



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

May 22, 2016

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

Re: Council Meeting, May 24th, - Agenda Item 6.2 - Hope Street Mixed Use Project

Dear Mayor Showalter and Members of the Council:

The LWV supports affordable housing for all Californians. This includes support of below-market-rate (BMR) housing and/or in-lieu fees to help finance affordable housing.

We are pleased to see that the Sobrato development will support housing for church personnel, but also, that the City's BMR requirements still apply to this project. We agree with the staff report that the developer should pay the Rental Housing Impact Fees (RHIF) as detailed in the staff report, despite the reservation of the two units for church personnel.

However, should AB 2502, a bill which would override the Palmer case, be in effect before the first certificate of occupancy is secured by the developer, we ask that the City require the developer to abide by the 1999 BMR ordinance passed by the Council in 1999. This ordinance would become effective upon the passing of AB 2502, which would allow cities to implement their inclusionary zoning requirements once again, made unenforceable by the 2009 Palmer decision. In that case, the developer would have to provide 10% of the units as BMRs, instead of paying the RHIF.

Such a decision by the Council would be similar to a condition imposed on the San Antonio Village project with regard to its rental housing component.

Thank you for considering our input.

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

cc. Dan Rich  
Rebecca Shapiro  
Randy Tsuda  
Melinda Denis