



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area**

February 12, 2017

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

Re: Environmental Planning Commission Meeting, February 15, Agenda Item 5.1 – 1001 N.
Shoreline Blvd. Residential Development

Dear Chairman Scarborough and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support below market rate units (BMRs) as we believe that dispersal of affordable housing is healthy for the community. We are pleased to see that this proposed development will include 10% of the total number of apartments and condominium units planned as BMRs. It is unclear whether this will mean 10% of the rental units will be BMRs and 10% of the condo units will be BMRs or simply 10% of the total number.

The City has been unsuccessful in negotiating with most residential developers to build even the 7.75% BMRs considered to be equivalent to the payment of the rental housing impact fees otherwise required. Perhaps this project will set a precedent, indicating that if the City is serious about seeing the BMR units actually built, it is possible to negotiate with developers to accomplish this goal.

We would like to see consideration of 10% of the condos being built as BMR condos, as these may help provide housing to the "missing middle", those who earn incomes in the 80-120% area median income (AMI) range, or perhaps slightly higher, who are being priced out of the market. We urge the EPC to consider various income targets; for example, the rental units could be targeted to those at lower than 65% AMI, and the condo units could be targeted to a range of incomes, perhaps up to 150% AMI. Tweaking these targeted income levels should be based on what staff sees as the need.

Thank you for considering our input.

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

cc: Terry Blount Wayne Chen Clarissa Burke
 Stephanie Williams Dan Rich Randy Tsuda