Department of Housing and Community Development

Annual Housing Element Progress Report

City or County Name: City of Mountain View

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Reporting Period by Calendar Year from: January 1, 2008 to December 31, 2008

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HOUSING POLICY
DEVELOPMENT, HCD
MAY 22 2009

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units 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	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	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	
			0							
				0						
					0					
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►						99	99			
(10) Total by income units (Field 5) Table A ► ► ►							99			

Table A2

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

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	88	0	11	0	0	99

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								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	0								104	467
	Non-deed restricted												
Low	Deed Restricted	388		0									388
	Non-deed restricted												
Moderate	Deed Restricted	488	4	0								4	484
	Non-deed restricted												
Above Moderate		1,152	269	99								368	784
Total RHNA by COG. Enter allocation number:		2,599											
Total Units ► ► ►			377	99								476	2,123
Remaining Need for RHNA Period ► ► ► ► ►													

Table C
Program Implementation Status

NAME OF PROGRAM	OBJECTIVE	DEADLINE IN H.E.	STATUS OF PROGRAM IMPLEMENTATION
Completed Actions			
1.c	Before 2006, initiate amendments to the zoning ordinance and other regulations to increase potential additional housing units by: Allowing redevelopment at significantly higher than existing densities on already-developed multiple-family parcels in locations where the higher densities would be compatible with adjacent properties and including consideration of higher than 10 percent Below-Market-Rate units.	December 31, 2006	Council approved new R4 (high-density residential) zone district on 12/12/06.
1.d	Revise the Mayfield Mall Precise Plan to allow for housing and other uses if redevelopment is initiated by the property owner.	December 31, 2006	Council approved (1) a Master Plan for the construction of 450 residential units and (2) 42 small-lot single family residential homes in Area 1 of the Mayfield Precise Plan Area on 2/12/08. Council approved 436 units on 12/9/08.
1.e	Initiate amendments to the zoning ordinance and other relevant City regulations to limit new hazardous materials use within and near industrial areas proposed to be rezoned to housing under Action 1. b.	December 31, 2006	Currently, with the City's policy of Conversion Industrial Land to Residential Use, CEQA requirements and the City's hazardous materials ordinance, there is already oversight on this issue.
2.a	Upon application of the property owner for development, retain the Greenhouse at Marilyn Avenue site for single-family residential development with retention of appropriate areas for open space or heritage farms.	December 31, 2006	Council approved 30 units on 1/15/2008 and units are under construction.

5.a (part)	Expand outreach about tenants' rights and the City's mediation program through public and private agencies, and programs sponsored by the City. Implement appropriate ordinances or programs with the goal of providing additional housing security for long-term renters: Explore Palo Alto's, as well as other cities', mandatory mediation programs	December 31, 2006	City published brochure, "Tenants & Landlords Guide to Handling Rental Disputes" in 2003; also held workshop for landlords in 2004 and a workshop for tenants in 2005. The City Council decided not to study mandatory mediation on March 8, 2005.
6.e	Develop guidelines for rowhouse development.	December 31, 2006	Completed in April 2005.
7.a	Use available statistical data to track the distribution of Mountain View's existing rental, mobile home, and ownership housing opportunities among the income categories Very Low, Low, Moderate and Above Moderate.	December 31, 2006	Every five years the City's Consolidated lan is updated and contains information on housing for different income groups. U.S. Census data is used for the Consolidated Plan and is compiled every ten years.
8.a	Retain "Mobile Home Park" as a separate residential land use category on the land use map of the General Plan.	December 31, 2006	Completed.
8.e	Investigate strategies to protect the affordability of mobile homes in mobile home parks.	December 31, 2006	Mobilehome ad hoc committee reviewed rent control options which Council decided, in 2002, not to pursue. City has started holding regular neighborhood meetings for mobilehome owners, made mobilehome associations eligible for neighborhood grants, and helped establish residents' committees which can negotiate with park management.
9.b.	Maintain Zoning Ordinance design requirements and criteria for manufactured housing and mobile homes.	December 31, 2007	Consistent with State Law, the City's Zoning Ordinance allows factory-built housing in all residential zones with the same design review requirements as for similar building types.
9.c.	Clarify in the Zoning Ordinance section on companion units that manufactured homes may be used as companion units.	December 31, 2006	"Factory Built Housing" is already allowed by State Law in all residential zones without use permits. City Zoning Ordinance Section A36.12.020E (Table - Residential Zone Land Use And Permit Requirements) allows "Factory Built Housing" in all residential zones and this would include secondary units.
10.a	Encourage senior housing including projects with centralized facilities or congregate care. Work toward the goal of 100 units of new senior housing.	December 31, 2006	25% of efficiency studio units expected to be occupied by seniors. About 104 affordable, senior units are being built at Central Park apartments.

