



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

January 20, 2020

Neighborhoods@mountainview.gov
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039

Re: Community Outreach re Evaluating Options to Respond to Tenant Displacement

Dear Community Development Staff:

The League of Women Voters of the Los Altos/Mountain View Area supports the Council's **prioritizing displacement and no net loss issues**. We commend Staff for the comprehensive report prepared for the Oct. 29th Council Study Session as well as the information presented at the Community Outreach meetings.

We are pleased to see the strong anti-displacement policies imposed on developers by SB 330 and believe that as this new law is implemented, there will be significantly less displacement caused by new development. We agree with Staff that implementing SB 330 and modifying the current TRA0 should be the highest priorities in responding to displacement issues. We also agree that there should be a multi-pronged and integrated strategy as the displacement and preservation issues are complicated and intertwined.

Most important in SB 330 are the no net loss provisions and the requirements for increased tenant relocation benefits along with the tenants' right of return to rent-stabilized units or to ownership units targeted to the income levels of the displaced tenants. These provisions should help most displaced tenants to be able to stay in Mountain View, even if not in the new rebuilt building at their prior site.

We would be pleased to see a landlord unit set-aside program if this could be developed with a significant number of rental units in Mountain View. We also think that a preference for displaced tenants in all-affordable developments as well as in below-market-rate units (BMRs), so long as this does not violate fair housing laws, is an appropriate anti-displacement response.

Clearly, implementation of SB 330 and other anti-displacement strategies needs to be integrated with modification of the R3 zoning code since most of the CSFRA units are within R3 zones and most of the demolished units recently have been in the R3 zones.

Thank you to Staff for the hard work you have been doing on anti-displacement strategies.

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