



Mountain View Coalition for Sustainable Planning
817 Montgomery Street
Mountain View, CA 94041

November 12, 2019

Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: R3 Zoning Code Update: Scope of Work

Dear Mayor Matichak and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on the scope of work plans for the R3 zoning code update, which you will be considering at your Council meeting this week.

We understand that you are still very early in the process for determining what will be addressed in the update, but we would like to comment now to help ensure our concerns are considered from the start.

As you know, housing availability in Mountain View is a major and ongoing problem. and we expect the update to address this as much as possible. Among our areas of interest and concern are as follows:

- Housing availability is very poor in Mountain View, so demand has driven prices up for available units to become out of reach for many of our residents.
- Housing affordability at all levels is essential. While the “missing middle” is covered in the Staff report, and this is important to consider, we would want to see more attention on needs across the spectrum of resident buyers and renters.
- We continue to be concerned about the number of older existing units being replaced, where the new units would not be covered by Community Stabilization and Fair Rent Act (CSFRA). 11,500 existing units covered under CSFRA represents a significant portion of existing housing.
- We were gratified to see displacement addressed in the report. Of course, the goal should be zero displacement, and we are not close to that goal currently. There should be a close coordination between this effort and recently-adopted displacement-related policies by the City, and the update should be equally intended to help no-net loss projects become more feasible. We note that most people currently

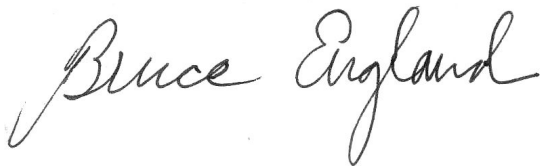
being displaced in our city are not in the missing middle and would not be able to access this housing bracket.

- The acknowledgement in the report that land-use efficiency will be an important consideration is key. Mountain View can no longer build out, and building up and more densely can be challenging for developers to meet City approval.
- We liked the coverage in the report on the form-based code approach. While affordability is primary, we do want to see the best design elements possible in new housing projects.

In closing, we also support points made by the League of Women Voters in their letter to you sent November 10th.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Bruce England". The signature is written in a cursive, flowing style.

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Matthew VanOosten, Senior Planner

Martin Alkire, Principal Planner

Aarti Shrivastava, Assistant City Manager/Community Development Director

Dan Rich, City Manager

Lisa Natusch, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.