



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

May 7, 2016

Mayor Bruins and Members of the City Council
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Support of AB 2502

Dear Mayor Bruins and Members of the City Council:

The LWV would like to request that the Council join the list of supporters of AB 2502, which clarifies that local jurisdictions have control regarding inclusionary zoning. As you are all aware, inclusionary (below-market-rate or BMR units) zoning has been the most important tool for Los Altos in producing affordable housing. Since the Palmer decision in 2009, cities have no longer been able to require BMRs in rental housing developments, unless the developer was using the State Density Bonus Law.

AB 2502 is identical to an earlier bill, AB 1229, which the City of Los Altos endorsed. That bill was passed by the legislature, and then vetoed by Governor Brown, who stated he was awaiting the CA Supreme Court's decision on the San Jose inclusionary ordinance. That issue has finally been resolved in favor of the San Jose ordinance. Thus, we are hopeful that Governor Brown will sign the current bill, should it be passed by the legislature.

We hope you will show your support of AB 2502, which simply reinstates the authority to local jurisdictions to require inclusionary zoning if they want to. We have attached a Fact Sheet about AB 2502 which should answer any questions.

Thank you for considering our input.

Sue Russell
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area
Cc: Chris Jordan Steve Piasecki
 David Kornfield Jon Maginot