

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW DECLARING
THE REAL PROPERTY LOCATED AT 1020 TERRA BELLA AVENUE, WHICH IS INTENDED TO BE
ACQUIRED AND IMMEDIATELY LEASED BACK TO THE DEVELOPER, TO BE EXEMPT SURPLUS
LAND PURSUANT TO THE SURPLUS LAND ACT

WHEREAS, on March 14, 2023, the City Council of the City of Mountain View ("City") authorized the City's acquisition of certain real property consisting of approximately 1.04 acres located at 1020 Terra Bella Avenue, Mountain View, California, as more particularly shown as Lot B1 in Exhibit A attached hereto (the "Property"), from Alta Housing, a California nonprofit public benefit corporation, or its affiliate (the "Developer"), for purposes of advancing the development of affordable housing on the Property; and

WHEREAS, immediately upon the acquisition of the Property, the City intends to lease back the Property to the Developer, pursuant to which Developer will construct and operate a 108-unit affordable housing project on the Property consisting of one hundred and six (106) units of affordable housing and two (2) manager's units, which will provide housing to low income households as follows: fifty-four (54) units for households earning up to 30% of Area Median Income (AMI), twenty-five (25) units for households earning up to 50% AMI, and twenty-seven (27) units for households earning up to 60% AMI; and

WHEREAS, the City's acquisition and lease-back of the Property is scheduled to occur in or about August 2026; and

WHEREAS, once acquired, the Property would be surplus and not necessary for the City's use; and

WHEREAS, the Surplus Land Act ("SLA" or the "Act"), as codified in California Government Code section 54220 *et seq.*, promotes affordable housing development on unused or underutilized public land throughout the State to respond to the affordable housing crisis and requires public agencies, including charter cities, to follow certain procedures to dispose of "surplus land" or declare land to be "exempt surplus land" at a public meeting prior to disposition; and

WHEREAS, pursuant to Government Code Section 54221(f)(1)(A), "exempt surplus land" means and includes surplus land that is transferred pursuant to Government Code Section 37364, which authorizes a city, subject to certain conditions, to sell, lease, exchange, quitclaim, convey, or otherwise dispose of real property to provide housing affordable to persons and families of

low or moderate income; now, therefore, be it

RESOLVED: that the City Council adopts the recitals set forth above as findings of fact; and be it

FURTHER RESOLVED: that the City Council has determined, and hereby affirms, that the Property to be acquired by the City can be used to provide housing affordable to persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code or as defined by the United States Department of Housing and Urban Development or its successors, and that this use is in the City's best interests; and be it

FURTHER RESOLVED: that the City Council further makes the following findings, pursuant to Government Code Section 37364:

1. Not less than 80% of the area of the Property to be disposed of will be used for the development of housing, as the Property will be developed as a 100% residential affordable housing development.
2. Not less than 40% of the total number of those housing units developed on the Property will be affordable to households whose incomes are equal to or less than 75% of the maximum income of lower-income households (equivalent to 60% of AMI), and at least half of which will be affordable to very low-income households (up to 50% of AMI).
3. All dwelling units produced will be for persons and families of low income, except for two manager's units, and these affordable units shall be restricted by a regulatory agreement to remain continually affordable to those persons and families for at least 55 years. The regulatory agreement will contain a provision making the covenants and conditions of the agreement binding upon successors in interest of the housing sponsor, will be recorded in the office of the county recorder of the county in which the housing development is located, and will be recorded in the grantor-grantee index to the name of the property owner as grantor and to the name of the City as grantee; and be it

FURTHER RESOLVED: that the City Council has determined and declares 1020 Terra Bella Avenue to be exempt surplus land under Government Code Section 54221(f)(1)(A) as property transferred pursuant to Government Code Section 37364(d); and be it

FURTHER RESOLVED: that this Resolution shall become effective immediately upon adoption.

Exhibit: A. Tentative Parcel Map for 1020 Terra Bella Avenue

