



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

January 17, 2018

Chairperson and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Environmental Planning Commission Meeting, January 18, Agenda Item 6.1 – Public Hearing  
re 2268-2280 West El Camino Real and 2241-2243 Latham Street

Dear Chairperson and Members of the EPC:

The LWV supports affordable housing for all Californians. In order to achieve this goal, we support below-market-rate units (BMRs) and inclusionary housing.

Based on these positions, we support provision of affordable housing units as the main public benefit offered by Lennar for this development. However, based upon the staff report we cannot support the number of units being offered by Lennar. Ten affordable units, plus the in-lieu fees stated, in a 204-unit project does not appear to offer much more than the developer would be asked to do if the developer was not seeking a higher FAR, and thus being required to provide public benefits.

In earlier developments, staff stated that if the developer was to provide BMR units instead of paying in-lieu fees, 7.4% of the total project should be affordable units. That would be about 15 units in this development. As stated earlier, it is difficult to calculate in this case the ratio of the units and the in-lieu fee, so it is hard for us to recommend a particular number of BMR units that should be provided as a public benefit. But from the information we have, we believe there should be a far greater number to earn this higher FAR.

Thank you for considering our input.

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

cc: Terry Blount  
Payal Bhagat

Wayne Chen  
Dan Rich