



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

January 14, 2013

Members of the EPC
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Meeting, January 16, Agenda Items 6.1: 1720- 1730 El Camino Real West and 6.2: 865 and 881 El Camino Real East

Dear Members of the EPC:

The League of Women Voters of the Los Altos-Mountain View Area would like to comment on the requests for rezonings by Prometheus and Urban Housing Group to P Districts.

To begin with, we want to mention that our focus is on encouraging developers to provide below-market-rate (BMR) units. There are two rationales for the City to negotiate with these developers for provision of BMR units. Pursuant to these rationales, the City can negotiate one Development Agreement with each developer, specifying that the developer will provide BMR units in exchange for the zoning concessions **and** in exchange for paying the rental housing impact fees per the City Council's new rental housing impact fee ordinance.

The fact that the developers are requesting zoning changes means that they are asking to be granted a major economic favor, the opportunity to proceed much more quickly than would be possible if they had to wait for normal completion of the Precise Plan and zoning changes that will follow from recent adoption of a new General Plan. This speed-up of development is probably of even more significance economically to the developers than is the new housing impact fee.

In relation to the second rationale, as a result of the Council's action in December, Prometheus and Urban Housing Group will be required to pay rental housing impact fees. As we stated when we advocated for this fee, we hope that this fee will give the City an opportunity to negotiate with these developers in order to have BMR units built as part of the developments, rather than have the developers pay these fees.

Therefore, we hope that the EPC will recommend to the Council that Prometheus and Urban Housing Group be encouraged to provide BMR units instead of paying the rental housing impact fee. We also hope, in addition, that the City will negotiate with Prometheus and Urban Housing Group to provide BMR units as a quid pro quo for these rezoning concessions by the City. In other words, the Development Agreements should incorporate provision of BMR units in exchange for both the zoning concessions and the rental housing impact fees. Work on these Development Agreements should start soon so that they can be presented to Council when the projects come forward for Council approval.

Sincerely yours,

Donna Yobs
1157 Karen Way
Mountain View, CA 94040
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Scott Plambaeck
Peter Gilli
Margaret Netto
Randy Tsuda
Dan Rich
Jannie Quinn