10.e	Disseminate information to homeowners about the City's current provisions for companion units in the R1 zone district.	December 31, 2006	New hand-out prepared in 2003. Reflects recent ordinance amendments.
10.d	Work with a non-profit developer to finance and construct an efficiency studio development with 110 to 130 low-income units on the San Antonio loop.	December 31, 2006	The 120-unit San Antonio Place efficiency studios were completed in April 2006.
10.k	Continue to support Mountain View's six-bed transitional house for previously homeless persons.	December 31, 2006	In June 2004, City acquired the property and in October 2004 transferred it to Innvision to ensure continued operation of Alice Avenue transitional house.
11.e	Conduct ongoing interviews with representatives of City of Mountain View public safety workers, school teachers, and other priority community-service employees to dètermine their housing needs and housing programs that can serve them.	December 31, 2006	In December 2008, the Council adopted the First Responders Homebuyers Assistance Program after much analysis and interviews with public safety groups.
11.f	Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety and other relevant employees to increase awareness of affordable housing programs.	December 31, 2006	City offered workshops in 2002 and 2003 to educate teachers and City employees about affordable housing programs offered through a variety of resources and about home buying. All Mountain View public safety officers and teachers are notified when BMR units are Available.
11.g	Work with Mountain View school districts and organizations representing teachers, public safety and other relevant employees to obtain financial support for affordable housing, including potential use of school district lands.	December 31, 2006	City has worked with Fannie Mae and Santa Clara County to provide information to teachers on special teacher programs. City has partnered with Tri-County Apartment Ass'n. to provide "Move-in-for-Less" program for City employees. Program reduces security deposit to 20% of one month's rent for qualifying employees.
13.c	Actively lobby the Santa Clara County Housing Authority, Congressional officials and others for changes including making the Section 8 program better reflect "fair market rents" in the Mountain View area and a pilot program to increase participation.	December 31, 2006	"Fair market rents" were adjusted.
13.k	Contribute a total of $500,000 to Santa Clara County Housing Trust Fund with the agreement that these funds be spent on affordable housing projects or programs in Mountain view. *(To be spread over two fiscal years, starting in 2001-2002).*	December 31, 2006	From FY 2001-02 to 2007-08 the City donated $1,050,000, which exceeded the original $500,000 commitment and helped the Trust Fund obtain a special grant requiring a local match. The City contributed $150,000 in FY 08-09.

14.d	Assure complete funding of the 110-130 unit efficiency studio project using Revitalization District funds, Below-Market-Rate in lieu fees or other funding sources.	December 31, 2006	120-unit San Antonio Place efficiency studios funded and constructed.
14.f	Evaluate the effectiveness of the BMR program in increasing the supply of affordable housing, implementing enhancements as appropriate.	December 31, 2006	The Council reviewed the BMR program on September 13, 2005 and decided to retain current BMR program.
17.b	Initiate the process of further amending the City Code to allow waivers or reduced fees for planning approvals and building permits for affordable housing projects.	December 31, 2006	City Council considered reduced fees for affordable housing as part of fee study for FY 04-05 budget. New fee schedule (which requires cost recovery) reflects lower cost recovery rate for all residential projects.
17.e	Initiate the process of further amending the zoning ordinance to allow reduced parking for senior and affordable housing projects on a project-by-project basis.	December 31, 2006	The Council considered this goal in the development of the FY 2005-06 work plan and discussed implementing this policy on a project-by-project basis as the item states. Examples of projects include the Downtown Precise Plan which incorporates reduced parking for senior and affordable housing and Central Park Apartments at 1929 Hackett Avenue. The EPC agreed (02/15/06) with the recommendation to implement this item on a project-by-project basis.
20.e	Revise the zoning ordinance to specifically allow alternative energy generating devices such as wind generators and develop standards to accommodate their unique requirements while protecting neighbors from visual, noise and other forms of intrusion.	December 31, 2006	State Law has changed to allow solar panels on residential properties without public review for aesthetics.
20.f	Begin evaluating opportunities for passive solar heating and cooling in the design review process for new development and redevelopment.	December 31, 2006	State Law has changed to allow solar panels on residential properties without public review for aesthetics.
20.h	Consider policies to encourage recycling as a part of all construction, reconstruction, and remodeling projects.	December 31, 2006	Large construction projects (remodeling and demolition) are required to recycle 50% of their material as a condition of approval.
CURRENTLY IN PROCESS			

