

Candidate Survey: Mountain View

Silicon Valley at Home (SV@Home) and Housing Trust Silicon Valley (HTSV) request your participation in a survey regarding affordable housing and how you would approach the South Bay's housing crisis in your role as an elected official. Responses to this survey will be shared widely with community members, and SV@Home members and partner agencies.

SV@Home launched in 2015 with a mission of increasing the supply of affordable housing in the South Bay through policy, advocacy, education, and communication. HTSV makes loans and grants to increase the supply of affordable housing, assist first-time homebuyers, prevent homelessness, and stabilize neighborhoods.

Please complete the survey by 5:00 PM on Friday, September 30, 2016.

* Required

Candidate Name *

Lucas Ramirez

A. November Housing Bond *

Have you endorsed Measure A—the \$950 million affordable housing bond on the November Ballot?
Please explain your position.

Yes. I support Measure A, which will provide a much-needed regional source of funding for affordable housing that can be leveraged with municipal, state, and federal funds. There is an urgent and desperate need for affordable housing, and given the expense of land and construction, such a regional source would be invaluable.

B. Regional Imbalance *

Between 2007 and 2014, the last Regional Housing Needs Allocation (RHNA) period, Mountain View produced only 18.9% of its lower-and moderate-income housing goals (compared to 25.7% for the County as a whole). In your role as a Council member, what are the actions you would propose or support to address the City's share of the regional housing need?

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.

C. The Relationship Between Jobs and Housing *

The City of Mountain View has recently made a concerted effort to add to its housing stock through a variety of mechanisms. In your opinion, what is the ideal balance between jobs and housing in the City of Mountain View?

I strongly support working toward a more inclusive and diverse community. A good metric to use is jobs/housing fit, which measures the number of low-wage workers in the city relative to the number of homes affordable to those workers. We should strive to achieve an appropriate jobs/housing fit so low- and middle-income people can have the opportunity to live in Mountain View.

D. Housing in North Bayshore and East Whisman *

North Bayshore and East Whisman are priority development areas (PDAs) - areas designated for mixed-use growth. Do you support the inclusion of a significant number of new homes in these planning areas?

Yes. I support addressing the jobs/housing imbalance by adding housing in the designated Change Areas in our General Plan, especially North Bayshore and East Whisman, which currently are predominantly commercial/industrial areas. Converting North Bayshore and East Whisman to mixed-use communities will help the city meet its housing needs and reduce traffic congestion, as it will provide opportunities for employees to live close to where they work.

E. Housing Affordability *

Do you support a 25 percent affordability goal for housing in the North Bayshore and East Whisman planning areas?

Yes, I support a 25 percent affordability goal for housing in North Bayshore and East Whisman. Density bonuses, reduced parking requirements, and other incentivizes can

help the city achieve this ambitious goal. The key is to ensure that the goal does not become an economic disincentive to build housing - residential development must be financially feasible, or else it will not be constructed at all.