



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

October 3, 2016

Chairperson Capriles and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: Environmental Planning Commission Meeting, October 5th, Agenda Item 5.1 – 777 W. Middlefield

Dear Chairperson Capriles and Members of the EPC:

The LWV supports affordable housing for all Californians. We are pleased to see that the developers of this project plan to include 20% of the units as affordable housing. Also, we have always advocated that when a developer requests a General Plan Amendment, especially so soon in this case after the General Plan was adopted, the developer should provide significant community benefits. Thus, we believe it is appropriate for the developer to offer many affordable units.

We are concerned with the amount of displacement that this development will incur. Prior gatekeeper proposals included a phased development. We would encourage the EPC to support phasing if at all feasible. If the owner could reduce occupancy through attrition and simultaneously move current tenants from certain buildings, we are hopeful that perhaps the first building(s) to be demolished could be replaced with the affordable housing portion of the redevelopment, thereby providing housing for those who live at 777 W. Middlefield now and have lower incomes. This type of phasing seems to be what the earlier developer was proposing at gatekeeper level.

We encourage the EPC to review the prior commitments made by developers of this site as they review the proposed offers of Fortbay. We hope that some of the earlier promises, such as right to return to the new housing and TRAO for all tenants, will be kept by the new developer. We also urge that the displacement of current residents will occur at the last possible date, that is, when demolition is scheduled to occur. And that demolition will be delayed until the building plans have been approved and all financing is in place, thereby allowing current tenants to remain as long as possible.

In addition, we are concerned that the TRAO is evidently already being initiated. If Measure V should pass in November, tenants with incomes up to 120% area median income (AMI) will be covered by TRAO (as opposed to up to only 80% AMI under the present ordinance) and it is possible that the Council's amendments to the current TRAO will have no means-testing (as recommended by the EPC) and therefore all current tenants will be covered by TRAO. We assume that staff is well aware of this situation. It doesn't appear at present that the new developer is honoring the promise of the previous developer to offer TRA regardless of the tenant's income.

Thank you for considering our input.

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

cc. Payal Bhagat
Randy Tsuda

Wayne Chen
Terry Blount