



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

February 27, 2017

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

Re: Environmental Planning Commission Meeting, March 1, Agenda Item 5.1 – Study Session re
1696-1758 Villa Street

Dear Chairman Scarboro 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. Therefore, we are pleased to see that this proposed development will include 10% of the total number of apartments as BMRs.

Because affordable housing is such a critical need, we urge EPC to recommend that additional BMRs be provided as a public benefit; staff has indicated the Council will expect more from the developer than what has been offered as a public benefit.

We would like to see discussion of changing the affordability targeted by these BMRs. We agree that the **average** area median income (AMI) targeted should be 65% AMI as this is what was required at Gatekeeper. However, there has been much discussion about the "missing middle", or households in the 80-120% AMI or thereabouts, and the fact that the market is not providing housing for these people. We hope the EPC will consider recommending that some units be rented at these higher levels. These could be offset by offering some at 50% AMI. Or, another alternative would be to require Prometheus to provide more BMRs if some are rented at higher rents; the bottom line in terms of lost rent to Prometheus should be equivalent to 10% of the units being rented at 65% AMI levels.

Thank you for considering our input.

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

cc: Terry Blount
Stephanie Williams

Wayne Chen
Rebecca Shapiro

Eric Anderson
Randy Tsuda