



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

July 16, 2018

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

Re: Agenda Item #4, Planning Commission Meeting July 19th - Affordable Housing Ordinance
Amendment

Dear Chair Bressack and Members of the Planning Commission:

The LWV supports affordable housing, including inclusionary zoning, which means requiring below-market-rate units (BMRs) to be built as part of 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. We have also urged amending the Los Altos inclusionary zoning requirements in order to provide more BMRs in Los Altos. BMRs have always been a key strategy for Los Altos to produce affordable housing in an effort to achieve its Regional Housing Need Allocation (RHNA).

We commend the thorough staff report and support its recommendations. Requiring a minimum of 15% BMRs for both ownership and rental housing will put Los Altos in line with most of the cities in Santa Clara County. The amendments also improve coordination with the State Density Bonus Law, which many Los Altos developers are already using.

Finally, the proposed amendments are timely with respect to the June 21st report by the Civil Grand Jury of Santa Clara County on the affordable housing crisis. This report recommends that Los Altos raise its percentage to at least 15%. SV@Home, a local affordable housing advocacy group, also recommends that all jurisdictions raise their inclusionary percentage to 15%. We urge the Planning Commission to support these amendments.

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

Cc: Chris Jordan Jon Biggs Zach Dahl