



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

September 28, 2014

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

Re: Environmental Planning Commission Meeting, October 1 – Agenda Item 5.1 Housing Element

Dear Chairman Cox and Members of the EPC:

The LWV would like to comment once again on the Housing Element (HE), understanding that HCD requested certain changes/additions to the Draft Housing Element and now that these changes have been made, the HE will be approved by HCD.

We are pleased that the HE now includes more specific timelines and other specifics we had encouraged, such as evaluating the park in-lieu fees as a possible impediment to second units. We are particularly pleased to see that language was added to review the various housing impact fees in October and that, in fact, this issue will be considered by the Council on October 14th.

Nonetheless, we remain disappointed that the document itself does not take more aggressive steps to encourage the development of housing affordable to those who are having a struggle trying to live in Mountain View as rental and home prices continue to escalate rapidly. Hopefully, the EPC and Council will be proactive in addressing this issue as the Precise Plans are adopted.

We are also disappointed that the HE does not make a serious attempt to list potential sites for households at the lowest incomes. As we pointed out earlier, two large sites listed as potential for lower-income housing - 801. W. El Camino and 420 San Antonio – are already in the pipeline with market-rate income housing proposals. It seems disingenuous to include them on the list of potential sites, even though technically this is allowed since the two developments have not yet been approved.

Thank you for considering our input once again.

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

cc. Dan Rich
Jannie Quinn
Randy Tsuda
Terry Blount
Margaret Netto
Martin Alkire
Linda Lauzze