



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

June 24, 2018

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

Re: Special Joint Meeting of Los Altos City Council and Planning Commission - June 26th

Agenda Item #1 - 5150 El Camino Real Development Proposal

Dear Mayor Mordo, Members of the City Council, Chair Bressack and Members of the Planning Commission:

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 that dispersing BMRs within a larger complex has been shown to be a socioeconomic and political success in California.

The development proposal for 5150 El Camino would add 30 BMR units to Los Altos affordable housing stock, a significant increase. The proposal also adds significantly to the area's much-needed housing supply. We believe the proposed density is appropriate along El Camino Real, especially in comparison to higher density developments nearby in Mountain View. El Camino is an appropriate place for high density with its access to transit and services.

We are pleased to see that there are a number of one-bedroom units, which are more "affordable by design". We also applaud the developer's efforts to be respectful of the single-family neighborhood at the rear of this proposed development. It appears that the developer has fully complied with the State Density Bonus Law and local code requirements and is requesting reasonable incentives.

We urge the Council and Planning Commission to encourage development of this proposal..

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

Cc: Chris Jordan Jon Biggs Zach Dahl