2.a	Upon application of the property owner for development, retain the Southeast corner of Grant Road and Levin Avenue for single-family residential development with retention of appropriate areas for open space or heritage farms.	December 31, 2006	The property was annexed into the City on 1/28/08 and is zoned R1-8, a single-family zoning designation. Development application is being processed that provides open space areas.
4.a	Continue to regulate conversions of rental units to condominiums by ordinance.	December 31, 2006	Currently working on update of condominium conversion ordinance.
16.a	Specifically include consideration of affordable housing when reviewing City properties that are to be declared surplus.	December 31, 2006	The City Council chose a downtown property (APN No. 158 15 025) for affordable housing, chose a developer and adopted a work plan for the project. Project could start in Fall of 2010 if tax credit funding is secured.
ANNUAL/ONGOING			
1.a	Encourage the construction and appropriate rehabilitation of an average of 489 units a year over the seven-year life of the Housing Element with an annual report to the Environmental Planning Commission on actual units built.	December 31, 2006	Average number of units per year for 1999-2007 is 205 units (1,637 units from 1999-2007).
1.f (*Develop Guidelines.*)	Require Zoning Administrator to review and take action on all applications proposing to develop property at less than the maximum density allowed by zoning. Factors the Zoning Administrator will take into account in making a decision include, but are not limited to, the following: • The overall goal of increasing the proportion of sites developed at max. density. • The density of the surrounding neighborhood. • Extenuating circumstances such as lot configuration and other factors that may allow for lower densities. • Proximity to transit corridors and job centers.	December 31, 2006	Ongoing. Council endorsed guidelines for design of multi-family building in existing neighborhoods.
2.c	Assure that all new housing is safe and attractive through appropriate design and zoning standards and application of the Uniform Building Code	December 31, 2006	Ongoing.

2.d	Continue to provide appropriate incentives, including the more expeditious review process available to apartments and condominiums as compared to the PUD permit process required for townhouses and small-lot single-family projects, to encourage development at maximum densities. Update development application materials to highlight and promote the simpler review process for apartments and condominiums.	December 31, 2006	Ongoing project-by-project implementation.
3.a	Continue to allow and encourage mixed-use development at higher densities in the Commercial Residential Arterial Zone District, in the Downtown Precise Plan and near transit.	December 31, 2006	Ongoing.
4.b	Continue to include potential rental housing sites in the residential land inventory.	December 31, 2006	Ongoing.
6.a	Encourage townhouses, rowhouses and condominiums in multiple-family zones.	December 31, 2006	Rowhouse Guidelines were adopted in April 2005. Since that time, the City has received numerous applications for rowhouse projects. Additionally, the Council's policy on Residential densities provides guidance on the most appropriate type of housing based on the zone.
6.b.	Maintain and update as needed the Townhouse and Small-Lot Single-Family Guidelines.	December 31, 2006	Townhouse guidelines updated in October, 2004 to increase FAR.
6.d	Support construction defect legislation that will both protect homeowners from defects and encourage developers to build attached housing such as townhouses and condominiums.	December 31, 2006	The Rowhouse Guidelines adopted in 2005 provide an additional attached housing product type in standard residential zones. The policy on Achieving Higher Densities adopted by Council in 2005 which requires properties to develop at minimum 80% density will also encourage attached housing.
10.c	Continue to zone areas for single-family houses that are designed with enough bedrooms to accommodate larger families.	December 31, 2006	The Grant Road "Pumpkin Patch" parcel was annexed for single-family development on 1/28/08 and zoned R1-8. In addition, 1079 Marilyn Drive was rezoned from Agriculture to R1 and 30 single-family units are under construction.
11.d	Continue to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for subsidized housing projects and programs.	December 31, 2006	Will continue to follow outreach plan for subsidized rental housing.

