
From: Manuel Salazar
Sent: Tuesday, June 24, 2025 2:07 PM
To: Kamei, Ellen; Ramos, Emily Ann; Ramirez, Lucas; Showalter, Pat; Hicks, Alison; Clark, Chris; McAlister, John
Cc: , Housing; , City Clerk
Subject: SVH Letter RE - Item 8.1 Gatekeeper Policy
Attachments: SVH Letter RE - SV@Home Recommendations on Final Gatekeeper Policy G-9.pdf

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

Dear Mayor Kamei and City Council Members,

Thank you for the time and thoughtful effort dedicated to revising Mountain View's Gatekeeper Policy. This is an important step toward modernizing how the City considers housing proposals.

While we appreciate the improvements made—including annual hearings and a streamlined pathway for some projects—the draft Policy G-9 continues to pose significant procedural barriers that could impede urgently needed housing production, reducing the number of new affordable homes produced through the City's inclusionary Housing Ordinance.

To align the Gatekeeper Policy with the Housing Element and facilitate much-needed housing, we recommend **broadening streamlining eligibility, reducing public benefit requirements of mixed-use developments that exceed 20% on site affordable housing, building in flexibility for meeting requirements, and removing mandatory development agreements.**

Positive Reforms

We are pleased to see:

- The establishment of an annual Gatekeeper Authorization Hearing.
- The long-overdue exemption for 100% affordable housing projects.
- The creation of objective thresholds for streamlined eligibility.

We believe these updates signal a step in the right direction.

SV@Home Recommendations

Housing Element Program 1.3.f directs the City to expand Gatekeeper exemptions for residential projects based on affordability, location, and size. While the new policy takes a step in that direction, it will need to go further to fulfill that mandate.

To align the Gatekeeper Policy with the Housing Element and facilitate much-needed housing, we recommend:

- **Broaden streamlining eligibility** to include mixed-income projects with 20%+ BMR, especially near transit and in growth areas.
- **Right-size public benefit requirements** to be proportionate and achievable for mixed-use developments that exceed 20% on site affordable housing.

- **Build in flexibility** to allow projects to meet community goals in diverse and context-sensitive ways, rather than through a rigid checklist.
- **Remove mandatory development agreements** for streamlined projects that already meet high standards.

Ultimately, we believe Mountain View should consider replacing the Gatekeeper process with a zoning framework rooted in clear, objective standards and community-driven planning. If it is to remain, it must be reoriented to facilitate the housing development the City and its residents need to thrive.

We remain committed to supporting Mountain View’s housing goals and are ready to work with the City to strengthen this policy.

Sincerely,



Regina Celestin Williams
Executive Director

Manuel Salazar
Housing Planning and Production Associate
SV@Home
Pronouns: He/Him



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From: Ali Sapirman
Sent: Tuesday, June 24, 2025 1:45 PM
To: City Council
Cc: Woodman, Leslie@HCD; , Housing; Corey Smith; City Clerk
Subject: HAC Comment Letter on Item 8.1 Gatekeeper Policy
Attachments: HAC Comment Letter on Item 8.1_ Gatekeeper Process.pdf

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

Dear Mayor Kamei, Council, and staff,

Please see the attached comment letter on item 8.1 Proposed Updates to the Gatekeeper Policy. Please reach out with questions or concerns.

In solidarity,

--

Ali Sapirman | Pronouns: They/Them

Advocacy & Policy Manager | Housing Action Coalition

| Email:



To opt out of all HAC emails, respond to this email with "unsubscribe all".



June 23, 2025

Dear Mountain View Council and City Staff,

cc: HCD Representative Leslie Woodman

Re: Comment on Proposed Updates to the Gatekeeper Policy (Policy G-9)

Dear Honorable Mayor and City Councilmembers,

On behalf of the Housing Action Coalition, we want to commend the City of Mountain View for proposing critical updates to the Gatekeeper Program, consistent with the objectives outlined in Housing Element Programs 1.3.f and 1.3.g. The proposed changes to Council Policy G-9 represent an important and positive step forward in expanding housing opportunities across the city.

We are encouraged to see the City moving toward a more flexible and responsive Gatekeeper process—particularly through the removal of overly restrictive locational criteria and the commitment to holding at least one Council Authorization Hearing annually. This update reflects a thoughtful response to the need for more housing and a clearer path for legislative amendments to support residential and mixed-use development.

