



August 28, 2022

Re: Item 3.1 – Affordable Housing Strategic Plan

Dear Mayor Ramirez and Members of the City Council:

The League has a position for the “removal of barriers that inhibit the construction of low and moderate income housing.”

Given how much of the proposed actions are already incorporated into the Housing Element, perhaps the two plans could be merged to reduce redundancy, or the Strategic Plan framed as the implementation of the Housing Element, perhaps done every 4 years to coincide with Housing Element midpoints.

We support the actions within the Plan, especially actions 3.a.II (SSN Alternatives) and 3.b.I-III (Right of First Refusal). There has been anecdotal evidence for many years that undocumented residents felt discouraged from applying for affordable housing because of the requirement, and situations like Gamel Way bring up some issues regarding how right of first refusal works currently.

On action 3.a.I (Housing Help Center), we would like this to be extended to include some form of Right to Counsel, to provide tenants needed legal resources as well as to better support the organizations providing assistance. The League has a position that reads “Right of tenants to negotiate for proper maintenance, management of facilities and services should be protected.” Legal representation is needed to achieve effective negotiation.

On action 4.b.I (Local Replacement Requirements), we would like to see a more detailed and faster timeline. During Housing Element outreach, this action had many voices in support from the community, yet was not included in the HCD draft.

This Plan should also be viewed in relation to ongoing initiatives to improve housing production, such as the ongoing R3 Update, that address the core issue of there not being enough homes to meet demand, even for those making around median (“middle”) income.

(Please send any questions about this email to Kevin Ma at housing@lwvlamv.org)

Karin Bricker, President of the LWV of Los Altos-Mountain View

cc: Kimbra McCarthy, Aarti Shrivastava, Wayne Chen, Micaela Hellman-Tincher

From: [Isaac Stone](#)
To: [City Council](#)
Subject: Comment on 8-30 agenda items
Date: Monday, August 29, 2022 10:37:01 AM

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

Item 3.1 - Affordable Housing

The city has been doing so much good work for affordable housing. The need to pause NOFA is unfortunate.

1: Funding

A transfer tax, such as San Jose's measure E, could generate a lot of funding for affordable housing. Would it also require a ballot measure in Mountain View?

I would like a transfer tax that also discouraged housing speculation, perhaps by taxing the increase in property value only, and having the tax % progress based on relative value increase rather than absolute value (as is the case with measure E).

2: Middle Income

co-housing, or [baugruppen](#), can reduce housing costs by 20%. Could instruct staff to look into expedited approval or other programs to promote these. Also reach out to the mountain view co-housing community to ask what their experience was like and what can be done to reduce costs of similar projects in the future?

Item 6.2 - 560 Castro

I like this development. Better street frontage than the old building, and the paseo to the park is great!

People complain about the jobs/housing imbalance. Yes we need to build more housing. But it is also good to have office near housing and transit. Park Place apartments are a block away with over 400 units! Good chance someone will have the delightful experience of walking to work every day.

More housing is good, but not every project needs to be housing.

Cheers!

Isaac Stone
Resident, [REDACTED]

From: [Lenny's Sonic](#)
To: [Lucas Ramirez](#); [Hicks, Alison](#); [Lieber, Sally](#); [Showalter, Pat](#); [Kamei, Ellen](#); [Abe-Koga, Margaret](#); [Matichak, Lisa](#)
Cc: [City Council](#)
Subject: Affordable housing study session
Date: Monday, August 29, 2022 11:18:10 AM

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

Tuesday's affordable housing study session memo is valuable. It reminds us that Mountain View is a leader in the production of subsidized housing, and it points out that the greatest obstacle here to further affordable development is the shortfall in funding. Still, Mountain View's robust pipeline of designated properties may serve us well as both the state and federal government offer more funds for which local governments may compete.

There's one emerging issue that the memo does not address, and it's my hope that the Council will ask staff to research it, perhaps as part of the anti-displacement study. The current general requirements for affordable housing – 15% inclusionary, SB330 replacement, and the state density bonus appear to be overlapping requirements. For example, a 100-unit project that is required to develop 10 apartments to replace units that are being demolished would still only be required to include 15 (15%) affordable apartments, not 25. I call this double-dipping. When these requirements overlap with the state density bonus, it's triple-dipping.

Unless the City figures out a way to make these counts cumulative, it will be difficult to meet our affordable housing goals.

Lenny

—

Lenny Siegel



Author: *DISTURBING THE WAR: The Inside Story of the Movement to Get Stanford University out of Southeast Asia - 1965–1975* (See <http://a3mreunion.org>)