12.a	Continue to provide liaison between banks and affordable housing developers on the Community Reinvestment Program.	December 31, 2006	Policy is being implemented on an ongoing basis, e.g. Efficiency Studios project.
12.b	Encourage business owners to assist their employees with mortgages and rents.	December 31, 2006	Ongoing.
13.a	Apply annually for the City's maximum entitlements under the Community Development Block Grant and HOME programs ($891,000 and $477,000, respectively, in 2001-02).	December 31, 2006	CDBG Grants 2003-04--$857,000; 2004-05--$834,000; 2005-06 - $785,762; 2006-07 - $704,224; 2007-08 - $701,715. 2008-09 - $676,989 HOME Grants 2003-04--$479,980; 2004-05--$480,333; 2005-06 - $462,055; 2006-07 - $434,529; 2007-08 - $432, 468. 2008-09- $419,657 The City applies annually for the maximum CDBG/HOME entitlements.
13.b	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 consistent with the City's Consolidated Plan.	December 31, 2006	Over past 5 years, 90% of CDBG and HOME grants were used for housing. In FY 04-05, about half the funds will be used for parks in lower-income neighborhoods and half will be used for housing. In FY 2005-06, 100% of CDBG and HOME grants were used for housing. In FY 2006-07 55% of CDBG and HOME grants were used for housing. In FY 2007-08 95% of CDBG and HOME grants were used for housing. In FY 2008-2009, 90% were used for housing.
13.d	Participate in a regional program to increase Section 8 participation.	December 31, 2006	City staff participated with Palo Alto and Sunnyvale staff in several meetings co-sponsored by the Housing Authority and Tri-County Apt. Association. However, no intervention has been needed because apartment owners are now actively seeking Section 8 tenants because of higher vacancy rates with economic downturn.
14.e	Continue to implement the Below-Market-Rate program in which new housing developments over a certain size provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units.	December 31, 2006	The City continues to collect fees or require units based on the BMR Ordinance. Policy is being implemented on an ongoing basis.

14.i	Investigate new ways to generate local funds for low and moderate-income housing from as many different sources as possible.	December 31, 2006	The City generates funds from the below Market Rate Housing Program and the Housing Impact fees. The City also generated funds through a 2003 $6.0 million bond issue to capture Revitalization District Housing Setaside funds that would have otherwise been lost.
15.a	Cooperate 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.	December 31, 2006	Ongoing.
17.a	Continue to improve the current simple and efficient level of planning and permit approval and building inspection service, while continuing to protect the public health and welfare.	December 31, 2006	Ongoing.
17.c	Use the density bonus provisions of the zoning ordinance (which permit higher densities and modified standards in return for certain percentages of very low, low or senior housing) to make adjustments to development standards that will facilitate the development of affordable housing.	December 31, 2006	To be implemented on a project-by-project basis, as applicable.
17.d	Encourage shared parking, on a project-by-project basis, in mixed-use developments that include residential units.	December 31, 2006	Ongoing.
18.a	If redevelopment results in the loss of affordable housing units, require developers to give tenants at least 90 days notice to vacate, professional assistance in locating new rental units, a full refund of tenants' security deposit and information on affordable housing projects and assistance in Santa Clara County.	December 31, 2006	Implemented when redevelopment results in the loss of affordable housing units. In addition to the relocation assistance cited, in 2007 the Council provided monetary relocation assistance from BMR funds to very low-income displaced tenants at two apartments that were being redeveloped. In December 2007, the Council adopted a policy requiring developers to pay monetary relocation assistance to very low-income tenants displaced by their redevelopment projects and will be considering implementing an ordinance in 2009.
19.a	Use the multiple-family rental housing inspection program to ensure compliance with the Uniform Housing Code's health and safety standards.	December 31, 2006	Ongoing.

