



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

December 1, 2019

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

Re: Council Meeting Dec. 3rd– Agenda Item #6.1 – 1720 Villa Street and 660 Mariposa Avenue

The LWV commends the Staff once again for a thoughtful Staff Report and comprehensive analysis of the Mariposa Alternative Mitigation. What a complicated situation! The LWV has been a strong supporter of anti-displacement measures, as well as a strong supporter of inclusionary zoning, including the social value of integrating below-market-rate (BMR) families with market-rate households. These two goals at first seem to suggest different outcomes in this situation.

However, we believe that Staff's hybrid option is a reasonable alternative and a good way of achieving both goals. **This hybrid option would add 17 new affordable units to Mountain View's housing stock, while preserving 48 older affordable units.** Giving a preference to displaced tenants at 660 Mariposa for the 17 BMRs at 1720 Villa would protect these families with long-term affordable new BMR units at lower rents than they would have had in just a few years at 660 Mariposa. It would ensure a more substantial rehab of 660 Mariposa than has been proposed, thus better serving the tenants who remain at 660 Mariposa. We were particularly concerned about window replacement, for example, as single-pane windows add to the tenants' heating bills.

It is important to note that Staff has pointed out two key factors why the obvious solution for avoiding displacement is not necessarily preserving 660 Mariposa, as proposed by Prometheus/Bridge. The rents will go up fairly quickly to 80% AMI rents, which will effectively displace many of the tenants who are very low income. Secondly, should Prometheus choose to sell 660 Mariposa to a market-rate developer, the requirements of SB 330 regarding replacement of rent-stabilized units will be the law, along with potential additional protections for displaced tenants in new Mountain View regulations. Such requirements hopefully will be helpful to the tenants and perhaps also discourage a sale to a market-rate developer. These factors, along with the proposal that displaced tenants at 660 Mariposa receive preference at 1720 Villa, should protect most of the tenants.

We are open to creative alternatives to providing BMRs on site in new housing developments, but as Council has directed, these alternatives should further affordable housing opportunities to a greater extent than the BMR requirement. The concept of preserving existing affordable housing is a worthwhile alternative to be considered, but we believe Staff has clarified that the Mariposa alternative mitigation proposed by Prometheus does not measure up to the provision of 34 BMRs on site. After very careful evaluation, Staff's hybrid option appears to be as close to a win-win as possible.

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