



**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: Study Session, May 24th, - North Bayshore Precise Plan Residential Policy Options and Below-Market-Rate Strategy for 1255 Pear Avenue

Dear Mayor Showalter and Members of the Council:

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 recommend that the Council require the highest percentage of affordable housing that the economic analysis has shown is feasible. We also recommend that a mix of lower-income households be targeted.

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 will provide input soon as to which populations and which income levels should be targeted, based upon insufficient housing stock, rather than waiting for the development review process.

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.

We also recommend that educational uses be specifically called out (p.10 of staff report) along with office, commercial, residential and open space land uses, if a true neighborhood is to be created.

With regard to the 1255 Pear Avenue project, we commend Sobrato for dedicating land for affordable housing, as land is so difficult to find in Mountain View. We prefer to see the NOFA process where developers propose the type of project and population to be served, rather than the Council directing what type of affordable project should be built; developers will propose housing based upon financing feasibility and the Council can decide at that time whether that housing is needed.

We are also pleased to see that reconciliation of the Rental Housing Impact Fee, as well as the Housing Impact Fee and community benefit value, will be reviewed in relation to the value of the dedicated property during the RFP process.

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