



**LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area**

November 10, 2019

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

Re: Council Meeting Nov. 12th – Agenda Item #8.1 R3 Zoning Code Update: Scope of Work

The LWV would like to comment on the scope of work for the R3 Zoning Code Update. First, we have seen the work of Opticos Design and think they are a fine choice for a project related to form-based codes and the “missing middle.”

Our concern with the Scope of Work is the **lack of emphasis on displacement**. We note that Opticos Design’s proposal does reference consideration of displacement issues, but it appears the stress is on the “missing middle”. We urge close coordination between the R3 Zoning Code Update and implementation of the anti-displacement policies recently adopted by the Council. **Many** older rental units now covered under CSFRA are within the R3 Zoning District and right now are very vulnerable to displacement by developers building ownership homes that are beyond the reach of these tenants’ incomes.

The following are suggestions for how the Scope of Work could be better coordinated with anti-displacement policies.

- In the proposed Scope of Work, Task 2 Analysis, A. Micro-scale Analysis, as part of the preliminary yield analysis”, include a “viable no-net loss anti-displacement response especially with regard to those with lower incomes”.
- And in the last bullet, add “as well as the impact on rent-stabilized units”.
- Under D. Pop Up/Public Workshop, add “and an additional walking tour of projects in R3 with significant displacement impacts”.
- Finally, under E. Prepare memo, add a bullet “The preservation of homes for extremely low and very low-income households under a no-net loss anti-displacement response”.

Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee,
LWV of the Los Altos-Mountain View Area

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