19.b	Continue to inspect at least 200 apartment complexes each year and require repairs to those units that are found to have code violations. Annually provide a list of apartment complexes, which continue to show serious signs of deterioration to non-profit affordable housing organizations that can contact these apartment owners about the potential sale of these properties.	December 31, 2006	Multiple-family inspection program has been reorganized and staffing reduced from 2 inspectors to 1 (starting 2004-05). "Serious" violations will be inspected on 4-year cycle @ 90 per year. Others will be inspected on a complaint basis. Currently no apartment complexes with serious signs of deterioration
20.a	Continue to implement design standards in new development that encourage alternatives to the auto. These include allowing streets in Planned Unit Developments that are narrower than the City's public street standards, and requiring sidewalks and bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines.	December 31, 2006	Ongoing.
20.b	To provide shade and reduce heat retention, continue to require street trees, trees in parking lots at a rate of one tree for every three parking spaces, plus additional landscaped islands and planter strips and trees in other required landscaped areas.	December 31, 2006	Ongoing.
20.c	Maintain an effective and streamlined process to ensure compliance with Title 24 requirements in all new construction, and implement future changes as quickly as possible after they are approved.	December 31, 2006	Ongoing.
20.d	Expedite review and approval of alternative energy devices such as solar panel, photovoltaic cells and others.	December 31, 2006	Ongoing.
20.f	Evaluate opportunities for passive solar heating and cooling in the design review process for new development and redevelopment.	December 31, 2006	Ongoing.
20.g	Provide support for energy conservation and assistance programs for low-income households including referral to available programs and advertisement of services.	December 31, 2006	Ongoing.
20.i	Encourage "green" building techniques learned as best practices from other cities and organizations.	December 31, 2006	Ongoing. Require applicants to complete LEED and GreenPoint Checklists for new development. Applicants are not required to implement measures within checklist. DRC requires some larger developments use green building practices and measures.

21.a	Continue to refer housing discrimination complaints to a City-funded contractor for investigation and counseling.	December 31, 2006	Project Sentinel has investigated 17 fair housing cases during FY 2004-05, 11 cases by the 2nd quarter of FY 2005-06, and 25 cases during FY 2006-07. Project Sentinel, the City's fair housing services provider, investigated 24 housing discrimination cases in FY 2008-2009.
21.b	Continue to publicize the City-funded program for investigating housing discrimination complaints.	December 31, 2006	Project Sentinel hosts an annual workshop and performs community education and outreach on an ongoing basis.
21.c	Continue to prepare an Analysis of Impediments to Fair Housing Choice as required by HUD.	December 31, 2006	The Analysis of Impediments will be updated as part of the 2010-2015 Consolidated Plan process that will be completed in 2010.
21.d	Participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services and structure.	December 31, 2006	City continues to participate in a countywide task force. The City of Mountain View is a member of the task force that attends fair Housing Task Force meetings and participates in regional education campaigns and events sponsored by the Task Force.
22.a	Continue to refer rental property owner-tenant complaints to a City-funded contractor for mediation.	December 31, 2006	Police Department has made presentations to all shifts to ensure awareness and referrals to mediation. Outreach includes posters at bus shelters, community presentations, radio and cable announcements, etc. City staff continues to refer landlord-tenant complaints to Project Sentinel for mediation.
22.b	Identify and implement new outreach and promotion mechanisms to increase awareness among renters of the existing City-funded mediation program.	December 31, 2006	New logo and advertisement developed, new cable announcements and new easy to access program web site developed. Informational workshops are held for tenants, landlords, and Spanish speaking residents.
23.a	Incorporate consideration of Housing Element implementation into the City Council's goal-setting process.	December 31, 2006	Ongoing. This is an annual process, where EPC recommendations are forwarded to the Council as part of the goal-setting process.
23.b	Prepare an annual report to the City Council on the results of Housing Element implementation for the past year.	December 31, 2006	Ongoing annual report.
TO BE IMPLEMENTED AS PART OF AFFORDABLE HOUSING STRATEGIES			

