



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

October 21, 2018

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

Re: City Council Study Session, October 23, 777 West Middlefield Road – Modifications to Residential Gatekeeper Project

Dear Mayor Siegel and Members of the City Council:

The LWV has consistently supported inclusionary zoning in Mountain View, including the recent increase in the percentage of rental below-market-rate units (BMRs) required. We are very disappointed to see the dramatic change in the BMRs being offered by Fortbay for this development. As Staff has pointed out, the original proposal included 20% low-income units (LIH), which are affordable to those at 50-80% Area Median Income (AMI). Fortbay is now proposing only 5% LIH and 15% moderate-income (MIH).

Although the total percentage of BMRs is still 20%, we hope the Council will consider that a one-bedroom LIH would rent for \$1,509, while a one-bedroom MIH would rent for \$2,818. For two-bedroom units the difference is even more striking, as LIH units would rent for \$1,811 and two-bedroom MIH units for \$3,381. This enormous difference demonstrates that Fortbay's proposal provides far less affordability.

We understand the desire for teacher housing and, also, for City employee housing at MIH levels; however, if the Council supports the concept of the package being proposed by Fortbay, we recommend that there be far more MIH units offered. The "equivalencies" referred to on Page 4 of the Staff Report demonstrate that the Fortbay proposal falls far short.

Finally, we would prefer to see a higher percentage of the units be LIH, if the Council proceeds with some form of the Fortbay proposal. We are concerned that with the current interest in the "missing middle" and housing for teachers, the BMR policies recently adopted by the Council may be eroded.

Thank you for considering our input.

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

cc: Wayne Chen Diana Pancholi
 Dan Rich Randy Tsuda