



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area
97 Hillview Avenue, Los Altos, CA 94022**

November 8, 2010

Mayor Ronit Bryant and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Agenda Item 3.1, November 9, 2010

Dear Mayor Bryant and Members of the City Council:

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the Mayfield Master Plan Alternate being discussed at the Study Session. We have been consistently supportive of higher densities near transit and believed that the Approved Master Plan was one that took into the account the views of the neighborhood, while still providing reasonable density at a major site near transit. Therefore, we are disappointed in the dramatic reduction in density being proposed by William Lyon Homes.

We have also been disappointed that the Council was not willing to require below market rate ("BMR") units at this site, but instead planned to require in-lieu fees. We believe the in-lieu fees are too low in Mountain View, as they don't come close to the cost of building the BMR units. However, we are sympathetic that in this economic climate the Council is reluctant to raise fees or require BMR units on site.

We would like to suggest as an alternative that the Council could request that the developer make available to the City or a designated nonprofit developer a small parcel on the site where an affordable housing complex of some type could be built. We think it should be possible for the City and the developer to carve out a one-acre site where many affordable housing units could be built, instead of requiring in-lieu fees. Because the City has significant affordable housing funds, such a land donation could make an affordable housing project feasible.

We hope that this concept of requiring a land dedication for affordable housing will be considered as the Council considers revising the Master Plan for Mayfield Mall. Thank you for considering our suggestion.

Sincerely yours,
Donna Yobs
1157 Karen Way
Mountain View, CA 94040
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Kevin Duggan
Melinda Denis
Peter Gilli