



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

May 19, 2018

Mayor Jean Mordo and Members of the City Council
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: City Council Meeting - May 22nd

Agenda Item #9 - Affordable Housing Impact Fees

Dear Mayor Mordo and Members of the City Council:

As we have stated many times, the LWV supports affordable housing and incentives for development of affordable housing. We also support inclusionary zoning, which means including below-market-rate units (BMRs) within both rental and for-sale complexes. The League believes in dispersing BMRs within a larger complex since this has been shown to be a socioeconomic and political success in California.

We also understand that the Council needs to provide an alternative to building the BMR units. For this reason, we urge the Council to adopt affordable housing impact fees as directed at its May 8th meeting. With regard to the fees on ownership and rental developments, our preference, -especially with rental units- is that the developer build the units, rather than pay the fees, as this will add immediately to our affordable housing stock. Setting the fees at a high level, but one which is supported by the nexus study, should incent developers to build the units on site. When the Council reviews its BMR/inclusionary ordinance later this year, these fees should be revisited to ensure that they are more onerous than the cost of building the units on site.

We believe that the non-residential affordable housing linkage fee is especially important as the City currently has no commercial/office impact fees, and inclusionary zoning does not apply to non-residential development. These fees will provide funds for affordable housing and will also level the playing field between Los Altos and neighboring cities which assess similar fees. We urge the Council to consider using City-owned land for an all-affordable housing development and these fees would be helpful in financing such a project.

We are pleased to see the Council moving forward with this impact fee resolution..

Sue Russell
Co-Chair, Housing Committee
LWV of the Los Altos-Mountain View Area

Cc: Chris Jordan Jon Biggs Jon Maginot