



February 6, 2021

Mayor Kamei and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Feb. 8th – Council Meeting, Agenda Item # 6.1 Density Bonus Ordinance

The LWV commends the Staff for a very thorough report explaining the relationship between the City's current density bonus law, the State Density Bonus Law, the City's below-market-rate (BMR) program and other related laws. We agree that it is advisable to align the City's laws and programs with the State law in order to make these easier for developers to navigate.

We agree with the EPC's recommendation that allows discretion for additional density in projects approved through the Notice of Funding Availability (NOFA) process but urge the Council to broaden the situations where extra density might be allowed. In some instances, higher density might be appropriate if smaller units are being constructed, especially for example, units for seniors or developmentally disabled.

We also agree with Staff's recommendation to provide reserve funds for Homeowner Association fees for low-income ownership and assume that this recommendation is based upon the experience of Alta Housing, the City's administrator of the BMR program and an organization that has managed ownership BMRs for many years.

Finally, we appreciate Staff's attaching the Administrative Guidelines that make it easier for developers and everyone else to understand the various requirements. We agree that it is appropriate for BMR units that are not required by the City's BMR program but are provided in order to secure a density bonus to be treated in the same way in terms of the term of affordability, type of units provided, etc. (Please address any comments about this letter to Donna Yobs at dmyobs@yahoo.com)

Lisa McLain, President,
Donna Yobs, Co-Chair Housing Committee
League of Women Voters Los Altos Mountain View

Cc: Kimbra McCarthy Aarti Shrivastava Anna Salvador Eric Anderson