

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
AUTHORIZING AMENDMENT OF THE EXCLUSIVE NEGOTIATING AGREEMENT (“ENA”)
WITH AFFIRMED HOUSING FOR DEVELOPMENT OF AFFORDABLE HOUSING AT 87 EAST
EVELYN AVENUE (APN 160-65-008) TO EXTEND THE NEGOTIATION PERIOD FOR THE
LEASE, DISPOSITION, DEVELOPMENT, AND LOAN AGREEMENT (“LDDLA”) BY 90 DAYS
WITH AN OPTION FOR ONE ADDITIONAL 30-DAY EXTENSION IF NECESSARY TO
COMPLETE NEGOTIATIONS, AND AUTHORIZING THE CITY MANAGER OR DESIGNEE
TO EXECUTE THE AMENDED ENA

WHEREAS, the City of Mountain View (“City”) owns real property located at 87 East Evelyn Avenue (“Site”); and

WHEREAS, on August 11, 2022, the City released a Request for Qualifications (“RFQ”) seeking qualified developers interested in developing affordable housing at the Site and received responses from five qualified developers; and

WHEREAS, on January 27, 2023, the City released a Request for Proposals (“RFP”) to the five qualified developers seeking project proposals and development plans for the City-owned Site; and

WHEREAS, on September 26, 2023, the City Council met to review the RFP responses and proposed project information and selected Affirmed Housing (“Developer”) as the preferred developer for the Site; and

WHEREAS, on September 26, 2023, the City Council authorized the City Manager or designee to execute an Exclusive Negotiating Agreement (“ENA”) with Developer that included an initial 90-day negotiating period and an option to extend the negotiating period an additional 90 days if necessary to complete negotiations; and

WHEREAS, on February 13, 2024, City Council adopted Resolution No. 18867, which increased the initial negotiation period to 210 days and provided an option to extend the negotiating period an additional 180 days if necessary to complete negotiations (“ENA Term”); and

WHEREAS, the current ENA Term will expire on March 26, 2025, and may not be extended without City Council authorization; and

WHEREAS, the purpose of the ENA is to establish procedures and standards for the negotiation by and between the City and Developer for the Lease, Disposition, Development, and Loan Agreement (“LDDLA”) relating to the proposed project on the Site; and

WHEREAS, the objectives and milestones to be completed under the ENA term include developing the master site plan in coordination with the adjacent property developer, negotiating the deal points, and drafting the LDDLA; and

WHEREAS, the ENA does not authorize any development on the Site; and

WHEREAS, City staff and Developer have been working to complete the objectives and milestones under the ENA, but additional time is needed to finalize the LDDLA to ensure all key terms are adequately reviewed and refined; and

WHEREAS, in light of the above, City staff seeks City Council authorization to extend ENA Term an additional 90 days to June 24, 2025, with an option for one additional 30-day extension if negotiations are not complete but progress is demonstrated; now, therefore, it be

RESOLVED: that the City Council of the City of Mountain View hereby authorizes amendment of the Exclusive Negotiating Agreement with Affirmed Housing for development of affordable housing at 87 East Evelyn Avenue (APN 160-65-008) to extend the negotiation term by 90 days to June 24, 2025, with an option for one additional 30-day extension if negotiations are not complete but progress is demonstrated; and be it

FURTHER RESOLVED: that the City Council of the City of Mountain View hereby authorizes the City Manager or designee to execute the amended Exclusive Negotiating Agreement between the City of Mountain View and Affirmed Housing; and be it

FURTHER RESOLVED: that this Resolution shall be effective upon the date of its adoption.
