

## **BAY AREA FOR EVERYONE CANDIDATE QUESTIONNAIRE**

The following 13 policy questions will help us understand your vision for an affordable Bay Area. You will have the opportunity to expand on your responses if needed. The entire questionnaire should take about 15 minutes to complete. If you have any questions, email [info@bayareaforeveryone.com](mailto:info@bayareaforeveryone.com). Thank you for your participation.

**Candidate First Name** **Lucas**

**Candidate Last Name** **Ramirez**

**Office Title** **City Council**

**District Name** **Mountain View**

**District Number**

**Campaign Email Address** **[lucas@ramirezforcouncil.com](mailto:lucas@ramirezforcouncil.com)**

**Campaign Website** **<https://www.ramirezforcouncil.com/>**

**Campaign Phone Number** **[REDACTED]**

**Are you the incumbent?** **\*This question is required.**

- No

**Previously Held Elected Office** **n/a**

**List Your Top Endorsements**

**Congresswoman Anna Eshoo**

**California State Senator Jerry Hill**

**California State Senator Jim Beall**

**California State Senator Bob Wieckowski**

**California State Assemblymember Evan Low**

**California State Assemblymember Paul Fong (Ret.)**

**Santa Clara County Supervisor Joe Simitian**

**Mountain View City Councilmember Mike Kasperzak**

**Santa Clara County League of Conservation Voters**

**Full list here: <https://www.ramirezforcouncil.com/endorsements>**

## **INSTRUCTIONS**

For each multiple choice question, select the multiple choice answer (Yes/No/Not Sure) that best reflects your position. You will have the opportunity to expand on your responses if needed.

1. Does the Bay Area face an affordable housing crisis that threatens our quality of life? **\*This question is required.**

**Yes**

2. Does the cost of housing rank amongst the top three priorities for the voters in your city? **\*This question is required.**

**Yes**

## INCREASING HOUSING SUPPLY

For Questions 3-6, please fill in the blank with the response that best reflects your position.

3. Over the past decade, other cities in the Bay Area which have seen significant job growth, like San Francisco, have built \_\_\_\_\_ market-rate homes. **\*This question is required.**

**too little**

4. Over the past decade other cities in the Bay Area which have seen significant job growth, like San Francisco, have built \_\_\_\_\_ subsidized homes affordable to families who earn below the area median income. **\*This question is required.**

**too little**

5. Over the past decade, Mountain View has built \_\_\_\_\_ market-rate homes. **\*This question is required.**

**too little**

6. Over the past decade, Mountain View has built \_\_\_\_\_ subsidized homes affordable to families who earn below the area median income. **\*This question is required.**

**too little**

7. In your opinion, could Mountain View build enough market rate and subsidized homes to accommodate all those who wish to live there without jeopardizing your city's quality of life? **\*This question is required.**

**Yes**

8. If elected, what would you do to address housing affordability in your city? **\*This question is required.**

I support inclusionary zoning and commercial linkage fees to help create and finance affordable housing, and I strongly support infill and transit-oriented development. The city must encourage production of market-rate rental and ownership housing to the greatest extent possible. I support "by-right" housing and expedited review generally.

I will promote a variety of solutions to help address the affordability crisis, including relaxing restrictions on companion units and incentivizing housing that is affordable by design (reducing or eliminating parking minimums, small units, unbundled parking, etc.). I support reduced parking minimums and appropriate variances and exceptions. I support maximizing unit count and density when and where appropriate. Decisions made by a city council should not be arbitrary and capricious - major discretionary changes imposed at the last minute during review are unreasonable and unfair, and they can discourage development.

9. What do you think is the largest obstacle to increasing the number of housing units in your city? **\*This question is required.**

A major obstacle in Mountain View is the lengthy entitlements process. The planning department is understaffed, exacerbating the problem - the city cannot keep up with the hot development market. I would support exploring ways to expedite the review

process, both discretionary review and review of projects that are fully compliant with the General Plan and relevant Precise Plan. I would also support increasing funding to ensure optimal staffing levels.

## **THE ROLE OF THE REGION IN HOUSING DECISIONS**

State law recognizes the vital role local governments play in the supply and affordability of housing. As a result, the Association of Bay Area Governments (ABAG) helps cities allocate regional population growth fairly among themselves through the Regional Housing Needs Allocation (RHNA). The RHNA is a state-mandated process.

10. The 1620 market-rate homes that have been allocated to Mountain View through the RHNA process in the 2014-2022 period are: **\*This question is required.**

**too low**

11. The 1306 subsidized homes affordable for families who earn below the area median income that have been allocated to Mountain View through the RHNA process in the 2014-2022 period are: **\*This question is required.**

**too low**

12. What role, if any, do you see for the state and the region in determining whether and where new housing is built in the Bay Area? **\*This question is required.**

I supported the Governor's "by-right" housing proposal that would have expedited review of residential development that complied with a municipality's General Plan

and Specific Plans. I think stronger enforcement mechanisms are appropriate to ensure that municipalities do not abuse their powers as land use authorities.

13. Please elaborate on any of your answers to the questions in this questionnaire, if needed.

In response to Questions 10 and 11, I indicated that I believe that Mountain View's RHNA numbers are "too low." This is because Mountain View, and the region generally, is experiencing a housing shortage that is decades in the making. To seriously address the jobs/housing imbalance, we will need to exceed our housing needs allocation.