



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

June 26, 2016

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

Re: Agenda Item #9, Council Meeting June 28th – 4880 El Camino Real

Dear Mayor Bruins and Members of the City Council:

The LWV of the Los Altos/Mtn.View Area supports affordable housing for all Californians. We are pleased to see 3 affordable units being included in this market-rate housing development, as a result of the developer's using the State Density Bonus Law.

We think the mix of two lower-income and one moderate-income units will complement the City's below-market-rate housing stock and satisfy a real need in today's housing market. Teachers, for example, are leaving our local school system because of the lack of affordable housing.

We agree with staff that building to the maximum density permitted along El Camino is appropriate and also benefits the housing goals of Los Altos. More and more dense housing is being developed along this transit corridor; this is a logical place for higher densities.

That said, we are concerned that the developer is perhaps not meeting the letter of the law, as well as the spirit of the Los Altos inclusionary housing ordinance. As the plans currently read, it appears that the unit sizes and locations of the below-market-rate (BMR) units are not reflective of the total mix of units.

Since the developer is taking advantage of the State Density Bonus Law by providing only one additional BMR compared to that required by the Los Altos ordinance, we are hopeful the developer will offer a mix of BMRs that is more in keeping with Los Altos policies. We have been assured by the developer that what will be offered Tuesday night is better than what has been shown in the staff report and we look forward to that presentation. There are obviously opportunities to get a better end product in terms of the BMRs and we hope the Council will take advantage of them.

Thank you for considering our input.

Susan Russell  
Co-Chair, Housing Committee  
League of Women Voters of Los Altos/Mountain View Area

Cc: David Kornfield, Planning Services Manager  
Chris Jordan, Interim City Manager  
Jon Biggs, Community Development Director

