



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

February 12, 2017

Mayor Ken Rosenberg and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Council Study Session - February 14th, Agenda Item 3.1 – East Whisman Precise Plan

Dear Mayor Rosenberg 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, but also believe that it is important that job centers are located close to transit, as well.

Therefore, we agree with the Environmental Planning Commission (EPC) that the Combined Alternative comes closest to meeting these goals, providing for maximum potential residential uses, and an improved jobs/housing imbalance, while also laying the foundation for a complete neighborhood and allowing for land use flexibility.

We compliment staff on an excellent report which analyzes many alternatives and includes the advantages and challenges of these varying alternatives and also summarizes well the EPC discussion. We like the concept of small units, as, in particular, if these are ownership units they may be a way of reaching the "missing middle" (those with incomes from 80%-120% of area median income). If the City hopes to be successful in seeing that such units are built, we hope that incentives will be created, including ensuring that parking and fee requirements are decreased because of the small unit sizes. But the EPC's recommendation that more 3-bedroom units be encouraged makes sense, also, as the market typically does not build 3-bedroom units and so there is a need for these larger units, particularly in rental housing.

With regard to the top priorities, we were pleased that the EPC agreed that affordable housing needs to be a key priority. Several of the Commissioners noted that the affordable housing strategy, including incentives, needs to be fine-tuned, as demonstrated by the Lennar proposed development, so that sufficient affordable units are actually built. We urge Council to review the way the current incentives are working on El Camino Real, which might also include consideration of raising impact fees. Thank you for considering our input.

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

cc: Terry Blount
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