

NEIGHBORHOOD MEETING NOTES
779 EAST EVELYN AVENUE AFFORDABLE HOUSING DEVELOPMENT
NOVEMBER 12, 2015

The second community meeting for this project was held on November 12 at Edith Landels Elementary School. The meeting began with a presentation from Vera Gil, Mountain View Project Manager for Affordable Housing. Ms. Gil described the overall project review and approval process and its current status. Lindsay Hagan, Mountain View Associate Planner, also attended and answered several of the technical planning questions raised by meeting participants. Approximately 20 members of the local community attended, several also brought their children.

Next, there was a presentation by senior managers from the project developer, ROEM Corporation. Alex Sanchez, ROEM's Executive Vice-President described ROEM's role in this project and the prior track record and experience. He provided an overview of this project at 779 East Evelyn with a timeline for the remaining steps to be taken for its planned completion in April 2018. Tung Tran, ROEM Director of Development, described the proposed architectural and design elements for the 116 affordable units to be provided at this property, including parking and integration with the surrounding neighborhood. He described the amenities included in the project such as 5,000 square feet of community space, as well as a bicycle shop and bicycle parking.

The remainder of the meeting was opened to those who attended, who were invited to ask questions or offer their comments on the project. Summaries of the questions and answers raised at the meeting, as well as additional comments by the participants are set forth below:

Questions and remarks from community participants are listed in under the primary bullet points. Responses and input from ROEM representatives and City staff are listed under the sub-bullets.

- **Since this project is tied to public transportation, where is the nearest public transportation available?**
 - Local transit is available at Bernardo. The various transit hubs in downtown Mountain View and Sunnyvale are also relatively close. All residents will receive VTA Eco Passes and there will be a shuttle provided between the property and Edith Landels Elementary School.
- **Will the multi-story elements be stacked?**
 - No. All the units will be flats. There are elements for elevators and stairways.
- **Why couldn't the nearby Shop 'n Save be preserved? It is the only nearby shopping alternative.**

- As part of the project development, the applicable zoning for this property was changed from industrial to residential, which precludes maintaining the store at its current location. Under State relocation requirements, ROEM will provide relocation assistance to the Shop n' Save store.
- **What type of rents will be charged for the rental units on this property?**
 - All of the 116 rental units are designated as "affordable", which means they will be available to families at the 60% or lower AMI range. However, none of the units will be reserved for very low or extremely low income families, because this project is designed to benefit members of the local workforce, who need affordable housing. As a result of the formula applied for families in the target family income group, the applicable rents will be between \$1000 to \$2000 per month, depending on the size of the family and the number of bedrooms in the unit. A one-bedroom unit will rent for approximately \$1000/month. The management is subject to fair housing rules governing occupancy, but management will not allow over-crowding.
- **Why is there a bicycle repair shop included in the project? Is there a better use for that space?**
 - The bike repair shop is planned as one of the amenities offered in this project. It should be very useful in light of the emphasis of encouraging alternative transportation for residents such as using bicycles to reach the nearby public transportation outlets. There are several existing bicycle routes nearby. However, there is flexibility in utilization of the space set aside for amenities. For example, there is a computer room planned. Its size could be adjusted for other uses.
- **Is there a laundry facility?**
 - Yes, a laundry facility is one of the amenities.
- **Won't families occupying the 2 or 3 bedroom units add to the local school population? Where will these children attend school?**
 - This property is within the Mountain View school district boundaries, so all children from this project will attend Mountain View schools. The Sunnyvale school system is not an option. The local Mountain View schools should be able to handle the expected number of students living in this project.
- **Some of us who have children and who currently live in the same neighborhood hope to be accepted as residents in this project, which means there will not be a 1:1 increase in the number of students in this district.**
- **Will the units be pet-friendly?**

- Yes
- **Will there be priority for Mountain View residents to occupy the units?**
 - Yes. There will be priority for persons who live in or work in Mountain View. If units remain available after the priority applicants have been offered rentals, the remaining units will be available to all families who meet the income guidelines.
- **Do you have plans to mitigate the dust and other impacts of the construction activities?**
 - Yes. For example, some of the activities will occur off-site to minimize impacts.
- **How is this project financed?**
 - The project is financed through the tax credit program. The investors receive a tax credit in exchange for providing equity which funds the affordable housing. There is a 10-year partnership, but there is a 50-year commitment to maintain the ownership, which means the property will remain under the same management on a long-term basis.
- **How will you select specific residents?**
 - There will be a very detailed application process with follow-up screening. Also, residents will be required to undergo an annual requalification. However, if an existing family's income increases, that family will be allowed to stay under tax credit rules.
- **How do you know you can secure the real property that you want to use for this project?**
 - The land purchase is already under contract.

The formal meeting lasted approximately one hour. It ended with applause from those in attendance. The meeting was facilitated by consultant Martin Eichner. After the formal meeting ended, some of the community participants remained to talk informally with the presenters.