10.b	Encourage housing for low- and very low income families and individuals throughout the City. Work toward the goal of 150 units of new housing for households with very low or low incomes (in addition to the 110-130 efficiency studio units already in process.).	December 31, 2006	Examples include the 120 unit efficiency studios and the approved 104 units at Central Park apartments. Also to be included in the Affordable Housing Strategies. In May 2006, the Council adopted the Affordable Housing Strategies and reserved $7.0 million for development of a City-owned property with housing for low and very-low income family. The downtown project at APN 158 15 025 will create up to 51 new affordable units.
10.f	Continue to fund a program, such as Economic and Social Opportunities, Inc.'s Home Repair/Home Access Program that assists handicapped low-income homeowners with minor renovations to their homes to make them accessible.	December 31, 2006	The City continues to fund the Home Repair/Home Access Program. Also to be included in the Affordable Housing Strategies.
10.h	Continue to fund or support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including homeless and runaway youth, with programs such as the Emergency Housing Consortium. The Community Services Agency's Emergency Assistance Program and Casa SAY.	December 31, 2006	To be included in the Affordable Housing Strategies. Continue to support programs such as Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program and Casa SAY.
10.l	Continue to support programs that protect people from becoming homeless.	December 31, 2006	Annual funding is provide for emergency rental vouchers an rental assistance.
10.n	Continue to work with housing developers to help identify appropriate sites and to encourage the development of affordable housing and housing for the elderly both through new construction and the acquisition and rehabilitation of existing housing developments, including possible sites within the areas listed in Action 1.b.	December 31, 2006	Downtown Precise Plan incorporates priority for affordable housing on St. Joseph's Church property. The City provided funding for 104 new affordable senior units at Central Park Apartments, which were completed in 2008. The Council has reserved a downtown City-owned property for an affordable family rental development, approved a developer and work plan for the project.
10.o	Investigate strategies for reversing the loss of affordable housing units.	December 31, 2006	To be included in the Affordable Housing Strategies
11.a	Give priority for subsidized affordable housing to persons who live or work in Mountain View whenever it is legally feasible.	December 31, 2006	Policy is being implemented on an ongoing basis, e.g. Efficiency Studios project. Also to be included in the Affordable Housing Strategies.

11.b	Continue 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 (in that order) for housing units supplied under the City's Below-Market-Rate program.	December 31, 2006	To be included in the Affordable Housing Strategies and implemented on an ongoing basis.
11.c	Investigate giving priority to City of Mountain View public safety workers, Mountain View public school teachers and persons who live or work in Mountain View (in that order) for other City-assisted housing projects and programs in addition to those projects and programs noted under Actions 11.a and 11.b.	December 31, 2006	The Council is considering a homebuyer's assistance program which gives priority to those groups. The Council has adopted a First Responders Homebuyer's Assistance Program that gives priority to Public Safety Officers and Dispatchers.
13.g	Monitor state housing financing programs and apply for funds for those programs suited to local projects.	December 31, 2006	The City has not applied for state housing financing funds because non-profit developers of local affordable housing projects normally apply for State housing funds directly.
13.f	Determine whether there are cost-effective alternatives for improving the Section 8 rental unit placement process, such as modest city funding for a non-profit housing organization to help maintain client files and submit Section 8 paperwork.	December 31, 2006	This will be reviewed as part of the Affordable Housing Strategies.
13.i	Support other strategies and programs to supplement the Section 8 program such as programs to provide renters with deposits, emergency rental assistance and coaching on how to apply for a rental unit.	December 31, 2006	The City provides funding for Community Services Agency, which provides one-time rental assistance and emergency rental vouchers for low-income households. The City hosts tenant workshops covering rights and responsibilities.
14.a	Use the 20 percent set-aside for affordable housing through the Mountain View Revitalization Authority and the redevelopment plan to enable construction, preservation and improvement of affordable housing. Annually review the percentage set-aside for affordable housing to determine whether it should be increased.	December 31, 2006	Housing set-aside funds will be used for an affordable downtown family development and possibly a Habitat for Humanity project. These funds are reviewed annually through the City budget process and the Affordable Housing Strategies review. Funds have been used for 2 affordable housing projects.
14.c	Between 2000 and 2005, allocate $809,000 of set-aside funds to the construction of an efficiency studio project with 110-130 low-income units and allocate $1,072,000 to the acquisition and conversion of market rate units to affordable units, or development of an affordable housing project.	December 31, 2006	$809,000 was used to fund the San Antonio Place efficiency studios, which are now occupied. An additional $850,830 was used for the New Central Park apartments with 104 affordable units. The 2006 Affordable Housing Strategies reserves $7.0 million in housing funds for a downtown family project.

