CY-2014
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
APR - 1 2015

City or County Name: City of Mountain View

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Reporting Period by Calendar Year: from January 1, 2014 to December 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Mountain View

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
881 E El Camino Real	5+ Units	R		4		146	150			Inc	
1581 - 1585 W El Camino Real	5+ Units	R	26	1			27		City BMR, HOME, State Affordable	DB	Low income is manager's unit
1720 - 1730 W El Camino Real	5+ Units	R		5		157	162			Inc	
1616 W El Camino Real	5+ Units	R		3		63	66			Inc	
100 Moffett Blvd	5+ Units	R		6		131	137			Inc	
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	101	101				
(10) Total by income Table A/A3 ► ►			26	19		598	643				
(11) Total **Extremely Low-Income Units***											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	47	27	26	1	0	101	

* Note: This field is voluntary

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Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	571	104				50		49	26		229	342
	Non-deed restricted												
Low	Deed Restricted	388					7		8	18		33	352
	Non-deed restricted						1		1	1		3	
Moderate	Deed Restricted	488	4									4	484
	Non-deed restricted												
Above Moderate		1,152	269	99	112	91	315	434	469	598		2,387	-1,235
Total RHNA by COG. Enter allocation number:		2,599	377	99	112	91	373	434	527	643		2,656	-57
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Jurisdiction Mountain View

Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
SEE ATTACHED DOCUMENT			

General Comments:

TABLE C: Program Implementation Status

GOAL 1: SUPPORT THE PRODUCTION OF NEW HOUSING UNITS SERVING A BROAD RANGE OF HOUSEHOLD TYPES AND INCOMES.			
	POLICY	DESCRIPTION	STATUS
	A	Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).	The residential sites inventory has been updated and maintained; Staff continues to ensure that sufficient capacity is available. This includes updates in the new 2015-2022 Housing Element, which complies with the City's latest RHNA allocation.
	B	Work towards meeting the City's Quantified Objectives for production, rehabilitation, and preservation during this Housing Element 2007-2014 planning period (see Table 8.1).	The City adopted a Rental Housing Impact Fee on December 11, 2012. In December 2014, the Rental Housing Impact Fee and the Housing Impact fee on Office/High Tech/Industrial Development were increased. The establishment of the Rental Housing Impact fee and the recent increase in the Rental Housing Impact Fee and the Housing Impact Fee on Office/High Tech/Industrial Development will allow the City to generate more funding for affordable housing. City staff also worked on the financing and construction phases for two new affordable studio projects, creating 75 new units for very low and extremely low income households. In 2014, for above moderate units, building permits for approximately 650 units were issued.
	C	Encourage a mix of housing types, at a range of densities, that serves a diverse population, including units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers.	The city contributed $150,000 to the Housing Trust Silicon Valley that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing new Below Market Rate (BMR) rental units for low-income households and recently approved a density bonus development that will result in five ownership units targeted at the very-low income level.

	D	Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.	The City's recently approved 2030 General Plan includes new higher residential densities for specific areas near transit and existing services, including the City's Priority Development Areas. The General Plan contains six residential designations and six mixed use designations. Of the new mixed use land use designations, multi-family residential is currently allowed in five. Densities in the residential land use designations range from 1-6 du/ac for the low density designation to 36-80 du/ac for the high density designation. Within the mixed use land use designations, densities range from about 25 du/ac to 70 du/ac. In general, the new mixed use land use designations provide increased opportunities for higher density housing in the City.
	E	Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.	The city contributed $150,000 to the Housing Trust Silicon Valley that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing new Below Market Rate (BMR) rental units for low-income households and recently approved a density bonus development that will result in five ownership units targeted at the very-low income level.
	F	Ensure new residential development integrates with and improves the character of existing neighborhoods.	The 2030 General Plan includes goals, policies and form and character guidance to achieve development that is compatible with and enhances surrounding residential character. The City's development review process provides a mechanism for ensuring the design of new development achieves City objectives.
IMPLEMENTATION PROGRAMS			
	TIMELINE	**NAME/DESCRIPTION/OUTCOMES**	**STATUS**
	Ongoing	**1. Below-Market-Rate Program**. Continue to implement the Below-Market-Rate (BMR) program in	From 2007 to 2014, the City utilized roughly $30 million in housing fund expenditures toward the

		which new housing developments over a certain unit count provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units. Use BMR in lieu fees to support the development of new subsidized housing serving lower-income households. No later than 2013, evaluate and, if necessary, update the Below Market Rate Housing Ordinance and Guidelines.	development of four new residential projects with affordability covenants. These projects include: • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51-unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in March 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in May 2015. These four projects were partially funded by the City's affordable housing funds including BMR In-Lieu Fees, Housing Impact Fees, Rental Housing Impact Fees, CDBG and HOME funds, and previously Revitalization Set-Aside funds. These funds leverage other funding sources for the construction and rehabilitation of affordable housing. In total, since 2007, the City has provided critical funding to support the development of approximately 231 affordable units. In addition to projects that opted to pay the Rental Housing Impact fee, several developments have been approved where the developer has voluntarily provided affordable rental units. These units will be affordable to low-income households and include: • Madera Apartments (7 units) • 865 East El Camino Real (4 units) • 1616 West El Camino Real (3 units) • 1720-1730 West El Camino Real (5 units)

			• 2650 West El Camino Real (8 units) • 1984 El Camino Real (7 units) • 100 Moffett Boulevard (8 units) During the planning period, the approval of these seven projects has committed developers to the creation of 42 new affordable rental units within market rate projects. In addition to the affordable rental units and other BMR units, a density bonus ownership development approval at 1101 West El Camino Real has resulted in 5 very-low income ownership units. In February 2014, the City released a Notice of Funding Availability (NOFA) for affordable housing developments on a first-come, first-serve basis. In December 2014, the City reserved $25.2 of the available funding for the first NOFA application, a 116-unit development on East Evelyn Avenue, which will be affordable to low and very-low income households. Two additional NOFA applications have been received and are under consideration. These potential projects could result in 49-units of senior housing and 51-units of family housing.
	Ongoing	**2. Housing Impact Fee**. Continue to implement the Housing Impact Fee ordinance to facilitate collection of funds for subsidized housing serving lower-income households. The Impact Fee is assessed on a per square foot basis on new office, industrial, hotel, and retail development in Mountain View.	The City currently collects Housing Impact Fees and Rental Housing Impact Fees to address the impact on the demand for affordable housing, when new non-residential uses and market-rate rental apartments are developed. On December 9, 2014, the Council voted to increase the Housing Impact Fee for Office/High Tech/Industrial Development from $10.26 per net

			square foot to $25 per net square foot effective as of February 7, 2015. The increase in the fee will not apply to any office/high tech/industrial projects entitled prior to December 10, 2014. The Housing Impact Fee was not increased for Commercial/Retail/Entertainment/ Hotel Development. The City Council also voted to increase the Rental Housing Impact fee from $10.26 per square foot to $17.00 per habitable square foot effective as of February 7, 2015. The increase in the fee will not apply to any rental projects entitled prior to December 10, 2014 or a project that has filed a formal application that includes a master plan and is entitled by June 30, 2015. This impact fee was originally adopted in 2012.
	Ongoing	**3. Financial Support for Subsidized Housing.** Continue to provide financial support to local subsidized housing developments using public funds such as BMR In-Lieu Fees, Housing Impact Fees, Revitalization District funds, and contributions to the Housing Trust Silicon Valley. In addition, use the housing set-aside funds from the Revitalization District in a timely and fiscally responsible manner to support the development of subsidized housing in Mountain View. Use the City's 2010-2015 Consolidated Plan priorities for housing need and investment as a guide for allocation of financial support. The Consolidated Plan places a high priority on extremely low- and very low- income small, large, and elderly households and low-income large households.	The City's housing fund includes monies collected from the Housing Impact Fee and Rental Housing Impact Fee. During the planning period, the City has seen a marked increase in development activity and housing impact fees collected. As reported for Program 1.1, the City utilized roughly $30 million in housing fund expenditures toward the development of four new residential projects with affordability covenants on 231 units. Most recently the City has reserved an additional $21.5 million for a 116-unit development on East Evelyn Avenue. The developer will apply for land use entitlements in the coming year. In addition to funding new housing construction the City also contributed on an annual basis roughly

