



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

May 16, 2016

Chairperson Capriles and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street Mountain View 94041

Re: Environmental Planning Commission Meeting, May 18th, Agenda Item 6.1 – Study Session re North Bayshore Precise Plan - Residential Policy Topics

Dear Chairperson Capriles and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. For these reasons, we continue to support housing for a wide range of incomes and for diverse populations in the North Bayshore Precise Plan (NBPP) area.

We also continue to support City policies designed to encourage building of relatively dense housing in this area. We commend the staff report for suggesting an ordinance that would clarify the interaction of State Density Bonus Law and the North Bayshore Bonus FAR options, illustrated by the diagram on page 5 of the staff report. We expect that most developers will choose the NBPP FAR options, which will produce more housing that is affordable to lower-income households.

Although we would like to see high percentages of affordable housing required as part of Tier I and Tier II FAR, we understand that these requirements should not be so stringent that residential development is disincentivized. We look forward to learning the assumptions regarding financing feasibility of new housing with various percentages as affordable, including information regarding what affordability levels are required, which staff intends to present at the EPC meeting. Because the Tier I and Tier II FARs are so high, we are hopeful that the economic analysis will demonstrate that a higher percentage of affordable units could be required.

We see a particular need for housing affordable to those who earn 50% of area median income (AMI) or less, (as many NBS workers will fit in this category), but realize these units are more burdensome for market-rate developers to build than units affordable to those at 80% AMI. We hope that the staff members specializing in affordable housing have provided input as to which populations and which income levels should be targeted, based upon insufficient housing stock. We hope that staff will provide more direction on how a mix of different unit types and different levels of affordability might be incentivized at this time, rather than during the development review process for each project. We think it is important to set clear expectations in these areas for all prospective developers.

As a footnote to footnote 1 on page 6, we are hopeful that AB 2502 will pass the legislature this year and be signed by Governor Brown, thereby allowing Mountain View to implement its below-market-rate ordinance for rental housing developments once again.

Thank you for considering our input.

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

cc. Dan Rich

Martin Alkire

Randy Tsuda

Terry Blount