



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

May 2, 2017

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

Re: Environmental Planning Commission Meeting, May 3, Agenda Item 6.1 – Study Session North Bayshore  
Draft Affordable Housing Administrative Guidelines

Dear Chairman Scarborough and Members of the EPC:

The LWV supports affordable housing for all Californians. Therefore, we are pleased to see that the Draft Affordable Housing Administrative Guidelines attempt to incentivize development of affordable housing for a range of incomes, including those at very low-income levels (VLI) as well as the "missing middle." We have consistently supported below-market-rate units (BMRs) that are dispersed within residential developments as an important way to integrate affordable housing into the greater community.

We applaud the staff report for going into great detail on how the affordable housing strategy should be implemented in order to achieve Council's expressed goals, but we do have some questions and reservations. Our biggest concerns relate to the income levels prescribed. Only 5% of the rental units are designated for those at VLI income levels; these are typically the households least served by the market. And since the guidelines allow for a "cushion" of 10% over the 50% VLI target, this means that those with incomes up to 60% AMI will qualify for these units, thus diluting the number of units for those with true VLI incomes.

Although we agree that there is a great need presently for housing affordable to the "missing middle", we do not have sufficient data to agree that the incomes targeted should be higher than 120%, and, again, the "cushion" means that this targeted group per the staff recommendation can have incomes up to 145% AMI. Absent more information, we believe that the market is serving those in the above-moderate category.

We hope that employees in North Bayshore will get preference for the affordable units, thus assuring that the housing will decrease greenhouse gas emissions. And we wonder if there is demographic information on the household sizes of those who would qualify for the affordable units, in order to insure that the unit sizes and affordability targets are feasible.

We urge adoption of the deed restrictions requiring affordability in perpetuity.

Thank you for considering our input.

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

cc: Wayne Chen      Dan Rich      Randy Tsuda      Terry Blount