



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

April 16, 2018

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

Re: City Council Meeting April 17, Agenda Item 7.1 – Gatekeeper for 355-365, 401, 415 East Middlefield

Dear Mayor Siegel and Members of the City Council:

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. As a result, we supported the Council's action to increase the BMR rental requirement from 10% to 15%. In addition, we supported the proposed East Whisman Precise Plan (EWPP)'s goal of achieving an overall goal of 20% affordable housing in this area.

We point out that SummerHill is requesting an exemption to the height limit proposed for this site as the project would include four 7-story buildings, a story higher than is allowed by the preferred land use alternative. In addition, SummerHill is requesting a higher FAR than is allowed by the EWPP preferred alternative. The current Gatekeeper request is for nearly double the number of units authorized in the Gatekeeper process in January.

This modified Gatekeeper request is to be heard 11 days before the developer would be **required** to include 15% BMR rental units. Because of the exemptions to the proposed EWPP requested by SummerHill, we urge the Council to approve this Gatekeeper, **only if** the affordable housing requirement is increased to 15% consistent with the gatekeeper process changes recently approved by Council. Also, SummerHill is proposing to pay a 3% in-lieu fee on the 182 ownership units, a fee that Council has acknowledged is too low. Should the developer be allowed to build only 10% of the rentals as BMRs, we believe this is a lost opportunity for affordable housing in Mountain View, since the Gatekeeper process gives the Council discretion and the ability to request community benefits from the developer.

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

cc: Wayne Chen

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Diana Pancholi

Stephanie Williams