



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

December 1, 2014

Chair Cox and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Dec. 3rd Meeting – Agenda Item 5.1 –801 El Camino Real West

Dear Chair Cox and Members of the Environmental Planning Commission:

The LWV would like to comment on the below market rate (BMR) component of this proposal. We are very disappointed to see that BMR's are not being provided on site in this development. This is an ideal location for lower income rental units, as the housing is near public transit and also near shopping and other services.

Since Council has made it clear that it prefers developers to build BMR's, rather than paying rental housing impact fees, we are surprised that the developer is not building the units. In addition, the Council recently stated that the City policy of including 10% (per current ordinance) of the units as affordable units was to be part of the El Camino Precise Plan. Since the rental housing impact fees are supposedly equivalent to the cost of providing the units, we urge the EPC to determine whether the Condition of Approval allowing the developer to pay fees instead of providing much-needed BMR units can be changed.

Thank you for considering our input.

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

Cc: Dan Rich  
Melissa Stevenson Diaz  
Randy Tsuda  
Gerry Beaudin  
Terry Blount  
Stephanie Williams  
Linda Lauzze  
Jannie Quinn