			$150,000 to the Housing Trust Silicon Valley.
	Ongoing	**4. Focus on Lower-Income Segments**. Allocate most of the City's affordable housing funds for households earning less than 80 percent of the County median income, with an emphasis on very low- and extremely low-income households.	As reported for Programs 1.1 and 1.2, the City's Housing Fund is intended to fund construction, rehabilitation, or assistance for lower income housing. During the planning period, the City worked with non-profit housing developers to construct and get entitlements for the following projects: • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51 unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015.
	Ongoing	**5. Extremely Low-Income Housing.** The City will conduct a Notice of Funding Availability (NOFA) process every three to five years as local housing funds become available to solicit housing proposals for very-low and extremely low income households and encourage developers to consider acquisition of identified housing sites for their proposals.	In 2011, the City issued a prior NOFA that resulted in entitlement of two affordable studio projects for extremely low and very-low income individuals. In February 2014, the City released a second NOFA in the amount of $15.5 million for affordable rental and ownership housing developments. The available funding for the NOFA was later increased to $25.2 million. In December 2014, the City reserved $21.5 of the available funding for a NOFA application to construct a 116-unit development on East Evelyn Avenue that will be affordable to low and very-low income households. Two additional NOFA applications have been received and are under consideration. These two NOFA applications could result in 49 units of senior housing and 51 units of

			family housing. All of the NOFA applications must still apply for land use entitlements.
	Ongoing	**6. Partnerships with Subsidized Housing Developers**. Collaborate with subsidized housing developers to optimize their eligibility for financing under various federal, State, County and private programs, such as CDBG, the Low Income Housing Tax Credit program, the Housing Trust Silicon Valley, the Sobrato Family Trust, and others.	During the planning period, the City worked with subsidized housing developers to construct the following projects: • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51 unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015. In 2012, the City coordinated with First Community Housing on a 27-unit studios project for developmentally disabled adults and with ROEM Development Corporation and Eden Housing on a 49-unit workforce studios project. City Staff and the City Council worked closely with these developers on funding strategies to make these projects highly competitive for the 9 percent tax credit allocation. In addition, the Franklin Street Family Apartments utilized 4 percent tax credits. The Mountain View City Council was highly supportive and provided substantial base funding to ensure outside funding for these projects.
	Ongoing	**7. Low- and Moderate-Income Subsidized Ownership Housing**. Work with developers of subsidized ownership housing, including "sweat-	During the previous planning period, the City reserved funding for a Silicon Valley Habitat for Humanity project as one of three NOFA projects.

		equity" organizations, to promote ownership opportunities for low and moderate-income households by providing technical assistance through the entitlement process and making funding available for Council approved subsidized housing projects.	City Staff worked with Habitat to develop their application and complete an historic evaluation of the potential property. Unfortunately, during the planning process, Silicon Valley Habitat merged with the East Bay Habitat group and the new Board decided not to pursue the project due to high development costs. While the Habitat project was not successfully completed, as mentioned previously, four other development projects with affordable units have been either constructed or approved. City Staff worked closely with these developers on funding strategies to make the projects highly competitive for the 4% and 9% tax credit allocations, and throughout the entitlement process. The City has also reserved funding for one additional affordable project, and is currently evaluating two other potential projects. In FY 2013-2014, Habitat for Humanity applied for $525,000 in CDBG funds to convert three market rate condominiums to affordable condominium units for families. Their application was approved, but changing market conditions made it difficult to implement their proposed concept.
	2012	**8. Update Residential Densities in General Plan.** Use the General Plan Update opportunity to target key sites near transit and existing services for higher-development that allows housing and/or mixed use. Some of the target areas San Antonio, El Camino Real, Moffett Boulevard and Old Middlefield.	The City's recently approved 2030 General Plan includes new higher residential densities for specific areas near transit and existing services, including the City's Priority Development Areas. The General Plan includes six residential designations and six mixed use designations. Of the new mixed use land use designations, multi-family residential is allowed in five. Densities in the residential land use designations range from 1-6 du/ac for the low

			density residential designation to 36-80 du/ac for the high density residential designation. Within the mixed use land use designations, densities range from 25 du/ac to 70 du/ac. In general, the new mixed use land use designations provide increased opportunities for higher density housing in the City.
	2014	**9. Update Zoning Ordinance**. Update the Zoning ordinance and development standards to be compatible with the updated General Plan.	The recently updated General Plan been translated into new land use standards through adoption of major Precise Plans for the San Antonio, El Camino Real and North Bayshore areas in 2014. The San Antonio and El Camino Real areas contain opportunities for new residential/mixed use development, and the City Council is currently evaluating residential opportunities in the North Bayshore Area (which would require General Plan and Precise Plan amendments). A major Zoning Code update will follow in the next planning period.
	Ongoing	**10. City-Owned Land**. Consider using available City-owned properties as subsidized housing sites; as sites are made available by the Council advertise these sites to affordable housing developers.	During the 2007-2014 planning period, the City was able to utilize City-owned land for the Franklin Street Family Apartments. Completed in 2013, the 51-unit project includes 1-3 bedroom units for very low- and extremely low-income families. Additionally, City Council policy requires that City property be considered for the development of subsidized housing any time the Council considers the disposition of City-owned land.
	Ongoing	**11. Lot Consolidation**. The City will continue to encourage lot consolidation when smaller, underutilized parcels adjacent to each other are redeveloped. Staff will work with applicants on a preliminary basis for no cost prior to application submittal. The lot consolidation procedure will be posted on the City website and discussed with	Subdivision process information has been posted and updated on the City's website, to support lot consolidation. In addition, the new El Camino Real Precise Plan includes guiding principles and standards to encourage small parcel aggregation along the corridor. Staff will continue to work with applicants at no cost to encourage lot consolidation.

		developer during the informal review process. The City will continue its sliding scale density that allows higher density with consolidation of lots in the R3 zoning district and the Downtown Precise Plan; maintaining the minimum 1-acre lot size in the R4 zoning district; and consider amending the CRA standards to allow sliding scale that allows higher density with the consolidation of lots.	The following major developments are either currently going through the approval process or have been recently approved that included lot consolidation: 2650 and 2656 West El Camino Real; 1730 and 1720 West El Camino Real; 1616 West El Camino Real; 865 and 881 East El Camino Real; 801 West El Camino Real and 100 Moffett Boulevard.
	Ongoing	**12. Underutilized Sites**. The City will proactively encourage the development of underutilized zoned sites. The City will promote the availability of both the underutilized sites and regulatory incentives through the use of brochures and the City's website, and during pre-application meeting and during any other community outreach workshops/meeting. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring. As necessary, the City will make change to this program to ensure infill development remains a realistic and viable development strategy.	During the planning period, the City has strategically worked with developers to focus on the redevelopment of underutilized sites. The following project have recently been approved or submitted for approval: 2650 and 2656 El Camino Real; 100 Moffett Boulevard; 135 Franklin Street; 1720 and 1730 El Camino Real; 1616 West El Camino Real; 115 Evandale Avenue; 1101 West El Camino Real; and 801 West El Camino Real. City Staff continues to promote the redevelopment of underutilized sites through informal meetings with developers and has identified appropriate sites in the Housing Resources section, which is posted on the City website to accommodate development of a variety of housing types. The three new precise plans adopted in 2014 provide opportunities for higher intensity development; this will serve as an incentive for redevelopment of underutilized parcels in those areas.
	Ongoing	**13. Mixed-Use Sites**. The City will proactively encourage the development of underutilized sites in the CRA Zoning District and Downtown Areas. The City will commence a study for the CRA zoning district that will consider an increase to the Floor Area	During the planning period, the City has worked with developers to focus on the redevelopment of underutilized sites with mixed use projects. These projects primarily occur in the CRA zoning district and the Downtown Precise Plan area, including 1984 El Camino Real and 2650 and 2656 El Camino Real.

