



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

May 7, 2016

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

Re: Support of AB 2502

Dear Mayor Showalter and Members of the City Council:

The LWV would like to request the Council to join the list of supporters of AB 2502, which clarifies that local jurisdictions have control regarding inclusionary zoning. As you are all aware, Mountain View began requiring inclusionary (below-market-rate or BMR) units in 1999. Since the Palmer decision in 2009, cities have no longer been able to require BMRs in rental housing developments.

We applaud the Council for adopting a rental housing impact fee (RHIF) after the Palmer decision, and we especially applaud the Council's efforts to negotiate to have BMR units constructed, rather than collect these fees. However, the number of units being built as a result of the RHIF is far less than what would have been built had the City been able to implement its BMR ordinance after 2009.

AB 2502 is identical to an earlier bill, AB 1229, which was passed by the legislature, but 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.

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

Cc: Dan Rich

Randy Tsuda