



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

October 5, 2014

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

Re: Council Study Session, October 7, 2014 – Public Draft San Antonio Precise Plan

Dear Mayor Clark and Members of the City Council:

The LWV would like to comment on the San Antonio Precise Plan (SAPP). We are pleased to see that the plan includes phased office development in order to ensure that housing is built in the area. We are also pleased to see that affordable housing is one of the priorities as a community benefit, although we preferred the Council's making affordable housing the most important community benefit at its July Study Session. However, we do not see much housing affordable to those with lower incomes actually being built under the present SAPP.

We would like to see more robust mechanisms in place for ensuring that affordable housing is actually built and we would like to see at least 15% or 20% as the goal for affordable housing units, since the City is falling so far below its RHNA allocation in the current Housing Element period.

Nonetheless, recognizing that it is already City policy that 10% of all housing units built should be affordable, we would hope that this policy could be restated as a goal in the SAPP. Very simple language such as the following could be inserted in the SAPP, as well as in other Precise Plans that are soon to be adopted.

“It shall be the policy of this plan to achieve a rate of affordable housing production at 10% of the housing units built within the plan area.”

For a long time the LWV has supported mechanisms to cope with the jobs/housing imbalance and the development phasing plan which proposes an office development cap and phasing seems a reasonable way to help achieve this goal.

We continue to be concerned that the community benefit value of \$325,000 for a 1.85 FAR project on a 1-acre site seems to be an extremely low value in exchange for the development rights the developer is receiving for such an increase in FAR.

Thank you for considering our input.

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

Cc: Dan Rich
Terry Blount
Linda Lauzze

Melissa Stevenson Diaz
Rebecca Shapiro
Jannie Quinn

Randy Tsuda
Martin Alkire
SAPrecisePlan@MountainView.gov