



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

March 15, 2020

Mayor Abe-Koga and Members of the City Council
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Re: Council Meeting March 17 – Agenda # 6.1 Rowhouse Development at 1555 W. Middlefield

Regarding the public hearing scheduled for Tuesday, March 17, the LWV is concerned the COVID-19 crisis will prevent many stakeholders, including current tenants and the LWV as a community member, from coming to testify. So, **we urge you to reschedule the hearing to a time when the local emergency situation is no longer in effect.**

The LWV supports affordable housing and improving the jobs/housing imbalance so we see this proposal as an enormous loss of opportunity. This site of over 5 acres would more appropriately be developed at significantly higher densities, similar to 777 W. Middlefield. The current plan seems to be an outdated approach that is in opposition to the **Council's preference to provide more units when feasible.**

One small, but significant improvement would be to require Summerhill to provide 12 BMR units on site. As the Staff Report points out, “the project is subject to the City’s Below-Market-Rate (BMR) Ordinance, Phase I. The City last May required the Lux-Largo development at 1411-1495 W. El Camino Real to provide BMRs. Clearly, Summerhill should provide the units; these moderate-income BMRs would serve the “missing middle” that Council has expressed interest in helping.

Another improvement would be to condition the tenant relocation benefits according to the revised TRAO, expected to be enacted by Council by the end of April. These benefits may be what Summerhill is currently offering, or they may be greater. But with the COVID-19 crisis, this displacement is coming at a particularly difficult time. And because the project is not subject to SB 330, there is no requirement of replacement units for these tenants.

Finally, we are concerned about the “superblock” effect, the current design without more than a pedestrian/bike path to break up a frontage of over 900 feet along Middlefield Road.

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

Cc: Kimbra McCarthy
Margaret Netto

Aarti Shrivastava
Stephanie Williams

Wayne Chen