		Ratio (FAR); an increase to the allowable density; and amendments to the development standards to provide incentives for residential projects in the CRA district. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of brochures and the City's website, and during pre-application meeting and during any other community outreach workshops/meeting. Lastly, the City will monitor the supply of underutilized commercial sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that new residential development is occurring. As necessary, the City will make change to this program to ensure that mixed-use infill development remains a realistic and viable development strategy.	In addition the City has completed the El Camino Real Precise Plan and San Antonio Precise Plan, which will both allow for the development of mixed use projects at higher densities (on prior CRA zoned parcels) to implement the 2030 General Plan. The City has also specifically had success with the development of affordable units in mixed-use projects as shown by a recent project completed by ROEM and Eden Housing. The project located at 819 N. Rengstorff Avenue includes 49 affordable workforce studios with 1,600 square feet of commercial space. The developers submitted for building permits in July 2013 and construction is expected to be complete by March 2015. To encourage new mixed use development the City has posted the new 2015 – 2022 Housing Element which includes detailed maps with listings of underutilized lots. The City has continued to monitor the development of underutilized sites and has seen improved demand for the development of sites as mixed use with the economic recovery.
	2013	**14. Density Bonus**. Update the City's Code to be consistent with the State Density Bonus Law. Use the updated density bonus provisions to facilitate the development of subsidized housing.	Due to funding reductions and Staff cutbacks the City was unable to complete the Zoning Code amendments in the time specified in the Housing Plan. However, in December 2013, the City updated the density bonus to be consistent with State law. During the planning period, three density bonus projects were approved, including: • 1581-1585 W. El Camino Real, a 27-unit development consisting of 26 studio units for high functioning developmentally disabled individuals and a two-bedroom manager unit.

			• 445 Calderon Avenue, a 19-unit cohousing development, with 1 onsite BMR unit within an existing historic home on the project site. • 1101 W. El Camino Real, a 52-unit condominium development with a 35% density bonus, which also included a rezoning of the rear portion of the project site from R2 to the CRA and a corresponding General Plan Map Amendment.
	Ongoing	**15. Federal and State Policy Initiatives**. Support legislation to continue, expand, or develop financing programs for subsidized housing programs.	The City continuously monitors Federal and State legislation and is supportive of efforts that involve financing options for affordable housing. This is an ongoing effort.
	Ongoing	**16. Project Design and Integration**. Work with developers and the community to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.	As many recent housing projects approved by the City have proposed higher density development on underutilized sites, City Staff recognizes that it is critical to provide adequate transitions to existing land uses, particularly single-family neighborhoods. Staff has worked with developers on the following projects providing appropriate transitions (i.e. building heights and setbacks) with surrounding lower-density neighborhoods: 2650 and 2656 El Camino Real; 865 and 881 El Camino Real; 1720 and 1730 El Camino Real; 1616 West El Camino Real; 100 Moffett Boulevard and 801 West El Camino Real. All three projects include densities around 60-70 dwelling units per acre which is consistent with the 2030 General Plan. These project design objectives are incorporated into new General Plan goals, policies and form and character guidelines as well as development standards in the recently adopted precise plans that implement the 2030 General Plan.
	Ongoing	**17. Housing in CRA Zoning District and Downtown Areas**. Continue to allow higher-density residential	As mentioned previously, the City has worked closely with developers on the redevelopment of

		and mixed-use development in the Commercial/Residential-Arterial zoning district and in the Downtown Precise Plan.	underutilized sites with housing within mixed use projects within the CRA zoning district and the Downtown Precise Plan areas. These projects include, but are not limited to: 1984 El Camino Real, 2650 and 2656 El Camino Real, 1720 El Camino Real, 1616 El Camino Real, 1581 El Camino Real, 865 El Camino Real, 801 El Camino Real all originally zoned CRA (now El Camino Real Precise Plan) and 605 Castro Street in the Downtown Precise Plan area. The City strongly supports well-planned higher density developments (residential and mixed use) in defined areas, and has recently completed two major precise plans to support this type of development.
	Ongoing	**18. Innovative Housing Programs**. Continue to encourage innovative housing programs such as co-housing, shared housing, and intergenerational housing. Maintain an updated zoning code that allows for these types of housing developments and provide technical assistance to developers seeking to build innovative housing projects. Continue to allow these housing types in residential zoned districts. Lastly, on a project by project basis the City will be flexible with development standards such as parking and setbacks in order to facilitate the construction of innovative housing programs.	In 2012, the Mountain View City Council approved a 19-unit, three-story, co-housing development project over an underground garage (445 Calderon Avenue). which included moving an existing historic home on-site. The project is marketed as a new "old-fashioned" neighborhood of energy-efficient condominiums and common facilities, homes that promote collaboration and community, in a convenient walkable downtown location. The City expects that a number of the units will be inhabited by senior residents although the project is not age-restricted. To approve the project the City also approved a density bonus to allow a BMR unit to be located in the historic home on-site.
	Ongoing	**19. Larger Family Housing.** Encourage subsidized and market rate housing developers to provide units that serve large families as part of their projects. When the City approves and funds subsidized family housing, ensure that at least 25 percent of the units are 3-bedrooms or more to accommodate large families.	In 2007, the City conducted an RFP process for the development of a property in the downtown with affordable family housing. Proposed projects were required to include larger units for families. As a result, the Franklin Street Apartments, located at 135 Franklin Avenue, were constructed, including 32

			two-bedroom units and 15 three-bedroom units.
	Ongoing	**20. Manufactured Housing**. Continue to allow manufactured housing in all residential zones.	Section A 26.12.040 of the Municipal Code allows manufactured housing in all residential zones. During the planning period, the City did not receive an application for the siting of a manufactured housing unit.

