

TRANSMITTED VIA EMAIL

December 12, 2018

Honorable Mayor Siegel and Members of the City Council
 City of Mountain View
 500 Castro Street
 Mountain View 94041

Dear Mayor Siegel, Vice Mayor Matichak, and Councilmembers Abe-Koga, Clark, McAlister, Rosenberg, and Showalter,

RE: Item 6.1 – Residential Development at 2005 Rock Street

On behalf of our members we are pleased to have this opportunity to comment on the residential development at 2005 Rock Street, and the Council's consideration of a Planned Unit Development Permit to allow the demolition of a modest 20-unit apartment building to be replaced with 15 for-sale townhouses and rowhouses.

At a time when the region faces a serious undersupply of housing, SV@Home agrees that it is appropriate in some circumstances to redevelop low-density housing developments to replace older, outdated buildings and achieve more density. However, in this particular case, the proposed development actually would reduce the number of units by 25%. And, importantly, it would eliminate 20 naturally occurring affordable rental homes.

As the staff report points out, the rents for this project average \$1,938 for a two-bedroom apartment, making these modest, market rate, homes affordable to households with incomes below 80% of AMI – without any public subsidies. Not only do these apartments serve lower-income households for whom there are not enough deed restricted opportunities, they are often the only housing options for missing-middle households that earn too much to qualify for deed restricted affordable housing and not enough to afford the new high-rent apartments being built in Mountain View.

We urge the City Council to send this project back to the drawing board. Additionally, we urge the Council to schedule consideration of a moratorium on the demolition of naturally occurring affordable apartments to give staff time to consider options that would promote preservation or ensure that replacement housing promotes density.

According to our analysis of City records, since 2015 more than 610 units of older rental housing have been lost or are in the process of being demolished and rebuilt. To put this in perspective, the City permitted 135 very-low, low- and moderate-income affordable units during this same period.

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Staff

Leslye Corsiglia
Executive Director

Honorable Mayor Siegel and Members of the City Council
November 9, 2018
Re: Item 6.2 – Residential Development at 2005 Rock Street
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Mountain View is a leader in tackling the region’s affordable housing crisis. But it’s not enough to plan for and build new residential development. Cities must take actions to avoid losing existing naturally occurring affordable housing options or we are taking one step forward and two steps back.

The Council can be a leader in crafting real solutions to this challenge, but it needs to put a pause on impeding demolitions as it crafts an adequate response.

Thank you for the opportunity to provide comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "David K Meyer". The signature is fluid and cursive, written over a light blue grid background.

David K Meyer
Director of Strategic Initiatives

