



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

October 14, 2018

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

City Council Meeting, October 16, Agenda Item # 7.1 – Affordable Housing Options for 355-415  
East Middlefield TDR Gatekeeper Project

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. We were pleased that at the April 17<sup>th</sup> meeting, the Council requested that Summerhill provide 15% affordable rental units, as well as meet the affordable housing obligations for ownership housing.

We appreciate Staff's analysis regarding the "equivalencies" between low- and moderate-income BMRs and believe it is appropriate that these equivalencies should be adjusted when Staff has completed its BMR Phase II modifications. With that in mind, we support Staff's recommendation that **Alternative 2**, with these future modifications, is the better alternative because it includes a higher percentage of low-income units. We would prefer to see this percentage be even higher.

With regard to the ownership units, we have consistently argued that the 3% in-lieu fee is too low; Council has recently acknowledged this. We would like to see a higher fee, but, more important, we would prefer to see the BMR ownership housing built as part of this development, rather than an in-lieu payment. Building the ownership BMRs was urged by the recent Civil Grand Jury Report and it is a key tool in providing housing to the "missing middle".

Thank you for considering our input.

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

cc. Wayne Chen

Randy Tsuda

Dan Rich