GOAL 2: PROVIDE ASSISTANCE TO HOUSEHOLDS AT DIFFERENT INCOME LEVELS TO ADDRESS THEIR HOUSING NEEDS.			
	POLICY	DESCRIPTION	STATUS
	A	Assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Mountain View.	The city contributed $150,000 to the Housing Trust Silicon Valley that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing new Below Market Rate (BMR) rental units for low-income households and recently approved a density bonus development that will result in the development of five ownership units targeted at the very-low income.
	B	Support opportunities for community service workers, such as City and other public agency staff, teachers, and public safety personnel, to live in Mountain View.	The 17 new BMR units coming on line within the next year will provide housing opportunities for low-income households. The BMR program gives priority to public safety personnel, teachers and those who live and/or work in Mountain View.
	C	Give priority for subsidized housing to persons who live or work in Mountain View whenever it is legally feasible.	The affirmative marketing for the 819 North Rengstorff Avenue development and the 1585 El Camino Real studios was focused on households that live and/or work in Mountain View. The BMR program also gives preference to those who live or work in Mountain View.
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	2012	**1. First-Time Buyer Assistance.** Explore the feasibility of implementing a first-time homebuyer's down payment assistance program.	Ultimately, the City did not implement a First Time Homebuyer program; however the City makes contributions to the Housing Trust Silicon Valley which offers homebuyer assistance to local residents.
	Ongoing	**2. Other Buyer-Assistance Programs.** Support the Housing Trust Silicon Valley second mortgage program and other federal, State and local programs that enable moderate-income households to purchase	While a city-operated First Time Homebuyer program was not established, the City contributes $150,000 on an annual basis to the Housing Trust Silicon Valley. A portion of the City's funds are

		homes.	earmarked for their second mortgage program.
	Ongoing	**3. BMR Program Preferences.** Continue to support the City's BMR program to give priority to City of Mountain View public safety workers, Mountain View public school teachers, and persons who live or work in Mountain View for housing units supplied through the program.	For BMR units, the City has prioritized funding and housing assistance for public safety workers, teachers, and finally persons who either work or live within Mountain View. The City notices the availability of BMR units through ads in the local paper, articles in The View, multilingual outreach, signs and information posted on the website, outreach through churches and other non-profit organizations, and web announcements.
	2010	**4. City Employee Housing Loan Program.** Develop and implement the City's low-interest home loan program that serves City employees. The City will use Below Market Rate (BMR) Housing funds to support this program.	Initiated by City Council in 2010, the City has an established program offering down payment assistance to City employees with the goal of issuing 2 loans per year. Unfortunately, no applications were received during the planning period.
	Ongoing	**5. Outreach to Residents and Workers.** Continue to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for subsidized housing developments and programs, including seniors and other special needs communities. Coordinate with local service providers who work with lower-income residents, seniors, and special needs populations to increase awareness of subsidized housing opportunities. Continue to publicize available subsidized units on the City's website.	Mountain View currently has an Affirmative Marketing Policy for the sale or lease of all affordable units and uses this process for all subsidized projects and BMR units. The marketing plan requires comprehensive outreach measures, including but not limited to bilingual flyers, brochures, and announcements, distribution, and notification of upcoming sale or lease opportunities in typically underserved areas. The City has also noticed the availability of affordable units through ads in the local paper, articles in The View, multilingual outreach, signs, and information posted on the site, outreach through churches and other non-profit organizations, and web announcements.
	Ongoing	**6. Partnerships with Other Local Agencies.** Create outreach partnerships with Mountain View school	The City has prioritized funding and housing assistance for subsidized housing for persons who

		districts and organizations representing teachers, public safety personnel, and other qualified employees to increase awareness of subsidized housing programs.	either work or live within Mountain View. When appropriate, flyers were sent to teachers working in school districts serving Mountain View to announce the availability of subsided units.
	Ongoing	**7. Mortgage Revenue Bonds and Mortgage Credit Certificates.** Continue to work with the Santa Clara County Housing Bond Coordinator for the issuance of Mortgage Revenue bonds for projects and for the issuance of Mortgage Credit Certificates for first time homebuyers.	The City currently provides information on the County program on their website and provides contact information for the appropriate representative. As funding sources for the County were impacted during the planning period, it is unclear how active or effective the program has been.
	Ongoing	**8. Tenant Relocation Assistance Program.** Implement the Tenant Relocation Assistance Program Ordinance adopted by Council, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.	In 2010, the City Council adopted a Tenant Relocation Assistance Ordinance requiring developers to pay for relocation assistance to very low- or extremely low-income households displaced by new development. In June 2014, the Council amended the ordinance to increase the amount of assistance and make more households eligible. Households with an income of 80% or less of the Area Median Income (AMI) are now eligible for relocation assistance. Also, eligible tenants will receive the cash equivalent of three months median market-rate rent for a similar apartment instead of two months of the tenant's current rent. During the planning period, this Ordinance was utilized to assist with the relocation of about 20 households.

GOAL 3: CONSERVE AND IMPROVE MOUNTAIN VIEW'S HOUSING STOCK.			
	POLICY	DESCRIPTION	STATUS
	A	Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.	
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing	**1. Multi-family Housing Inspection Program.** Continue the home inspection program and conduct an analysis of it once during the Housing Element 2007-2014 planning period to review its effectiveness.	On an annual basis the City Fire Marshal conducts inspections of multi-family rental units throughout the City. Staff is also available to address complaints as they are reported. City Staff analyzed the program during the reporting period. In 2014, this resulted in the hiring of one, additional, full-time contract inspector; the hiring of one half-time clerical support staff; and an expanded focus on inspections of previous "non-serious"multi-family properties, which had not been inspected in 8+ years (about 285 sites).
	Ongoing	**2. Opportunities for Rehabilitation.** Work with subsidized housing developers to examine the feasibility of purchasing and rehabilitating seriously deteriorating and neglected apartment buildings.	The City had a competitive NOFA process that included acquisition and rehabilitation projects; however no proposals were received. Consequently, the City has focused funding on new construction of subsidized units. The City has used CDBG and HOME funds to rehabilitate existing subsidized projects and has recently approved State bond issuance for a major rehabilitation of the Sierra Vista I family apartments.
	Ongoing	**3. Home Repair Assistance.** Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.	The City contracts with firms to operate a minor home repair program for lower income households. Under the program, low income homeowners may receive minor repairs and low income homeowners and tenants can request

			accessibility modifications. The program has been operating during the entire planning period, except for two years when the prior agency's contract was terminated. Currently, the City funds Rebuilding Together Peninsula to provide these services. About 10-15 households are served annually.
	2014	**4. Soft-Story Buildings.** Conduct a study that evaluates the City's policy options, opportunities, and constraints for retrofitting soft-story buildings in Mountain View.	Due to Staff limitations and demands on available resources due to significant development activity, the City was unable to complete a study to evaluate the policy options, opportunities, and constraints for retrofitting soft-story buildings in the timeframe specified. This action is budgeted and expected to occur in the FY 2015-2016.
	Ongoing	**5. Subsidized Housing Maintenance.** Ensure that City-subsidized housing projects are well maintained.	The City annually monitors subsidized housing projects, and each development is required to be maintained through regulatory and loan agreements. When applicable, the City addresses complaints on a case-by-case basis through contact with the property management staff. Additionally, when CDBG and HOME funds are available the City provides financial support for rehabilitation of affordable housing developments. Since 2007, the City has spent $1.3 million in CDBG and $2.1 million in HOME funds for rehabilitation work and energy efficiency upgrades, such as new roofs, windows, utility connections, landscaping, and hot water heaters, at existing subsidized apartment complexes. The improvements were completed at: Maryce Freelen Place Apartments (74 very low income family units), Fountains Apartments (124 very low income senior units), San Veron Park (32 low income family townhomes) and a portion of Paulson Park (149 low income seniors).

