

From:
Sent: Monday, March 15, 2021 4:28 PM
To:
Cc:
Subject: Notes on the R3 Update

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While there are many good ideas in the Study Session report on the R3 Zoning District Update, I believe the discussion lacks context. Mountain View has demonstrated that it is possible to expand our housing stock significantly by encouraging residential development on commercial—that is offices, industrial, and retail—property. Focusing on the redevelopment of existing multi-family buildings and complexes threatens to remove naturally affordable, rent-controlled housing opportunities and tends to antagonize residents of nearby lower-density neighborhoods. There are places where redevelopment of existing multi-family housing is appropriate, but it should be more difficult than converting commercial property to mixed-use neighborhoods. Furthermore, policies that enable such redevelopment should not be enacted until Mountain View implements permanent, local anti-displacement strategies.