



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

March 31, 2019

Chair Baird and Members of the Environmental Planning Commission  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: EPC Public Hearing, April 3, Agenda Item 5.1 – 555 E. Evelyn Avenue

Dear Chair Baird and Members of the EPC:

The LWV urges the Commission to require Prometheus to build the below-market-rate (BMR) units on site. The proposed development is one of the largest developments in recent history, so that with 15% BMRs there would be 70 affordable units. This is an enormous number of BMR units to give up in order to finance the Palo Alto Housing project.

We believe that dispersing affordable units in market-rate developments has a history of socioeconomic and political success as it builds diverse neighborhoods. It has been used for many years in over 170 jurisdictions in California.

We understand that the Phase 2 below market-rate modifications would allow for alternative mitigation, such as payment of in-lieu fees. However, we think this alternative should be preserved for extreme circumstances. In this case, apparently the City would still have enough affordable housing funds to finance the Palo Alto Housing development at 950 El Camino when the funds are needed.

Additionally, under the proposed modifications to the City's BMR policies, according to the economic analysis, the in-lieu fee equivalent to building 15% on-site units would be \$96 per square foot. The fee proposed by Prometheus is only \$50.70 per square foot, so although it is higher than the current fee, it is far less than the cost to Prometheus of actually providing the much-needed affordable units.

Thank you for considering our input.

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

cc: Wayne Chen  
Dan Rich

Jeff Roche  
Stephanie Williams

Aarti Shrivastava