



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

May 14, 2017

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

Re: Council Study Session - May 16th, Agenda Item 8.1 – Draft North Bayshore Affordable Housing
Administrative Guidelines

Dear Mayor Rosenberg and Members of the City Council:

The LWV supports affordable housing for all Californians. 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.

Generally, we agree with the staff recommendations, but support also additional recommendations made by the EPC. We support the staff and EPC recommendations regarding altering the FAR for each tier slightly and requiring affordable housing units to remain affordable in perpetuity.

Like the EPC, we urge that employees in North Bayshore be given preference for the affordable units, assuming such a preference is legal.

As we wrote to the EPC, we have concerns relating to the income levels prescribed. Only 5% of the rental units are designated for those at VLI levels, typically the households least served by the market. The Silicon Valley Rising comments suggest there should be further study of the demographics of the service workers in North Bayshore, especially relating to income levels and family size. Such information would help to determine whether the income levels shown in Table 3 are appropriate for the affordable housing mix and also whether there should be more 2 and 3 bedroom units in the affordable units, rather than following the overall percentages set out for the market rate units. We appreciate staff's explanation that there is language allowing flexibility in the bedroom mix, but think further analysis before adopting these guidelines is important.

We also have serious concerns regarding the income "cushion"; we think that the EPC suggestion for no "cushion" at the time of the initial rent, while allowing a small cushion before tenants are considered over-income and their leases are terminated should be considered. Allowing the cushion at the time of the initial lease dilutes the possibility that all the VLI units will actually go to VLI households, rather than to some who are between 50 and 60% AMI, for example.

Finally, absent more documentation (which we may learn at the "missing middle" panel on the 16th) we would not include the above-moderate income level, but put more emphasis on those with lower incomes.

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

cc: Wayne Chen Martin Alkire Dan Rich Randy Tsuda