



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

September 4, 2016

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

Re: City Council Meeting, September 6th, Agenda Item 3.1 – Study Session re East Whisman Precise Plan - Visioning and Land Use

Dear Mayor Showalter and Members of the City 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 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. Perhaps triggers to ensure that housing is built before office development is permitted should be considered so that a jobs/housing balance, at least in this area is achieved.

As always, we support City policies designed to encourage building of housing affordable to those with lower and moderate incomes. If the bonus FAR policy is intended to incent such housing, the base FAR should be set so that the bonus FAR will actually lead to 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. Once again, we hope that affordable housing will be considered a key community/public benefit as developments are approved.

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, and more. For example, it is critical to zone so that there are no limitations on building micro units. It is also important to consider reducing parking requirements, since parking is very often one of the most serious obstacles to building housing, especially smaller units. In concert with reduced parking, attention must be paid to easy shuttle and transit options, as well as good bike/pedestrian connectivity.

We encourage the early involvement of staff in affordable housing in this process, in order to factor in their ideas on how to encourage affordable housing in the area, including any policies tried elsewhere that might encourage inclusionary housing. We see East Whisman as an opportunity to create a vibrant neighborhood with a healthy mix of office, services and residential housing. 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
Dan Rich

Martin Alkire
Terry Blount
Wayne Chen