However, while the intention to streamline is laudable, the proposed criteria for qualifying as a Streamlined Gatekeeper project remain excessively burdensome and difficult for most developments to meet. Requiring projects to simultaneously achieve a high affordability threshold, provide significant community benefits like public open space, and include facilities aligned with Council Work Plan priorities sets a high bar—one that very few (if any) projects are likely to clear. These requirements, as currently framed, may unintentionally undermine the very streamlining they are meant to enable.

To better realize the goals of the Housing Element and the Gatekeeper reform effort, we respectfully recommend the following:

1. Lower the Barrier to Entry for Streamlined Gatekeeper Projects

The current eligibility criteria create a de facto gatekeeping function rather than a streamlining mechanism. We suggest loosening one or more of the non-affordability requirements, such as allowing flexibility in public benefit provisions or expanding site size thresholds beyond the proposed 3-acre limit. Reducing these constraints will unlock more viable opportunities for projects that can contribute to the City's housing goals.

2. Incorporate Feedback from the Development Community



To ensure that the revised policy leads to the outcomes intended, it is imperative to seek and incorporate input from experienced housing developers—especially those working on affordable and infill housing. Development community feedback will help ensure the criteria are not only aspirational but also achievable under prevailing market conditions.

3. Consider Phased Implementation with Evaluation Metrics

If the City does not want to amend the criteria immediately, we recommend considering a phased approach to implementation with a built-in feedback loop. For example, the City could pilot the streamlined criteria over one year and measure the number and quality of applications received. This evaluation could then inform further refinement of the policy in subsequent years. This should be completed concurrently with incorporating developer feedback.

Again, we applaud the City's commitment to creating a more supportive planning framework for housing. We hope you will consider these adjustments to better align the Gatekeeper Policy with the goals of facilitating feasible and equitable housing development in Mountain View.

Thank you for your continued leadership in addressing the region's housing challenges.

A handwritten signature in black ink, appearing to read "Corey Smith".

Corey Smith, *Executive Director*
Housing Action Coalition (HAC)

A handwritten signature in black ink, appearing to read "Ali Sapirman".

Ali Sapirman, *Policy & Advocacy Manager*
Housing Action Coalition (HAC)

McGill, Pam

From: Manuel Salazar <manuel@siliconvalleyathome.org>
Sent: Tuesday, June 24, 2025 2:07 PM
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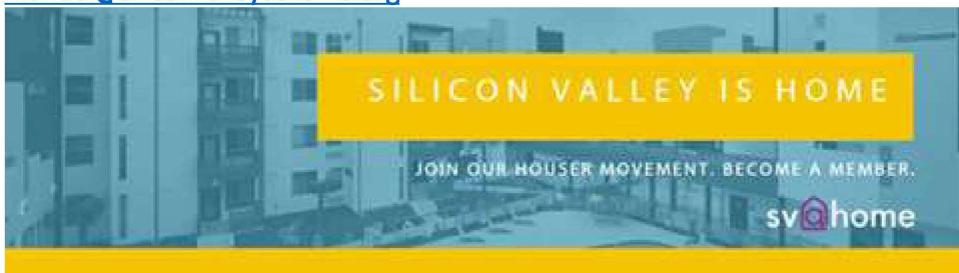
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Manuel Salazar
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manuel@siliconvalleyathome.org



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Housing Trust Silicon Valley

Wendi Baker
Harmonie Park Development

Staff Regina Celestin Williams
Executive Director

Via Email

June 24, 2025
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Subject: SV@Home Recommendations on Final Gatekeeper Policy G-9

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June 24, 2025

RE: SV@Home Recommendations on Final Gatekeeper Policy G-9

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Sincerely,



Regina Celestin Williams
Executive Director

Silicon Valley @ Home is a nonprofit advocacy organization that supports housing and affordable housing development throughout Santa Clara County. SV@Home works with a broad coalition of strategic partners to address the urgent housing needs of the diverse residents across all our communities. We advocate for solutions including increasing production of homes at all income levels, especially affordable housing; preserving existing affordable housing; and protecting our community's most vulnerable residents from displacement.

