

**TRANSMITTED VIA EMAIL**

April 1<sup>st</sup>, 2019

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

Dear Mayor Matichak, Vice Mayor Abe-Koga, and Councilmembers Clark, Hicks, Kamei, McAlister, and Ramirez,

**RE: Item 6.1 – Residential Development at 2310 Rock Street**

On behalf of SV@Home and our members, we write you today regarding the proposal to demolish a 59-unit apartment building and replace it with 55 for-sale rowhomes at 2310 Rock Street. The background to this proposal mirrors many elements from the 1950 Montecito project you heard last week: economic pressures and city policies that favor the replacement of naturally-occurring affordable housing with for-sale homes which, while priced lower than a detached single family home, are still outside the reach of even moderate income families. We appreciate that the Council's deliberations last week focused on potential policy options for creating long-term solutions to displacement challenges. Building on these Council discussions, as well as those held during your first Goal-Setting meeting, the City Council should move quickly to prioritize the development of a policy that will address these displacement issues through a consistent, city-wide approach.

We reiterate our call on the Council to task staff with crafting a strategy to proactively engage with this challenge. Staff and the Council could consider a range of policy options to address the displacement of low incomes families, from enhanced relocation benefits that would strengthen opportunities for at-risk households to continue to be a part of our communities to exploring opportunities for tenants or non-profit organizations to purchase at-risk properties. Staff could also consider variations of no-net loss policies, which seek to ensure that any redevelopment results in higher density housing and/or the replacement of naturally affordable units with deed-restricted homes.

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agrees that it is appropriate in some circumstances to redevelop low-density housing developments to replace older, outdated buildings and achieve more density. We do not, however, support developments that will result in a net loss of housing units and instead stress the importance of leveraging redevelopment to achieve the replacement of affordable homes.

Ron Gonzales, Chair  
*Hispanic Foundation  
of Silicon Valley*

Janice Jensen, Vice Chair  
*Habitat for Humanity  
East Bay/Silicon Valley*

Kevin Zwick, Treasurer  
*Housing Trust Silicon Valley*

Kathy Thibodeaux, Secretary  
*KM Thibodeaux Consulting LLC*

Shiloh Ballard  
*Silicon Valley Bicycle Coalition*

Bob Brownstein  
*Working Partnerships USA*

Gina Dalma  
*Silicon Valley Community  
Foundation*

Katie Ferrick  
*LinkedIn*

Amie Fishman  
*Non-Profit Housing Association of  
Northern California*

Javier Gonzalez  
*Google*

Poncho Guevara  
*Sacred Heart Community Service*

Nathan Ho  
*Silicon Valley Leadership Group*

Janikke Klem  
*Technology Credit Union*

Jan Lindenthal  
*MidPen Housing*

Jennifer Loving  
*Destination: Home*

Mary Murtagh  
*EAH Housing*

Chris Neale  
*The Core Companies*

Andrea Osgood  
*Eden Housing*

Kelly Snider  
*Kelly Snider Consulting*

Jennifer Van Every  
*The Van Every Group*

**Staff**

Leslye Corsiglia  
*Executive Director*

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.

Not only do many naturally-affordable 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.

According to our analysis of City records up to the end of 2018, 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.

Finally, and to be clear, SV@Home’s intention is not to single out one developer or proposed housing type. Rather we seek to call attention to the displacement challenge and encourage the Council to take this opportunity to consider holistically what types of city-wide policies could be put in place to ensure fair outcomes for both developers and residents.

Sincerely,



David K Meyer  
Director of Strategic Initiatives