



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area
97 Hillview Avenue, Los Altos, CA 94022**

December 14, 2014

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

Re: Council Meeting, December 16, 2014 – Agenda #7.3 ROEM NOFA Proposal

Dear Mayor Clark and Members of the City Council:

The LWV would like to comment on the ROEM NOFA Proposal for 779 East Evelyn Avenue, as well as the other NOFA proposals. We are very pleased that it appears that three developers have responded to the NOFA with apparently feasible affordable housing developments. And we are equally pleased that the City expects to have sufficient affordable housing funds to help finance all three projects, should the City consider them all worthy. We much prefer to see the housing funds spent, rather than sit and accrue for years, earning almost no interest, while, in the meantime, land and construction costs rise.

Staff has pointed out the pros and cons of Options 1 and 2 of the ROEM proposal. We concur that the distance of 1.2 miles to Landels School, along with the circuitous route necessary to get there, is not ideal for a family development. On the other hand, we also believe that building housing affordable to those at the lowest income levels is the best use for the City's affordable housing funds. On this point, we hope that ROEM may have a financially feasible plan for shuttling children to school, which might alleviate this concern.

Regarding Option 2, we see as pluses the fact that more units will be built, and we don't see the increased density as being an issue in this neighborhood. The-per unit City subsidy would be lower with this option, but the total cost to the City would be higher. Would it be possible for ROEM to increase the density with either Option 1 or 2 in order to provide more units and bring down the per-unit subsidy for the City? We also wonder if the staff or the developer can provide data on the number of households in the 50-60% area median income in need of affordable housing in comparison to those below 50% of area median income.

We assume that the Midpeninsula proposal would be for very low-income families and the PAHC proposal would serve very low-income seniors. If all three proposals proceed and if Option 2 is selected, a wide range of households will be provided with affordable housing. We urge the Council to support the ROEM project, whether it prefers Option 1 or Option 2.

Thank you for considering our input.

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

Cc: Dan Rich Melissa Stevenson Diaz Randy Tsuda
Linda Lauzze Regina Adams Vera Gil