



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

February 20, 2018

Chair Hehmeyer and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: EPC Meeting, February 21, Agenda Item 6.1 – East Whisman Precise Plan -Land Use Policy Issues

Dear Chair Hehmeyer and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. For these reasons, we support housing for a wide range of incomes and for diverse populations in the East Whisman Precise Plan (EWPP) area. We commend staff for its careful analysis regarding the feasibility of various types of affordable housing in the EWPP area.

We support the staff recommendation to study flexible affordable housing requirements, so long as the goal is to achieve an overall 20 percent of affordable housing. We would, however, like to see that the goal of 15% affordable units is achieved in all rental developments, unless the alternative mitigation provides significantly more affordable units. With respect to the ownership goal, we hope that if the Council raises the below-market-rate (BMR) requirement to 15%, this percentage will be achieved, again, unless the alternative mitigation is greater.

As always, we support City policies designed to encourage building of housing affordable to those with lower and moderate incomes, as well as policies that encourage diverse types of housing, such as housing for seniors, singles, and more. For example, it is critical to zone so that there are no limitations on building micro units. We agree with staff's encouraging ways to reduce parking, since parking is often one of the most serious obstacles to building housing, especially smaller units. In concert with reduced parking, attention must be paid to easy shuttle and transit options, as well as good bike/pedestrian connectivity.

We commend the staff's Jobs/Housing Linkage Strategy, with the caveat that it is critical to control office growth before housing is built.

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

cc. Martin Alkire  
Randy Tsuda

Eric Anderson  
Wayne Chen