			In 2012, the City approved the use of CDBG and HOME funds to support energy-efficiency rehabilitation activities at two subsidized complexes in Mountain View to maintain and extend the useful life of 106 units affordable to very low-income households: San Veron Park (32 family rental units) and Maryce Freelen Place (74 family rental units) apartment complexes. The City also provided oversight on green rehabilitation activities that were in progress at The Fountains (124 very low and low-income senior units). The City has established a partnership with Charities Housing to leverage $11 million in tax credits and bonds to complete a substantial rehabilitation. Amendments to the existing two affordability agreements will extend the affordability covenants until 2070.
	Ongoing / Project-by-project	**6. Condominium Conversion.** Continue to regulate conversions of rental multifamily units to condominiums per the Municipal Code (Chapter 28, Article VIII).	The City continues to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. The City Code prohibits conversion of apartments to condominiums if the number of apartments citywide falls below 15,373 units. As of January 2, 1015, there were an estimated 15,786 apartments in the City, which exceeds the condominium conversion threshold by 413 units. As such, the City will consider condominium conversion applications on a case-by-case basis, consistent with Municipal Code requirements for such conversions.

GOAL 4: PRESERVE SUBSIDIZED AND OTHER AFFORDABLE UNITS AT RISK OF CONVERSION TO MARKET RATE HOUSING.			
	POLICY	DESCRIPTION	STATUS
	A	Preserve the existing six mobile home parks as vital housing opportunities in the community.	None of the six mobile home parks has closed during the reporting period.
	B	Work with property owners and/or developers to acquire, rehabilitate, and preserve subsidized units that serve lower-income households.	In 2012, the City allocated CDBG and HOME funds to rehabilitate 106 subsidized housing units serving very low-income and extremely low-income households at San Veron Park and Maryce Freeland Place.
	C	Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.	There were no expiring affordability contracts for the City's twelve subsidized, occupied housing projects.
	D	Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.	THIS IS A DUPLICATE POLICY
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing	**1. Mobile Home Park Land Use Category.** Retain "Mobile Home Park" as a separate residential land use category on the General Plan land use map.	The 2030 General Plan includes a specific "Mobile Home" land use designation to assist with preserving the City's existing mobile home parks.
	Ongoing / Project-by-project	**2. Conversion Impact Report.** Require a conversion impact report before approving a mobile home park conversion.	The City's six mobile home parks are also located in "Mobile Home Residential" zoning districts. Proposals to modify or eliminate a mobile home park from a property would require a General Plan amendment, Zoning amendment and Mobile Home Park Conversion Impact Report. Consequently, proposals to displace a mobile home park would require extensive analysis and multiple review and approval processes.
	Ongoing / Project-by-project	**3. Preservation of Subsidized Housing Stock.** Work with owners of local subsidized housing developments to ensure that strategies are in place to	As shown in Table 3.19 of the 2007-2014 Housing Element, the City had no affordable housing units at risk of conversion during the planning period.

		preserve the affordability for any projects with expiring affordability requirements.	
	Ongoing / Project-by-project	**4. Rehabilitation to Subsidized Housing.** Support efforts to rehabilitate buildings to increase the supply of subsidized housing through collaborations on applications for state and federal funding or direct financial assistance.	As reported under Program 3.5, the City has initiated a partnership with Charity Housing to leverage $11 million in tax credits and bond monies to complete rehabilitation 34-units of affordable housing known as Sierra Vista I. The City has also used federal CDBG and HOME funds to rehabilitate and upgrade existing subsidized properties, with an emphasis on use of energy-efficiency and sustainable materials and concepts. The City has spent over $1.3 million in CDBG and $2.1 million in HOME funds for energy efficiency rated, windows, roofs, water-heaters, and doors and landscaping improvements that conserve water. The improvements benefitted 379 units serving low income seniors and families.

GOAL 5: ADDRESS, REMOVE, OR MITIGATE CONSTRAINTS TO HOUSING PRODUCTION.			
	POLICY	DESCRIPTION	STATUS
	A	Remove unnecessary constraints to residential development, with a particular focus on subsidized housing.	See implementation program status (below).
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing / Project-by-project	**1. Shared Parking.** Consider shared parking on a project-by-project basis, in mixed-use developments that include residential units.	The City reviews proposals for shared parking on a project by project basis. During this planning period, the City approved development in the San Antonio Shopping Center at the intersection of San Antonio Road and El Camino Real to allow shared parking. The project includes 330 rental units, a 65,000 square foot Safeway store and 69,000 square feet of other commercial uses. This program provides flexibility for developers and allows for higher utilization of a site requiring less space reserved for parking. In 2014, the City adopted three new precise plans, which contain policy support for shared parking as well as review processes and criteria for shared and/or district parking proposals.
	Ongoing / Project-by-project	**2. Reduced Parking Requirements for Senior and Subsidized Housing Projects.** Continue to allow reduction of required parking for senior and subsidized housing projects on a project-by-project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios with strategies for reducing parking demand.	The City reviews opportunities for reduced parking in senior and family subsidized projects, on a case-by-case basis. During this planning period, the City Council approved a senior assisted living project at 574 Escuela Ave. The project includes 44 beds; however only 14 parking spaces were required for employees and visitors. While the City does not have an established parking standard specific to senior housing, the approved parking ratio is consistent with other projects approved in surrounding communities. In addition to the senior living facility,

			the City approved a 51-unit subsidized family apartment complex, located at 135 Franklin Street, with a reduced parking ratio of 1.8 spaces per unit. The reduced ratio was calculated based on a parking study analyzing similar subsidized family apartment projects. The new El Camino Real and San Antonio Precise Plans incorporate the existing City process for parking reductions, along with new policies and processes to allow parking exceptions supporting reduced parking consistent with expected demand and special conditions associated with a project.
	Ongoing / Project-by-project	**3. Reduced Parking Near Transit and Services.** Consider reduction of required parking for higher-density residential projects near transit or services on a project-by-project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios with strategies for reducing parking demand.	The City reviews opportunities for reduced parking for projects near transit and other public services, on a case-by-case basis, dependent on parking studies and other related analysis. During this planning period, several high density residential projects near transit and services were approved, or are currently going through the approval process, with parking reductions, including, but not limited to: 100 Moffett Boulevard, 801 El Camino Real, 865 and 881 El Camino Real, 1101 El Camino Real, 2650 and 2656 El Camino Real, 1720 and 1730 El Camino Real, 455 West Evelyn, and San Antonio Phase I. At the April 18, 2012 EPC Study Session, the Commission reviewed the City's "Model Parking Standard" for high-density residential projects. The City's modified parking standard is less than the standard Zoning Code requirement; it permits one parking space for studios and one-bedroom units, two parking spaces for two-bedroom or more units, and 15 percent of the required vehicle spaces

			available for guests. This parking standard was included in the El Camino Real and San Antonio Precise Plans, which also provide parking reduction processes wherein one criteria for proposing a reduction is proximity to transit services.
	Ongoing	**4. School Impacts.** Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.	Depending on the size and impact of a development project the City encourages developers to work with the school districts to ensure that facilities are available to new residents. During this planning period, the San Antonio Phase I development project worked with the local schools to identify potential impacts to local schools, consistent with State law. School impact fees continue to be collected for new development projects City-wide and projects are analyzed through the environmental review process for potential impacts consistent with State law.
	2013	**5. Cap on Efficiency Units.** Prepare a study evaluating the feasibility and impacts of amending the Municipal Code (Chapter 36, Article XII-C, Section A36.42.080) to raise or eliminate the cap on the number of efficiency studios allowed in the City. If the study supports raising or eliminating the cap on efficiency units, the City should implement this change to the Municipal Code.	Efficiency studios are allowed with a Conditional Use Permit in the Commercial-Residential Arterial (CRA) zoning district and several Precise Plan areas in the City. The City of Mountain View Zoning Ordinance previously limited the total number of efficiency units in the City to 180 units (Section A36.42.80B). However, as the cap was determined to constrain the development of new efficiency studio projects and the City's ability to provide suitable affordable housing options for extremely low-income households, the City repealed the section of the Code that established the cap allowing for additional efficiency studios to be constructed. No limit is currently in place and the City reviews applications as they are submitted. During this planning period, a new subsidized development (819 N. Rengstorff) with 48 workforce

