



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

February 26, 2017

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

Re: Council Meeting - February 28th, Agenda Item 6.1 – Public Hearing re 2268-2280 West El Camino Real and 2241-2243 Latham Street

Dear Mayor Rosenberg and Members of the City Council:

The LWV supports affordable housing for all Californians. In order to achieve this goal, we support below-market-rate units (BMRs) and inclusionary zoning. It is very desirable to see BMRs built as part of a residential development because having BMRs dispersed through the community is healthy for everyone. Also, the units are typically built faster than waiting for an all-affordable housing development to be built. As a result, we agree with the Precise Plan's identification of provision of affordable housing as the highest priority for community/public benefits.

We see the staff analyses regarding calculation of the community benefits valuation and number of proposed BMRs in lieu of payment of the Rental Housing Impact Fee (RHIF). Nonetheless, the total of 10 affordable units being proposed seems out of line with what other developments, including the Summerhill project at the corner of El Camino and Del Medio and the Prometheus project at 400 San Antonio, which are using State Density Bonus Law, and all the residential projects approved at the Gatekeeper hearing on Dec. 8, 2015, which must include 10% BMRs. If Lennar were to build all the BMRs, instead of paying any RHIF, the staff report states that 16 BMRs would be built. We would far prefer to see all 16 of these BMRs built instead of payment of the RHIF, in addition to the 6 that are proposed as a community benefit, for a total of 22 units on site.

Thank you for considering our input.

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

cc: Terry Blount
Nancy Minicucci

Wayne Chen
Dan Rich

Randy Tsuda