussion.

Bill