



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

August 22, 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, August 24th, Agenda Item 5.1 – Study Session
re East Whisman Precise Plan

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 support housing for a wide range of incomes and for diverse populations in the East Whisman Precise Plan (EWPP) area. We support increasing the residential land uses in the EWPP area.

As always, we support City policies designed to encourage building of housing affordable to those with lower and moderate incomes. The base FAR should be set so that the bonus FAR will actually incentivize construction of the number of such units needed. We are concerned with the economic analysis on this issue regarding the North Bayshore Precise Plan and want to be sure to build on the lessons learned there. We support policies implemented in Mountain View and elsewhere that have proved to encourage developers to build housing not only affordable to those with lower and moderate incomes, but also diverse types of housing, such as housing for seniors, singles, families, and more. Perhaps triggers to ensure that housing is built before office development is permitted could be considered.

We agree that the policy concepts identified on page 9-10 of the staff report sound reasonable. The difficulty will be in creating a Precise Plan that actually fulfills these policies.

Thank you for considering our input.

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

cc. Lindsay Hagan
Randy Tsuda

Martin Alkire
Terry Blount