



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

May 5, 2019

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

Re: Council Meeting, May 7, Agenda Item 6.1 – Residential Development at 1411-1495 W. El Camino Real

Dear Mayor Matichak and Members of the Council:

We are pleased to see a condominium proposal that does not require displacement of affordable rental housing.

We urge the Council to require the developer to include 10% of the units as below-market rate units (BMRs). As the Staff Report states, the current City policy “requires” 10% BMRs. The City “can” accept in-lieu payment instead of requiring the units. Council direction beginning late fall 2017 has been that units are preferred over fees; therefore, we think it is fair that this developer be required to include the BMR units as part of the development.

Next week the Council will be considering increasing the BMR percentage to 15%. The Staff Report to the EPC re Phase 2 BMR modifications also points out that the 3% in-lieu fee is not nearly equivalent to the cost of building the BMR units. Clearly, the changes to be discussed next week cannot be imposed upon this development. Nonetheless, the Staff Report demonstrates why building the inclusionary BMR units is far preferable to collecting fees.

Thank you for considering our input.

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

cc: Wayne Chen
Stephanie Williams

Dan Rich
Matthew VanOosten

Aarti Shrivastava