



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

December 10, 2017

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

Re: Council Meeting - December 12th, Agenda Item 6.1 – North Bayshore Precise Plan

Dear Mayor Rosenberg and Members of the City Council:

As we have written earlier, the LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. The LWV also supports affordable housing for all Californians. We have consistently supported the North Bayshore Precise Plan (NBSPP) because we believe that its policies are designed to promote all of these goals.

We have long supported policies to maximize the number of housing units built in NBS, with the ultimate goal of 9,850 new housing units, in sustainable strong neighborhoods. Not only will such a large number of housing units help to create much-needed housing, but with the overall goal of achieving 20% of the units as affordable, the affordable housing stock in Mountain View will be increased dramatically.

We are also pleased to see the language suggested by staff regarding cooperation with the local school districts. If a large number of housing units are built, there will be need for new schools; schools in the NBS are also critical for complete and sustainable neighborhoods, as well as to help with reduction of greenhouse gas emissions.

We recommend Option 2 discussed in the staff report on page 15 as the preferred option. This option recognizes the need for contributions to the school districts which were not anticipated early on in the planning process. The Council recently voiced its intent to adopt a 15% inclusionary requirement across the City in response to AB 1505. Building in NBS is slightly different from building in other areas of the City, as described by staff. There are specific prescriptive requirements in terms of unit sizes, income targeting, transportation demands, as well as the schools issue, which must be taken into consideration. We believe that the modified Tier structure described via Option 2 is the appropriate response.

The NBSPP has taken more than two years and has included an economic analysis by the City to determine what levels of affordability can be required without discouraging development. We think it would be a serious mistake to delay passage of the NBSPP in order to do further study of whether it is possible to achieve a higher percentage of affordability. We urge moving forward now as we believe some developers are ready to go. The NBSPP can be modified later as staff monitors development in NBS, as well as throughout the City once a 15% affordability requirement is adopted. At that time an economic analysis could be done to see if it's feasible to increase the percentages, but we hope you will not delay adoption of the NBSPP.

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

cc: Wayne Chen Martin Alkire Dan Rich Randy Tsuda