

Community Engagement Report

Project Name: Mountain View Lot 12
Project Address: 907-941 California Street & 424-468 Bryant Street, Mountain View

Developer Name: Related & Alta Housing
Supervisory District: District 5



The Mountain View Lot 12 is an affordable multifamily housing development on a 1.56-acre site being developed by a partnership between The Related Companies of California, LLC (Related) and Alta Housing. The project is located at 907-941 California Street & 424-468 Bryant Street in Mountain View. The proposed development will consist of 120 total multifamily units, comprised of approximately 18 studios, 41 one-bedrooms, 30 two-bedrooms and 30 three-bedrooms (plus 1 manager’s unit).

Unit Mix and Project Milestones

Total Units	(PSH/RRH/Other) Special Needs Units	Proposed County Funding	County Per Unit Contribution	Amount Disbursed	Balance	Project Status
120	20 RRH	\$9,750,000	\$81,250	\$0	\$9,750,000	Securing Financing

Project Milestones	Est. Completion Date	Completion Date
1. Site Control	January 2022	January 24, 2022
2. Community Engagement (continuous and ongoing)		Ongoing
3. Board of Supervisors Approval (Funding Allocation)	February 2022	February 8, 2022
4. City Council Approval (Entitlements Approved)	April 2022	April 25, 2022
5. Submit NOFA Application to OSH	July 2022	July 12, 2022
6. Submit 4% Tax Credit Application	April 2024	
7. Receive reservation of tax credit award	August 2024	
8. Construction finance closing and begin construction	February 2025	
9. Start of Lease-Up Activities	August 2026	
10. County approved Supportive Services Agreement	October 2026	
11. Complete Construction	February 2027	
12. 100% Occupancy	April 2027	
13. Permanent Loan Conversion	July 2027	

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Summary of Community Engagement Strategy

The community engagement strategy for Mountain View Lot 12 includes ongoing engagement with local stakeholders and to keep the community apprised of any project updates.

Phase 1: Listening and Learning (May 2020 – October 2020) – Forum Public City Council Meeting

- Public Council Meeting held, developer selected based on respondents to RFQ issued in May 2019. Follow-up Council Study Sessions continued.
- Development Priorities discussed such as vision for project residential, nonresidential, parking, design and place making.
- Community wide engagement event led by the City and Development team, participants updated on the project and reviewed the Design. Community input focused on design comments and residential program input.
- Development Review Committee Meetings held.

Phase 2: Formal Community Engagement (November 2020)

- The City of Mountain View held community meeting to present the vision for the project and receive feedback from the public, as well as inform the public about the upcoming entitlement process.
- Background on the developer election process was summarized - May 2019 through August 2021 inclusive of a Council Study Session.
- Keep community leaders and elected officials up to date about the development timeline.

Phase 3: Post-entitlement and Construction Outreach (March 2022 – Ongoing)

- Keep information about the property development process updated on website.
- Keep community leaders and elected officials up to date about the development timeline.
- Be available for neighborhood association and 1:1 meetings for anyone interested.
- Upon successful award of gap financing, the Development Team, in collaboration with the City of Mountain View staff, will kick off the Public Art RFP process to engage the community and stakeholder.

Public Resources:

[Alta Housing](#) website with project's information and status (in progress to be created)

The [City of Mountain View](#) website with information

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Table 1: Summary of Community Engagement Activities

Meeting Type	Meeting Date	Meeting Details
1:1 Stakeholder Engagement (Phase 1)	Various <i>virtual meeting</i>	1:1 meetings with Councilmember McAlister, Councilmember Matchak, Councilmember Ramirez, Councilmember Hicks and Vice Mayor Kamei
		Ongoing meetings with City of Mountain Community Development Department
Council Meeting	May 19, 2020 <i>Virtual meeting</i>	City Council Comments Summary: <ul style="list-style-type: none"> This meeting was a discussion of the selection of the preferred development team for the City’s RFQ for Lot 12. Comments and questions were clarification of each proposal.
		Public Comments Summary: <ul style="list-style-type: none"> 11 speakers addressed the item Concerns about businesses surrounding the project will be negatively impacted by the project Parking concerns Majority were supportive of the project
Community Meeting	November 9, 2020 <i>Virtual meeting</i>	No. of Attendees: Unknown
		Notice Date Sent: Unknown
		Delivery Method: USPS to residents within 2,000 ft. of the property
		Summary of Community Meeting: <ul style="list-style-type: none"> Concerns: Design comments and residential service programs Solutions Presented: Provided further information from both City and Developer
Development Review Committee Meeting	March 17, 2021 <i>Virtual meeting</i>	Committee Comments Summary: <ul style="list-style-type: none"> Informal review of the project as it relates the site and architectural design of projects to determine whether they are in accordance with the General Plan, specific plans, the Zoning Ordinance, and other City Code requirements and will be compatible with the site and surrounding developments to ensure the orderly and harmonious growth of the City
Development Review Committee Meeting	June 16, 2021 <i>Virtual meeting</i>	Committee Comments Summary: <ul style="list-style-type: none"> Continued from past meeting for an informal review of the project. Recommendations were on pedestrian environment, placemaking, ground floor treatment – commercial space and residential stoop, windows, public art & code compliance
	August 24, 2021	City Council Comments Summary:

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Mountain View City Council Meeting	<i>Virtual meeting</i>	<ul style="list-style-type: none"> Updating Council on status of project and approval of City entering into LDDA
		Public Comments Summary: <ul style="list-style-type: none"> 5 speakers addressed the item Majority supported the project

Table 2: Summary of Upcoming Community Meetings

Meeting Type	Tentative Meeting Date	Proposed Meeting Details
1:1 Meetings with interested parties: (Phase 3)	Ongoing	Anticipated topics for discussion: <ul style="list-style-type: none"> Project details & progress
1:1 Meetings with Adjacent Neighbor	Ongoing	Anticipated topics for discussion: <ul style="list-style-type: none"> Project details & progress Address any current or future concerns
Community Meeting (Phase 3)	TBD <i>Virtual meeting</i>	Anticipated topics for discussion: <ul style="list-style-type: none"> Project details & progress Summary of community feedback and outcome Development timeline