



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

December 5, 2014

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

Re: Dec. 9th Meeting – Agenda Item 6.1 –801 El Camino Real West - Greystar

Dear Mayor Clark and Members of the City Council:

The LWV would like to comment on the below market rate (BMR) component of this proposal. We support the EPC recommendation that the developer provide the number of BMR units that are equivalent to the rental housing impact fee. This is an ideal location for lower income rental units, as the housing is near public transit and also near shopping and other services.

The Council has made it clear in the past that it prefers developers to build BMRs rather than paying rental housing impact fees. We agree, as often it takes a long time for the fees to be spent on affordable housing developments, and we also like to see the BMRs dispersed throughout the community.

We understand that the developer thinks that the \$10.26 rental housing impact fee is equivalent to building fewer than 4.6% of the project as BMR units, the equivalent number established just two years ago. Assuming Greystar is correct, this demonstrates how low the \$10.26 per square foot fee is when compared to the requirement of building 10% of the units as BMRs, as the 1999 Mountain View ordinance requires (and supported by the nexus study). If that ordinance were to be followed, Greystar would have to build 16 BMR units.

We hope the Council will deliberate carefully what the BMR requirement should be at 801 El Camino West, keeping in mind, also, that the agenda on Dec. 9th also includes a decision on whether to raise the rental housing impact fees. With this in mind, we would add to the EPC recommendation that the number of BMR units be equivalent to the fee adopted on December 9th.

Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos/Mountain View Area

Cc: Dan Rich
Gerry Beaudin
Linda Lauzze

Randy Tsuda
Terry Blount
Jannie Quinn

Melissa Stevenson Diaz
Stephanie Williams