



June 21, 2020

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

Re: Council Meeting June 23, Item #6.2 – Submission of Charter Amendment Ballot Initiative Proposition

The League of Women Voters studied the current rent stabilization and just cause eviction charter amendment (CSFRA) and supports its general principles. A key principle is use of an annual vacancy rate at or under 5% for implementation of the rent stabilization part of the law. As has been pointed out numerous times by the Rental Housing Committee attorneys and others, this vacancy rate is the generally accepted standard percentage to indicate an affordable housing emergency.

The Mountain View Homeowner, Renter and Taxpayer Protection Initiative (initiative) put forth by John Inks and Bryan Danforth on behalf of the California Apartment Association, would suspend CSFRA if the vacancy rate exceeds 3% for 6 consecutive months. We have heard the Council, and, in particular, members of the Council CSFRA Subcommittee, state repeatedly that changing the **vacancy rate to 3% would gut the CSFRA** and violate the intent of the voters when they approved Measure V (CSFRA).

There are other provisions in this initiative which also violate the intent of the voters as well as the position taken by our local League, but the vacancy rate is the most critical. Therefore, we urge the Council, as a body, to submit a ballot statement opposing this initiative. Such a statement from the Council as a whole, rather than from individual Councilmembers, will make it clear to the voters why this initiative should not be passed.

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

Cc: Kimbra McCarthy