



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

January 7, 2008

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

Re: 950 San Antonio Road

The League of Women Voters of the Los Altos-Mountain View Area would like to comment again on the De Anza Properties project for 950 San Antonio Road. We refer you to our letter dated July 6, 2007, which is part of the Council packet for this agenda item.

Most of our recommendations regarding the below-market-rate component of this development have been incorporated in the staff conditions of approval. We strongly agree that the new condominiums should include affordable units. Four units should be considered the minimum number, and moderate income is the most appropriate level to target for these ownership units. This is particularly true because the 5100 El Camino and Silverstone condos are all targeted to very-low-income buyers.

We also agree that the six rental units in the Gardens Apartments should be targeted to very-low-income renters, for the reasons stated by staff, as well as in our July letter. We agree that if there are more than six qualifying existing residents of the Gardens Apartments that top priority be given to those with the longer tenure of residency.

However, if there are **not** six qualifying existing residents at the Gardens Apartments, we would prefer to see additional ownership units in the new development designated as affordable units. It was our understanding that the main reason for allowing the developer to transfer his affordable housing obligation to the Gardens Apartments was to protect existing low-income residents. We have some concerns about placing 30-year affordability restrictions on such old apartments.

Therefore we recommend that

- if only five existing residents qualify for very-low-income units, then five condos be restricted as moderate-income units rather than four.
- if only four existing residents qualify for very-low-income units, then six condos be restricted as moderate-income.

We understand that all the existing residents have been protected from large rent increases and we also understand that many tenants have moved out since De Anza bought the property. For all these reasons, we ask that the Council consider this methodology.

Sincerely,
Susan Russell
Co-Chair, Affordable Housing Committee