14.g	Allocate BMR in lieu fees to ensure completion of the 110-130 efficiency studios project and to other housing projects for low and moderate-income households.	December 31, 2006	The efficiency studios received funding from the Housing Trust of Santa Clara County that was made possible through a $500,000 contribution of BMR funds to the Trust.
14.h	Implement the Housing Impact Fee ordinance to facilitate collection of funds for affordable housing for low- and moderate-income households.	December 31, 2006	The Housing Impact Fee is being collected for projects that are required to pay these fees. Also, to be included in the Affordable Housing Strategies.
14.i	Investigate new ways to generate local funds for low and moderate-income housing from as many different sources as possible.	December 31, 2006	The City generates funds from the Below Market Rate Housing Program and the Housing Impact fees. The City also generated funds through a 2003 $6.0 million bond issue to capture Revitalization District Housing Set-aside funds that would have otherwise been lost. Also included in the Affordable Housing Strategies.
19.d	Work with property owners and/or non-profit developers to acquire, rehabilitate and preserve at least 50 units for affordable housing	December 31, 2006	Between 2003 and 2007, a total of 225 affordable housing units and one transitional house have been rehabilitated with the use of CDBG funds, consisting of the following projects: 20 family apartments at the Sierra Vista I Apartments, 56 family apartments at the Tyrella Gardens Apartments, 149 senior apartments at the Central Park Apartments and the 813 Alice transitional house. To be included in the Affordable Housing Strategies.
PROCESS WHEN OPPORTUNITY ARISES			
1.b	Initiate General Plan changes and rezoning of Moorpark/Alice (42 potential units)	December 31, 2006	Project was started in 2003 but dropped due to lack of owner support. Recommend processing upon application by owner.

1.b	Initiate General Plan changes and rezoning of Moffett//Middlefield (192 units)	December 31, 2006	Deferred in 2003 because property was not transferred to private developer until March 2004. Recommend processing upon application by owner.
1.b	Initiate General Plan changes and rezoning of the following site to residential: • Plymouth/Sierra Vista and Colony/Rengstorff	December 31, 2006	A portion of the area is currently being built (1950 Colony Avenue). Recommend processing remaining upon application by owner.
1.b	Initiate General Plan changes and rezoning of Ada/Minaret (152 units).	December 31, 2006	Recommend processing upon application by owner.
1.b	Initiate General Plan changes and rezoning of the following site to residential densities that will support housing affordable to a full range of incomes including households with less than median income: • Wyandotte/Independence	December 31, 2006	Recommend processing upon application by owner.
2.b	Determine appropriate densities for privately initiated zone changes based on the need for housing, surrounding uses, available infrastructure and environmental constraints.	December 31, 2006	Implemented when rezoning applications are submitted
8.b	Require a conversion impact report before approving a mobile home park conversion.	December 31, 2006	To be implemented when conversion proposed.
8.c	Require appropriate measures to lessen the adverse effects of mobile home park conversions on displaced mobile home residents.	December 31, 2006	To be implemented when conversion proposed.
8.d.	Consider strategies for assisting low-income mobile home residents with obtaining replacement housing if a mobile home park owner seeks rezoning and other approvals to redevelop his property.	December 31, 2006	To be implemented when conversion proposed.
9.a.	Encourage mobile and manufactured housing that is safe and attractive.	December 31, 2006	To be implemented as projects are proposed. The City has no jurisdiction over the design and development standards for mobile homes located within a mobile home park. State Department of Housing and Community Development has responsibility for mobile homes within a park. The words "mobile home" should be removed from these Actions.

