



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

May 13, 2018

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

Re: Council Meeting, May 15, 2018, Agenda Item 7.2 – Palo Alto Housing NOFA Proposal

Dear Mayor Siegel and Members of the City Council:

The LWV supports affordable housing for all Californians. Therefore, we support the affordable housing proposed for 950 West El Camino Real by Palo Alto Housing. We believe there is a need for all-affordable developments such as this, as well as a need for below-market-rate units (BMRs), which disperse households with lower incomes throughout the community.

We support the Council's policy to allow developers like Prometheus to provide alternative mitigation rather than building the units on-site. Our concern is with the details for the BMR credits to be given to Prometheus. As Council stated when it adopted its new BMR policies in February, the alternative mitigation should be greater than what the cost to the developer would be for having to provide the 15% BMR units on site.

As we have stated many times, the rental housing impact fees, for example, have never been equivalent to the lost stream of income to the developer from having to provide some units as BMRs. The attached information from a local realtor is indicative of the benefits to the developer of avoiding building the BMR units on site. Therefore, we hope the equivalency factor will be carefully analyzed.

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

cc. Dan Rich
Randy Tsuda

Wayne Chen
Vera Gil

Rebecca Shapiro