



June 27, 2017

Honorable Mayor Ken Rosenberg and City Council  
City of Mountain View, CA

**RE: City Council Meeting 6/27/17, Agenda Item 8.1, North Bayshore Precise Plan Land Use and Transportation**

Dear Mayor Rosenberg and Council Members,

BIA Bay Area, representing homebuilders throughout the Bay Area region, strongly urges the Mountain View City Council to approve the North Bayshore Precise Plan including a maximum residential unit count of 9,850 total units.

The Bay Area has enjoyed an extremely robust economic surge over the last few years and that has led to an unprecedented housing supply crisis. Mountain View has unquestionably benefitted from this great economy, and needs to accept its share of the housing needed to offset the City's vigorous job growth. Many economists rate a 1.5 jobs per resident as "balanced". At 2.7 jobs per employed resident, Mountain View needs to plan and build a supply of housing sufficient to correct this imbalance.

BIA has concerns with Staff recommendations. The best opportunity the City has before them to locate the housing needed to offset job growth is in the North Bayshore Precise Plan area. The 6/27/17 Staff memo recommending calling for phasing in the first 1500 units falls far short of prior stated council housing goals and far short of the need.

The Mountain View City Council should embrace a plan to build all 9,850 residential units. This plan should include feasible, achievable affordable housing goals that yield a healthy mix of moderate and low-income units.

The Mountain View City Council should announce to the rest of the Bay Area and Silicon Valley that you are committed to doing your part to alleviate the housing shortage by approving all 9,850 units in the North Bayshore Precise Plan.

The North Bayshore Precise Plan represents Mountain View's best opportunity for building substantial amounts of housing for all income levels. BIA Bay Area encourages the City Council to act boldly and grab this opportunity while it is available.

Yours truly,

Dennis Martin  
BIA Bay Area