



Mountain View Coalition for Sustainable Planning
Mountain View, CA 94041

March 14, 2016

City Council
City of Mountain View

Re: Agenda Item 7.1, March 15, 2016: Adoption of a Rental Housing Dispute Resolution Program

Honorable Mayor Showalter and Members of the City Council:

The Mountain View Coalition for Sustainable Planning appreciates the opportunity to comment on item 7.1, regarding the Rental Housing Dispute Resolution Program.

The scope of the Coalition's advocacy ordinarily is limited to matters pertaining to land use, development, environmental sustainability, bicycle/pedestrian safety, and transit. The severity of the current housing affordability crisis invokes a range of sustainability issues: environmental, economic, and social. We support interim measures to address this issue while the Council works to resolve the long-term problem of the jobs-housing imbalance.

We believe that fair tenant protections are warranted, as long as the right of rental property owners to a reasonable rate of return on their investment is respected. We support the staff recommendation to adopt the Rental Housing Dispute Resolution Program with the binding arbitration provision. The program will help address the immediate problem of excessive rent increases that cause economic distress to primarily low-income residents. We also recognize that to whatever extent low-income workers who are priced out of Mountain View can continue to work here, their commuting will increase vehicle miles travelled and therefore greenhouse gas emissions.

We encourage the Council to adopt the Rental Housing Dispute Resolution Program to help preserve the socioeconomic diversity of Mountain View and to help low-income residents remain close to their jobs.

Sincerely,



Bruce England



Aaron Grossman



John Keen

for the Mountain View Coalition for Sustainable Planning

cc: Dan Rich

Randy Tsuda

Jannie Quinn

Linda Lauzze

Lorrie Brewer