



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

February 21, 2021

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

Re: Study Session, February 23, Agenda Item 3.1 – 555 W. Middlefield Road

Dear Mayor Kamei and Members of the City Council:

As we wrote earlier to the EPC the LWV enthusiastically supports the proposed development at 555 W. Middlefield. We are excited to see 329 new rental units as these will create much-needed new housing and help alleviate the jobs/housing imbalance in Mountain View. The site is well-located near downtown, Caltrain, a grocery store and the Stevens Creek trail.

We congratulate the developer for being able to build these new units without any displacement of existing tenants. We are also pleased to see that the developer changed its below-market rate (BMR) component from 10% to 15% to be consistent with the City's current BMR requirements. We also appreciate the developer's plans to renovate the existing, older apartments as tenants vacate them, again without any displacement.

We commend the developer for considering community feedback and making adjustments to minimize the impact to privacy of neighbors. The 1.34 acres of land dedication for a new park is a welcome addition, as actual parkland is preferable to paying park in-lieu fees. We urge the Council to approve this project.

We understand that rezoning the parcel to R4 does allow for up to 80 units/acre. However, we believe that delaying approval until a new land use designation which is tailored more to the 51 units/acre that this developer is proposing is unwise considering the enormous need for new housing and especially affordable housing. It also seems somewhat unfair because, as the staff report points out, the developer's proposal is consistent with EPC and Council direction over the past several years.

Thank you for considering our input. (Please send 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: Wayne Chen Kimbra McCarthy Stephanie Williams Aarti Shrivastava
Diana Pacholi