



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

April 2, 2017

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

Re: Council Meeting - April 4th, Study Session, Agenda Item 3.1 – 1001 N. Shoreline Boulevard

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 has been proven to be healthy for everyone. Also, the units are typically built faster than waiting for an all-affordable housing development to be built. Therefore, we applaud the developer for agreeing to include 10% of the total number of units as BMRs.

We would be pleased to see 10% of the condos built as BMRs as we believe this might help provide housing for the "missing middle", those in the moderate area median income (AMI) range, who are presently priced out of the market. We note that the EPC supported inclusion of both ownership and rental units as BMRs.

Moderate income is defined as 80-120% AMI. Should any of these condos be sold at moderate-income levels higher than 100%, more than 10% of the units should be built as BMRs. This is because the 10% requirement assumed that the BMR sales prices would be based on the City's BMR ordinance, which sets the sales prices between 80 and 100% AMI. What the developer provides should be revenue/cost neutral.

We also would like additional affordable housing units, beyond the 10% requested by Council at the Gatekeeper stage, prioritized as the additional community benefits required of this project.

Thank you for considering our input.

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

cc: Terry Blount  
Clarissa Burke

Wayne Chen  
Dan Rich

Randy Tsuda