			studios was approved and now under construction.
	2013	**6. Constraints on Companion Units.** Conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter 36, Article XII, Section A36.12.040) to remove constraints that may limit the construction of companion units. If the study supports removal of these constraints, the City should implement this change to the Municipal Code.	During the previous planning period approximately 10 companion units were approved by City Staff. In 2013, the City initiated a study of Municipal Code (Chapter 36, Article XII, Section A36.12.040) to address potential constraints to companion units, but found the Code was compliant and did not complete any additional work. In the next planning period, the City will conduct a comprehensive zoning ordinance update, which will include further analysis and modifications to applicable regulations.
	Ongoing	**7. Entitlement Process.** Identify and implement strategies to streamline the entitlement and building permit process. Examples include streamlining the development review process and updating the Zoning Ordinance and precise plans.	During this planning period modified the development review process to allow 'Gatekeeper' projects (projects that require rezoning or a General Plan amendment) a streamlined development review process (one reviewing body instead of two). With completion of three Precise Plans (North Bayshore, El Camino Real, and San Antonio), there are now clear development expectations consistent with the 2030 General Plan, for key areas of the City, and there will be fewer Gatekeeper applications. New projects in the Precise Plan areas will follow typical, efficient permit processes, and smaller projects may be eligible for a more streamlined entitlement process.
	Ongoing	**8. Neighborhood Engagement.** Continue to notify neighborhoods of proposed residential projects and rezoning, and continue to encourage developers to engage neighborhoods early in the planning process.	City Staff actively updates a list of proposed and approved projects on the Planning Division website and provides project notices at various points during the development review process. Depending on the size and impact of a development project the City encourages developers to directly engage with neighborhoods early in the planning process to identify any potential issues.

GOAL 6: SUPPORT FAIR AND EQUAL HOUSING OPPORTUNITIES FOR ALL SEGMENTS OF THE COMMUNITY.			
	POLICY	DESCRIPTION	STATUS
	A	Support programs to address discrimination in the sale, rental and development of housing.	The City provides funding and contracts with Project Sentinel to provide fair housing services.
	B	Support mediation programs between housing providers and tenants.	The City provides about $80,000 annually to support a program that provides free mediation services, including mediation for housing providers and tenants. The mediation program conducts annual workshops on the rights and responsibilities of landlords and tenants.
	C	Encourage and support the development of subsidized housing that serves seniors, disabled individuals, the homeless, larger households, and other special needs populations.	The 26-unit studios project, approved in 2013 and currently under construction, will provide 26 units for developmentally disabled adults and a managers unit. The 49-unit studios project was also approved in 2013 and is currently under construction; it is expected to have about 25% seniors when occupied in May 2015 and the studios with the lowest rents will provide viable options to homelessness.
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing	**1. Larger Units.** Encourage subsidized and market rate housing developers to provide units that serve larger families as part of their projects. When appropriate, request that subsidized housing developers provide larger family units.	As mentioned previously for Program 1.19, the City of Mountain View actively encourages larger units for families in both market rate and subsidized housing projects. In 2007, when the City conducted an RFP process for subsidized family housing, proposed projects were required to include units for large families. As a result the Franklin Street Apartments located at 135 Franklin Avenue were constructed, including 32 two-bedroom units and 15 three-bedroom units.
	Ongoing	**2. Emergency Rental Assistance and Housing Voucher Programs.** Provide funding for the Emergency Rental Assistance and Housing Voucher	In 2006 the City Council adopted the 2006-2011 Affordable Housing Strategies which included funding for the Emergency Rental Voucher Program

		programs operated by the Community Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.	operated by the Mountain View Los Altos Community Services Agency (CSA) This program provides one time emergency rent assistance to low-income households and motel vouchers for persons who need emergency short term housing. The goal of this program is to prevent households from losing their housing and to prevent homelessness. The typical assistance provided to a household is $500 to $700. Since its inception the program has provided assistance to roughly 300 individuals annually. The City of Mountain View currently provides BMR funds (approximately $30,000 annually) to support this program.
	Ongoing	**3. Emergency Resources for Homeless.** Continue to support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including runaway youth, with programs such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, and Quetzal House.	The City of Mountain View is an active participant in the creation of new transitional and supportive housing facilities to address homelessness, through regional collaboration and cooperation with non-profit agencies, housing developers, and other jurisdictions. Throughout the planning period, City Staff attended quarterly meetings held by the CDBG Coordinators group, in addition to meeting with non-profit agencies and developers to identify possible projects that could be implemented in future years. The City currently supports, and will continue to provide oversight for, the two transitional homes located within the City: 1) Alice Street Transitional Home which serves up to five formerly homeless persons and 2) Quetzal House, a local youth shelter and transitional home operated by the Bill Wilson Center that serves about 40-50 homeless youth annually. And in an effort to further help end chronic homelessness, the City has funded the San Antonio

			Place Efficiency Studios that include 10 units for persons transitioning out of homelessness.
	Ongoing	**4. Regional Homeless Programs.** Continue to participate in regional homeless programs and to support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates families and individuals from Mountain View every year.	In addition to the Emergency Rental Voucher Program operated by the Mountain View Los Altos Community Services Agency (CSA), the City also provides funding and advertises the CSA's Alpha Omega Homeless Services program. CSA homeless case managers assist homeless individuals by providing information on how to locate and secure affordable housing; information and assistance with public transportation; and assistance with benefits and health services. Financial assistance is available for one month's rent once that individual has secured employment and a place to live that fits within their budget. Food is also available for them through the CSA's Food & Nutrition Center.
	Ongoing	**5. Supportive and Transitional Housing.** Support developers of transitional and supportive housing facilities through applications for State and federal funding or direct financial assistance. Continue to support Mountain View's six-bed transitional house, Graduate House, for previously homeless persons.	As reported under Program 1.6, in 2012, the City coordinated with First Community Housing on a 27-unit studios project for developmentally disabled adults, and ROEM Development Corporation and Eden Housing, on a 49-unit workforce studios project. City Staff worked closely with these developers on funding strategies to make these projects highly competitive for the 9% tax credit allocation. The Mountain View City Council was highly supportive and provided substantial base funding to ensure that these projects were successful in securing 9% tax credit financing. As reported under Program 1.1, from 2007 to 2013, the City provided funding for transitional and supportive housing facilities, including: $9 million in BMR funds for the 49 workforce studios on Rengstorff and $4.6 million in BMR and HOME

