



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

October 22, 2017

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

Re: Council Study Session - October 24th, Agenda Item 3.1 – Development Priorities and Policy
Direction for Lot 12

Dear Mayor Rosenberg and Members of the City Council:

The LWV supports affordable housing for all Californians, including a variety of strategies to achieve this goal. We are very aware of how difficult it is for developers to find land in order to build affordable housing in our area.

Therefore, we urge the Council to develop Lot 12 with 100% affordable housing, rather than including some market-rate housing. We think this direction is reflective of the September 2017 Study Session on affordable housing strategies. In the last few years, market-rate housing has been built at a rapid rate in Mountain View, while the need for low-income housing has increased dramatically. And Lot 12 is an ideal site for affordable housing. We also note that selling the land to an entity building affordable housing is consistent with AB 2135, passed in 2014, governing the sale of surplus land.

We would also like Council to reconsider whether senior housing should be preferred for this site. The staff report points out that 46% of the City's affordable housing is restricted to seniors, while only 29% of the City's low-income households are seniors. We also note that the staff report states there is more demand than supply in every category of affordable housing. We wonder where the waiting lists are longest. If other types of affordable housing are built, it is still possible for seniors to reside in such housing.

We would also encourage Council to explore higher densities and building heights in order to maximize the number of housing units that could be built on Lot 12.

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

cc: Wayne Chen Dan Rich Randy Tsuda