



May 17, 2021

Chair Cranston and Members of the EPC
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Meeting May 19th, Agenda Item - 5.1 400 Logue Avenue Residential Project

Dear Chair Cranston and Members of the EPC:

The LWV supports actions that address the jobs/housing imbalance, as well as affordable housing for all Californians. Therefore, we support the Miramar development at 400 Logue in East Whisman as it adds 408 housing units to the City, helping to mitigate this jobs/housing imbalance, as well as providing 62 below-market-rate units (BMRs). The BMRs will help the City meet its RHNA goals for the next cycle beginning in 2023 and there is great need for BMRs at all income levels.

We supported the East Whisman Precise Plan; this project furthers the vision and goals for the development of East Whisman. 400 Logue is an ideal location for housing as it is within a half-mile of a light rail station while being close to jobs. Our concern that the developer is targeting a weighted average AMI for the BMRs of 85% rather than the 65% AMI average required by the inclusionary housing ordinance is alleviated by the Staff's statement that this development is unique because the developer is purchasing TDRs to help fund a new school for LASD. We are pleased to see that Staff therefore does not believe that approving this 85% average AMI for 400 Logue should set a precedent for other housing developments; we would not want to set such a precedent to the City's newly adopted BMR policies.

We wonder if the City could reduce the community benefit fees or other impact fees; this might allow the developer to lower the targeted affordability, even to 80% or 75% average AMI, should the City conclude that lower affordability targets are critical.

We appreciate the range of incomes the developer is proposing, particularly the 8 units affordable to those at very low-income levels. And we are especially pleased that the development does not displace any existing residents.

Thank you for considering our input. (Please submit any questions 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 Wayne Chen Margaret Netto Stephanie Williams