



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

June 6, 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, June 7, Agenda Item 5.1 – 2700 W. El Camino
Real Apartment Development

Dear Chairman Scarborough and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support below-market rate units (BMRs), known as inclusionary zoning, as we believe that dispersal of affordable housing is healthy for the community. Therefore, we are pleased to see the very low-income units that are included in the Summerhill development.

We urge the EPC to consider requiring the units to be affordable in perpetuity, if this is legally possible. There has been much discussion at the Council level recently about the loss of affordable units when their term of affordability is terminated, as the need for affordable units will always be present.

Secondly, we wonder whether it would be better to request that Summerhill include additional BMR units in this development, rather than pay into the Affordable Housing Fund, as it proposes for the major part of the community benefits required for the project. We don't know how many units this would mean, but it's possible that these additional BMRs could be low-income or moderate-income units. There has been concern about the "missing middle" and units targeted to moderate-income households could help meet this need. Since these would be less costly to the developer to include, perhaps a significant number could be requested rather than payment of the fee.

Thank you for considering our input.

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

cc: Terry Blount
Dan Rich

Wayne Chen
Randy Tsuda

Diana Pancholi