



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

October 27, 2019

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

Re: Council Study Session Oct. 29th – Options for Responding to Displacement

The LWV commends the excellent comprehensive Staff Report which suggests numerous feasible priority programs/policies for responding to the recent displacement crisis. We especially **like the emphasis on a broad, multi-pronged and integrated displacement response strategy** which would complement existing programs. We also like the staff recommendation that the strategy incorporate options to keep tenants from being displaced from their unit, but if this is not possible, to keep them from being displaced from the City.

We hope Council will direct staff to follow up on all suggestions. **We agree with the Staff Report's prioritization of possible programs.** More emphasis on working with nonprofits and other partners to accomplish acquisition/preservation/rehab is a worthwhile strategy. The possibility of a Tenant Opportunity to Purchase (TOPA) program could be studied as a possible component of acquisition/preservation.

We are particularly interested in a displacement mitigation program, which could involve incorporating the provisions for no net loss and replacement policies related to rent-controlled units in SB 330 and State Density Bonus Law. As Staff points out, this might also include mechanisms such as a rental overlay zone, more regulation of demolition permits, and conditional use permits. Finding ways to use local zoning/local control is an important way to help with displacement.

Modification of TRAO, especially if combined with a landlord-rental set-aside program, looks like an innovative way to help with displacement/relocation, especially of our most vulnerable residents. We would also favor establishing preferences for displaced tenants for deed-restricted affordable or BMR housing as a program that should be fairly easy to accomplish.

Finally, we appreciate staff's review of sales transactions of rental properties both before and after CSFRA was adopted as well as in cities which do not have rent stabilization. We believe this analysis demonstrates that the phenomenon of these older rental properties being demolished is not a result of CSFRA.

Donna Yobs
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