			funds for the 27-unit project for the developmentally disabled. In 2006 the City also provided $5.4 million in CDBG, HOME and RDA funds for San Antonio Place, a project with 120 subsidized efficiency studios.
	2012	**6. Emergency Homeless Shelters as Permitted Use.** Identify Emergency Homeless Shelters as a permitted use in a zoning district within one year of the adoption of the City's Housing Element. Potential zoning districts for permanent emergency shelters include the General Industrial (MM) district. Modify the zoning ordinance to include development standards that will subject permanent emergency shelters to the same standards that apply to other permitted uses in the zone.	To fully implement the 2007-2014 Housing Element and comply with the requirements of SB2, the City of Mountain View adopted Ordinance 12.12 on December 11, 2012 to allow emergency shelters as a permitted use.
	2012	**7. Regulation of Supportive and Transitional Housing.** Modify the City's Zoning Ordinance as necessary to treat transitional and supportive housing as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	To fully implement the 2007-2014 Housing Element and comply with the requirements of DB2, the City of Mountain View adopted Ordinance 12.12 on December 11, 2012 to treat transitional and supportive housing the same as other residential uses in allowed zoning districts.
	Ongoing	**8. Mediation and Fair Housing Programs.** Continue outreach to educate tenants about existing mediation and fair housing programs. Continue to support the City's volunteer mediation program through public and private agencies (e.g., Project Sentinel). Continue to contract with local service providers to address local fair housing complaints.	The City of Mountain View has a strong commitment to fair housing practices, and places a high priority on promoting and ensuring open and free choice in housing for all persons. It is the City's intent to maintain and promote a non-discriminatory environment in all aspects of the private and publicly funded housing markets in Mountain View and to foster compliance with the non-discrimination provisions of the Fair Housing Act. During the planning period, the City contracted with Project Sentinel, providing roughly $30,000 annually,

			in funding for housing-related services. Project Sentinel is a non-profit corporation, whose primary function is to assist individuals with housing discrimination complaints, rental issues including repairs, deposits, privacy, and conflict mediation. Information for Project Sentinel is provided on the City's website along with information regarding fair housing services. Project Sentinel has provided the following fair housing services in the City of Mountain View: • Conducted trainings and informational community meetings to increase community awareness of fair housing services and rights/responsibilities; • Published fair housing brochures that are available at City Hall and other public facilities such as the Senior Center, Library, and Community Center; • Held at least 4 fair housing presentations for community groups or organizations; • Published fair housing ads in local newspapers, including non-English newspapers on an on-going basis; and • Additionally, the City's Outreach Workers will continue to distribute information (in various languages) about fair housing services to non-English speaking segments of the community.
	Ongoing	**9. Fair Housing Task Force.** Continue to participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services.	Throughout the planning period, the City has provided funding to Project Sentinel who is an active member of the Santa Clara County Fair Housing Task Force. The Santa Clara County Fair Housing

			Task Force meets quarterly to coordinate and collaborate on the promotion of fair housing. Through the task force, priorities have been established for fair housing outreach and education. Resources have also been identified within the municipalities, the community, and private industry that can be used to affirmatively further fair housing. Information from the Task Force is distributed by Project Sentinel and City Staff regarding activities are performed, to implement Task Force objectives. Project Sentinel also works closely with the Fair Housing Law Project (FHLP) and has asked the City to provide roughly $3,000 per year in in-kind services to support FHLP housing legal services for Mountain View residents. The FHLP attorneys provide guidance to Project Sentinel's housing counselors and take many cases that are not considered by other attorneys in private practice, including cases involving reasonable accommodation/disability, overly restrictive rules of conduct/familial status and similar issues.
	2013	**10. Reasonable Accommodation.** Amend the Municipal Code to provide an exception to allow equal access for persons with disabilities. This procedure will be a ministerial process subject to approval by the Community Development Director. Applications for reasonable accommodation may be submitted by individuals with a disability protected under fair housing laws. The requested accommodation must be necessary to make housing available to a person with a disability and must not impose undue financial or administrative burden on the City.	The City has no special zoning or land use restrictions that regulate the development of housing for persons with disabilities. In December 2013, the City updated the Zoning Code ordinance to establish a procedure to address requests for reasonable accommodation. The City has achieved objectives.

	Ongoing	**11. Senior Housing.** Support developers of subsidized senior housing facilities through applications for State and federal funding, or with direct financial assistance.	During the planning period, the City supported the development of 104 new units for seniors within the Paulson Park II project. The project utilized CDBG and HOME funds to construct new units next to an existing senior housing development.
	Ongoing / 2014	**12. Senior Care Facilities.** Encourage a continuum of senior care facilities in Mountain View such as a senior residential community, life care facility, or assisted living facility. In addition, consider amending the Zoning Ordinance to establish development standards for senior care facilities.	The City of Mountain View understands the importance of affordable housing options and desire for seniors to age in place. To accommodate the aging population the City has a number of housing options. There are 16 small assisted facilities for seniors in the City with a total capacity of 152 beds. In addition the smaller facilities available there are also 6 subsidized rental properties in the City with a total of 704 units. These larger complexes have units with one to two bedroom apartments and have deed restrictions to ensure affordability. On December 11, 2012 the City Council also approved a 44-unit assisted living project for seniors located at 574 Escuela Avenue. This project is in close proximity to the Senior Center, Castro Park, and other shops and services. In the next planning period, the City will conduct a comprehensive zoning ordinance update.
	Ongoing	**13. Senior Housing near Senior Center.** Consider locating new senior housing near the City's Senior Center.	On December 11, 2012, the City Council approved a Senior Assisted Living Facility at 574 Escuela, which is 305 feet from the Senior Center.
	Ongoing	**14. Regional Solutions to Special Needs Housing.** Continue to work with non-profit agencies, other jurisdictions, and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless.	The City is an active member of the CDBG Coordinators group, and participates through Project Sentinel in the Fair Housing Task force. These groups are both regional efforts that include leaders from the corporate, educational, and labor communities, as well as community fair housing advocates and local jurisdictions providing key opportunities to network, share information, and coordinate on projects. During the planning period, the City successfully

			supported and funded the development of four subsidized projects, including units for the developmentally disabled, seniors, and extremely low-income individuals. Using CDBG and HOME funds, the City was also able to allocate funds to provide services to victims of domestic violence, and legal services for seniors.
	Ongoing	**15. Special Needs Housing.** Encourage development of special needs housing (e.g. housing for person with physical, mental, and victims of domestic violence) within convenient access to services, public facilities, and transit. Also, encourage special needs housing by providing technical assistance through the entitlement process and making funding available for Council approved projects.	As mentioned in Program 6.14, the City has successfully initiated the development of a range of subsidized housing including units for special needs groups. Whenever feasible projects are located near transit and other services, however the high cost and limited available of land, makes siting requirements difficult. On January 22, 2013, the City Council approved a 27-unit studio unit project for the developmentally disabled at 1581 El Camino Real West, which is a high frequency transit route. The City also assists developers through the entitlement process by providing a streamlined timeframe for approval.
	Ongoing	**16. Home Repair/Home Access Program.** Continue to fund the Home Repair/Home Access Program that assists lower-income homeowners with minor renovations to make their homes accessible.	The City contracts with firms to operate a minor home repair program for lower income households. Under the program, low income homeowners may receive minor repairs and low income homeowners and tenants can request accessibility modifications. The program has been operating during the entire planning period, except for two years when the prior agency's contract was terminated. Currently, the City funds Rebuilding Together Peninsula to provide these services. About 10-15 households are annually served.
	Ongoing (Annual)	**17. Community Development Block Grant and HOME Programs.** Apply annually for the City's maximum entitlements under the Federal Community	On an annual basis the City applies for CDBG and HOME funds directly from HUD. During the planning period the City received the following

		Development Block Grant and HOME programs.	allotments: CDBG / HOME FY 2008-2009 $701,715 $419,657 FY 2009-2010 $684,538 $470,648 FY 2010-2011 $741,398 $469,145 FY 2011-2012 $619,167 $414,395 FY 2012-2013 $501,180 $218,447 FY 2013-2014 $565,424 $220,902 FY 2014-2015 $540,596 $243,015
	Ongoing (Annual)	**18. Federal Funds for Housing.** On an annual basis, spend at least half of the City's CDBG and HOME grants to provide housing for lower-income households, homeless people, and other households with special needs.	Typically, the City's CDBG and HOME funds are allocated to projects or activities that benefit low-income households or special needs populations. The City completes an annual report on CDBG and HOME expenditures that highlight the projects and organizations funded. On average, about 75 percent of CDBG and 90 percent of HOME funds are used for the development or maintenance of affordable housing.
	Ongoing (Every 5 years)	**19. Analysis of Impediments to Fair Housing Choice (AI).** Continue to prepare and update the City's AI, as required by HUD.	The City's most recent Analysis of Impediments (AI) document was updated in FY 2010-11. The actions to address identified needs will be implemented during the remainder of the 2010-15 Consolidated Plan cycle. It is expected that the next AI update will occur in FY 2015-2016 and will be implemented during the 2015-2020 Consolidated Plan cycle.

