



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

March 31, 2019

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

Re: City Council Meeting, April 2, Agenda Item 6.1 – Residential Development at 2310 Rock Street

Dear Mayor Matichak and Members of the City Council:

The LWV wants to reiterate its concerns about displacement. We have written before about these concerns, as so many naturally affordable rentals, especially rent stabilized units, are being torn down and replaced with market-rate condos. We appreciate the Staff Report's highlighting these issues and pointing out the conflict between the Council's goal to protect vulnerable populations vs. improving the affordability of housing with an added focus on middle-income and ownership opportunities.

We have also been supportive of various ways to improve the jobs/housing imbalance in Mountain View. This development, like earlier developments, would cause a net loss of housing units; we believe this is inconsistent with the Council's recent direction to improve the jobs/housing imbalance.

Last year the Council directed staff to consider amendments to the below-market-rate (BMR) program, especially the ownership BMR program. It is disappointing that this developer is planning a development that would perhaps be required to have 15% BMR ownership units (8 units) in just a few short months.

As with the Montecito development, we do not know if it's possible to postpone approval of this project until the Council adopts Phase 2 of the BMR affordable housing program modifications, but the repeated instances of affordable rental units being demolished to make way for new market-rate ownership units demonstrates the urgency for the Council to consider methods for mitigating this issue. The Phase 2 affordable housing program modifications include study of various ways to alleviate the harsh results of displacement. Some cities with rent stabilization/control, for example, require that the new development provide BMR units to replace the lost rent stabilized units, even in ownership developments.

As SV@Home has pointed out, the City has allowed over 600 units of older, naturally affordable or rent-stabilized housing units to be demolished since 2015; these demolitions have a very strong discriminatory impact on the Latino population of Mountain View.

Thank you for considering our input.

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

cc: Wayne Chen
Dan Rich

Stephanie Williams
Diana Pancholi

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Matthew VanOosten