



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

November 13, 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, November 15, 2017 Agenda Item 5.2 – North Bayshore Precise Plan

Dear Chairman Scarborough and Members of the EPC:

The LWV supports affordable housing for all Californians. Therefore, we are pleased to see that the North Bayshore Precise Plan attempts 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 applaud the goal of a minimum of 20% affordable housing units. We also support the goal of building up to 9,850 new housing units in North Bayshore as a way to alleviate the jobs-housing imbalance and to reduce greenhouse gas emissions by allowing people to live near their workplace.

We commend the detail in the affordable housing guidelines, but we do have some reservations. We remain concerned that only 1/3 of the affordable rental units will be targeted to very low income (VLI) households at the Tier 1 level and only 1/4 at the Tier 2 level. Since AB 1505 allows the City to enforce its ordinance requiring 10% of a rental housing development to be built as low income below-market-rate units (BMRs), we assume that developers who do not opt for Bonus FAR will be required to follow this ordinance. Thus, these BMRs will not be affordable to those at VLI levels either.

We remain hopeful that some type of geographical preference for the housing is legal, assuring that employees in North Bayshore will at least have preference for the affordable units, helping to assure that the housing will decrease greenhouse gas emissions. We also support the proposed district-level sustainability measures.

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 Martin Alkire