



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

May 27, 2013

Mayor Jarrett Fishpaw and Members of the City Council
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022

Re: City Council Meeting May 28 – Agenda Item #8 - 86 Third Street

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the below-market-rate (“BMR”) component of this proposed development. We are pleased to see that the developer is providing two BMR units, one affordable to a moderate-income household and one affordable to a lower-income household, if sold, as required by Los Altos Multiple-Family Affordable Housing ordinance. We also note that if the units are rented rather than sold, one will be rented as a lower-income unit and the other as a very low-income unit, again per Los Altos ordinance.

However, we are disappointed that the developer does not plan to provide even one three-bedroom BMR, since the complex is predominantly three-bedroom units. In fact, the two smallest two-bedroom units have been selected as the BMR units. We encourage the Council to follow the long-time City policy, a policy which most cities that require BMR’s follow, which requires that the unit mix of the BMR’s reflects the unit mix of the total project. Clearly, this means that at least one three-bedroom unit should be designated as a BMR.

As we wrote earlier to the Planning and Transportation Commission, we are pleased to see mixed use in a location such as this site, as the development will not only provide “feet on the street” downtown, but desirable office space. Both will help make the downtown more sustainable and vibrant.

Sincerely,
Susan Russell
744 Los Altos Avenue
Co-Chair, Housing Committee, LWV of the Los Altos-Mountain View Area
Cc: Marcia Somers
James Walgren
David Kornfield
Zach Dahl