



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

April 16, 2017

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

Re: City Council Meeting, April 18, Study Session Agenda Item 3.1 – 555 W. Middlefield Road Residential Development

Dear Mayor Rosenberg and Members of the City Council:

The LWV supports affordable housing for all Californians. We also support below-market rate units (BMRs), sometimes called inclusionary zoning, as we believe that dispersal of affordable housing is healthy for the community. Therefore, we were pleased to see the Council require that a minimum of 10% of the total number of new units in this development be built as BMRs as part of the Gatekeeper approval.

In order to satisfy Council direction at the Gatekeeper stage, the developer would have to build all 10% of the units at lower-income levels. However, if the developer is allowed to build some or all the units as moderate-income rentals, we believe that the percentage should be substantially higher than 10%. We understand the great unmet need for rentals in the 80-120% area median income (AMI) range, or the "missing middle"; therefore building units at the moderate-income level is reasonable.

The required number of BMRs at whatever rents Council directs should be cost-neutral; i.e. the result should be financially equivalent to the cost to the developer of building 10% of the units targeted to low-income levels in order to meet Council's direction at the Gatekeeper level. The EPC was very clear on this issue. Another option would be to keep the total number of units at 10%, but require some to be built as very low-income units to offset those built as moderate-income units. Again, the result should be cost-neutral.

We urge that in addition to the BMR units required at Gatekeeper approval, additional BMRs be included as the public/community benefit required of Avalon Bay. As the EPC suggested, these could be at moderate-income levels.

Thank you for considering our input.

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

cc: Terry Blount  
Rebecca Shapiro

Wayne Chen  
Dan Rich

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