GOAL 7: PROMOTE ENERGY-EFFICIENT AND ENVIRONMENTALLY SENSITIVE RESIDENTIAL DEVELOPMENT, REMODELING, AND REHABILITATION.			
	POLICY	DESCRIPTION	STATUS
	A	Support environmentally sustainable practices in all aspects of residential development.	See program implementation status (below).
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing	**1. Green Building Principles.** Continue to encourage developers to use green building principles. The City has adopted a Green Building Code and Water Conservation in Landscape Regulation to require that new developments incorporate green building techniques. The City will work with developers to identify design techniques to implement the Green Building Code and Water Conservation in Landscape Regulations. The City will request subsidized developers to incorporate these elements in their developments when feasible, and will consider providing assistance to these projects to support green building principles.	The City has adopted a Green Building Code and Water Conservation in Landscape Regulations to require new developments to incorporate green building techniques. The City provides information to developers on design techniques to implement the Green Building Code and Water Conservation in Landscape Regulations. From 2009 to 2014, the City provided funding to three existing subsidized housing developments to complete efficiency upgrades, benefiting 230 very low-income households. The City also encourages new projects to be developed with green building principles during the review process and through policies in the new precise plans. Additionally, the North Bayshore Precise Plan has more stringent requirements for higher FAR projects, to establish the area as a leader in sustainability.
	Ongoing (2010)	**2. Green Building Standards.** Continue to implement the City's Green Building Code for all projects. When appropriate, request that green building principles and techniques be applied in subsidized housing	As projects are proposed, the City has continued to implement the City's Green Building Code, which was originally adopted in 2010.

		projects.	
	Ongoing (2010)	**3. Water Conservation in Landscaping Regulations.** Continue to implement the Water in Landscaping Regulations, adopted in May 2010. The regulations' intention is to reduce water waste in landscaping. The City will provide technical assistance to help developers reduce water by assisting with water budgets and encouraging drought tolerant landscaping.	As mentioned previously, the City has adopted a Green Building Code and Water Conservation in Landscape Regulations to require new developments to incorporate green building techniques. As projects are proposed the City has continued to implement their Water Conservation in Landscape Regulations reviewing applications for consistency. The City's website provides extensive information on water conservation, including classes and other resources to assist developers and property owners to implementing water wise landscaping. Each year the City holds free water-wise landscape classes and it's Green Garden Showcase with local gardens that are water efficient. In 2011 and 2012, the City approved $489,857 for water conservation upgrades to San Vernon Park Apartments and Maryce Freelen Place Apartments. Combined, these developments provide 106-units for very low-income households.
	Ongoing	**4. Construction and Demolition Debris Diversion Ordinance.** Continue to implement the Construction and Demolition Ordinance, adopted in September 2008, which requires that 50 percent of construction and demolition debris be recycled or reused.	Established in 2008, this City has adopted a Construction and Demolition Debris Diversion Ordinance. The purpose of the ordinance is to establish a program for the recycling and salvage of construction and demolition (C&D) debris. C&D debris comprises a significant portion of the waste stream that can be diverted from the landfill, thereby conserving resources, protecting our environment, and extending landfill life. The ordinance requires at least 50% of the debris from construction, renovation and demolition projects be diverted from landfills through salvage and recycling practices. The program makes it easy and convenient for property

			owners, general contractors and subcontractors to meet their responsibilities under the ordinance. The City currently has information about the program posted on their website. To comply with the ordinance, developers are encouraged to contact the City's exclusive hauler, Recology, for roll-off box service. Using Recology is beneficial to the developers as the paperwork is then complete by the City, materials may be mixed together in one box, and boxes are recycled at SMaRT stations. The program allows the City to verify the hauling and processing of boxes, achieving a 78% diversion rate.
	Ongoing	**5. Staff Training on Green Building Practices.** Continue to train City staff on current green building practices.	To effectively maintain an awareness of new legislation and practices regarding green building practices, Staff attends meetings, conferences and other related events. On a regular basis Staff also reviews the Green Building Code and Water Conservation in Landscape Regulations to ensure they are up to date with the latest advancements.
	Ongoing	**6. Energy Efficiency.** Encourage and support energy-efficiency improvements and modifications for existing subsidized housing units and low-income households.	During the 2007-2014 planning period the City used CDBG and HOME funds for the greening and sustainable rehabilitation of two affordable apartment complexes: Maryce Freelen Place (74 very low-income family units) and San Veron Park (32 very low-income townhome family units). The City also utilized funds to provide oversight on green rehabilitation activities that are in progress at Maryce Freelen Place, San Veron Park and The Fountains (124 very low and low-income senior units) complexes. All three properties were funded in FY 2009-10 for the removal of dilapidated and deteriorated windows and frames and the installation of new energy-efficient windows and

			casings. The HOME-funded window installation for the Fountains and San Veron Park properties was completed in March 2012. For the Maryce Freelen project, the FY 2009-10 funding consisted of $165,512 in CDBG-R Stimulus funds approved by Council on April 28, 2009 and $253,345 in capital CDBG entitlement funds. Up to $18,390 in CDBG stimulus funds were reserved for administration for that project. In addition to the activities mentioned above, the City has also completed energy efficiency upgrades to various City facilities, including the California Street parking structure, the Municipal Operations Center Building B, the Community Center, the Center for Performing Arts and City Hall.

GOAL 8: MAINTAIN AN UPDATED HOUSING ELEMENT THAT IS MONITORED, REVIEWED, AND EFFECTIVELY IMPLEMENTED.			
	POLICY	DESCRIPTION	STATUS
	A	Prepare a Housing Element implementation plan and complete an annual review.	
	B	Provide appropriate staff and budget to implement the Housing Element.	
IMPLEMENTATION PROGRAMS			
	TIMELINE	NAME/DESCRIPTION/OUTCOMES	STATUS
	Ongoing (Annual)	**1. Annual Monitoring and Review.** Continue the City's annual review of its Housing Element programs. Prepare an annual report to the Environmental Planning Commission and City Council on the results of Housing Element implementation for the past year.	In April 2014, the City prepared an annual report on the progress toward implementation of the 2007-2014 Housing Element. This report was presented to the Environmental Planning Commission and City Council and submitted to the State Department of Housing and Community Development on April 7, 2014. A progress report for the 2007-2014 Housing Element was also included in the new 2015-2022 Housing Element, adopted in 2014. This progress report is the final annual review for the 2007-2014 Housing Element.
	Ongoing	**2. City Council Goal Setting.** Incorporate Housing Element programs in the City Council's goal-setting process.	Based on the annual report prepared for HCD and general evaluation of implementation programs, the City takes into account funding opportunities and actions necessary to implement the Housing Element, ensuring consistency with other established goals.