



September 11, 2022

Re: Item 7.2 – SB 330 Replacement Requirements

Dear Mayor Ramirez and Members of the City Council:

The LWV supports the retention of subsidized housing as affordable housing.

We agree with the staff recommendation that demolished rent-stabilized units are to be replaced with deed-restricted units for situations with local discretion under state law (Gov Code 65915(c)(3)(B)), given the affordability comparisons between a deed-restricted-in-perpetuity unit and a rent-stabilized unit whose base rent resets with every new tenant.

Although the use of Comprehensive Housing Affordability Strategy data (CHAS) to infer tenant income does not appear to be on the agenda, we are concerned about the accuracy of this data. As older apartments are more likely to be redeveloped, we believe the household incomes of apartments being demolished may lean towards lower-income brackets than the CHAS data. Therefore, we recommend that the City track this information, especially since SB 330's replacement protections also apply to any unit, whether under CSFRA or not, that were rented by lower or very low income households (e.g. like the Latham/Escuela situation).

(Please send any questions about this email to Kevin Ma at housing@lwvlamv.org)

Sincerely,

Karin Bricker, President of the LWV of Los Altos-Mountain View

cc: Anna Reynoso Micaela Hellman-Tincher Aarti Shrivastava Kimbra McCarthy