



**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: Study Session, March 1, 2016 – 1255 Pear Avenue – Mixed Use Development

Dear Mayor Showalter and Members of the City Council:

The LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. We believe that the Sobrato proposal for mixed use at this site is consistent with furthering these goals.

We applaud the Sobrato Organization for offering to build below-market-rate (BMR) units in their initial proposal. However, because the Sobrato request requires General Plan and Precise Plan amendments, we believe the Council has the opportunity to require even more BMR units than were initially offered by the developer. Assuming the developer is requesting Bonus FAR for its residential component, the requirements for affordable units should be consistent with the North Bayshore Precise Plan, yet to be adopted.

As we stated in our letter to the Council regarding the North Bayshore Precise Plan Residential Uses, we believe that including a high number of affordable units will be helpful in creating a diverse neighborhood in North Bayshore, especially if there is a broad range of unit sizes as suggested in the staff report.

Because the project includes a “stand-alone” parcel with BMR units, the affordable component will likely be financed with tax credits and be targeted to those with very-low incomes. Because of the rapidly increasing rents in Mountain View during the last few years, households at these income levels are desperately in need of affordable housing.

Thank you for considering our input.

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

Cc: Dan Rich
Randy Tsuda
Martin Alkire
Terry Blount