



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

February 28, 2016

Mayor Showalter and Members of the City Council  
City of Mountain View  
500 Castro Street Mountain View, CA 94041

Re: Agenda Item # 6.1, March 1, 2016 – 779 East Evelyn Avenue

Dear Mayor Showalter and Members of the City Council:

The LWVC supports action at all levels of government for the provision of affordable housing for all Californians. Based upon this position, we have been a supporter of the ROEM 116-unit development at 779 East Evelyn from the time it was first proposed. The development will serve those with incomes at or below 60% of area median income. During the last eight years, very little housing has been produced that is affordable to households at these income levels; there is a great need for affordable housing at all lower-income levels.

We agree with staff that conversion of this site from industrial to residential is appropriate as the new development is next to residential and maintains compatibility with the neighboring uses in terms of scale, massing and height.

Like others who attended community meetings to review this development, we had concerns regarding the difficulty of schoolchildren easily getting to the elementary and middle schools. We applaud the proposals the developer has made to help alleviate these concerns. The private shuttle to the local schools, as well as to the Mountain View Transit Center, are excellent, somewhat novel ideas, as are the dedicated on-site shared car and the on-site bike sharing program. Previously approved developments have committed to providing Eco-Passes, or an equivalent, and we commend ROEM for promising these for the life of the project.

We also support reduced parking requirements for affordable housing developments, since parking demands are typically lower than for market-rate housing; parking, especially below grade is an enormous expense and it is far preferable to spend affordable housing funds on the units themselves.

We have some concern that with the Project-Based Vouchers, the City's normal live-or-work preference won't be applicable to 29 of the units. However, we understand that it is necessary to balance the scarcity of financing for affordable housing developments, especially with the loss of redevelopment funds, against this local preference.

Thank you for considering our input.

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

Cc: Lindsay Hagan      Randy Tsuda      Linda Lauzze  
    Dan Rich              Vera Gil              Terry Blount