10.g	Work with non-profit agencies, other cities and the County, and developers on regional approaches to providing housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless.	December 31, 2006	Still participating in a CDBG Coordinators Group to address these issues.
10.i	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 about 12 families and 15 individuals from Mountain View per year and which is within a four-mile radius of the City.	December 31, 2006	The City annually funds EHC Lifebuilders, Inc. to directly provide shelter and support services to homeless person and families. The City has also provided capital funding to InnVision and EHC, Lifebuilders, Inc. Maitri for the acquisition and rehabilitation of the three transitional homes, one of which is located in Mountain View.
10.j	Continue to provide funding for the operation of a local shelter, such as the Alpha Omega Rotating Homeless Shelter that provides shelter for about 12 people per night in churches in the City and allows up to 29 people per night.	December 31, 2006	CSA has determined that it is no longer possible to operate the rotating church shelter program due to changes in federal rules and funding sources. The Alpha Omega program will continue to provide case management to homeless persons and will refer them to other shelter programs. The Alpha Omega Rotating Shelter is no longer in operation. The City supports other emergency shelter by funding of transitional housing, emergency rental vouchers, and emergency rent assistance.
10.m	Continue to allow innovative housing programs such as co-op housing and shared housing.	December 31, 2006	To be implemented as opportunity arises.
13.h	Support legislation to continue, expand or develop financing programs such as the Low Income Housing Tax Credit Program and other tax incentives for creating affordable housing..	December 31, 2006	To be implemented as opportunity arises.
13.j	Work with non-profit 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 Santa Clara County Housing Trust Fund, the Sobrato Family Trust and others.	December 31, 2006	City prepared support letter and project review in order for efficiency studios to receive tax credits and will continue to work with non-profit developers.

15.b	Support the Santa Clara County Housing Trust Fund second mortgage program and other federal, state and local programs that enable moderate-income households to purchase homes.	December 31, 2006	The City has contributed $1.2 million to the Housing Trust in the past seven years, typically $150,000 annually.
RECOMMEND FOR DELETION			
5.b	Work with the Tri-County Apartment Association, the Mountain View Housing Council, landlords and affordable housing advocates to develop strategies to preserve rental housing, including increasing participation in the Section 8 program with a goal of 10 percent of all units in the City.	December 31, 2006	The City has little control over the available Section 8 vouchers, since the main factors are the amount of Federal Section 8 funding available and rental rates. Currently, there are 455 Mountain View households with Section 8 vouchers, which is about 2.5 percent of 18,285 rental units in the City. There were 58,598 applicants when the waitlist was last opened in March 2006. The City did a major outreach to alert Mountain View residents about the waitlist opening and there are 1,053 Mountain View residents on the waitlist. It took 6 years to go through the previous 27,000 household waitlist that opened in 1999. Since the 2006 waitlist opening, only about 3,000 people have received vouchers. If this pace continues, it could take over 30 years to get through the latest waitlist. Households are randomly selected for numerical placement on the waitlist. The City has some control over redevelopment of existing apartments through rezoning and redevelopment policies. The city has no control over the number of Section 8 Voucher available for residents.
7.b	Investigate ways of developing a comprehensive inventory of existing rental housing (including mobile homes) to track number of units and rents for units (and mobile home spaces) throughout the City.	December 31, 2006	Recommend deleting this action item. EPC agreed that due to the high cost of staffing necessary to maintain an annual inventory, the City could purchase data from private sources, such as Realfacts, on an as-needed basis.

13.e	Identify resources such as a caseworker or ombudsman whose role is to encourage renter-owner cooperation in obtaining the goal of 10 percent participation citywide in the Section 8 program and additional outreach programs identified in this Housing Element.	December 31, 2006	Landlord demand for Section 8 tenants exceeds supply of available vouchers. No. of vouchers is controlled by federal funding. Recommend deleting this Action.
4.c	Encourage people to rent rooms in their homes.	December 31, 2006	Policy difficult to implement and quantify. This concept has not been successful in Mountain View, including the efforts of the Project Match Program.
19.c	Promote and provide information on the Section 8 program to apartment building owners who are rehabilitating their buildings, and encourage participation in the program through Actions 5.a, 13. and 13.d, with a goal of having at least 4 percent of the upgraded apartments remain affordable.	December 31, 2006	The City has no control over the amount of Section 8 voucher available and reaching the 4% goal.
PENDING ITEMS			
1.c	Before 2006, initiate amendments to the zoning ordinance and other regulations to: Allowing mixed use in the Neighborhood Commercial zone district on Moffett Boulevard and other areas.	December 31, 2006	No action to date, not a Council priority.
14.b	Evaluate setting aside a portion of the North Bayshore Community Fund for housing as one method of reaching numerical goals outlined in Actions implementing Policy 10.	December 31, 2006	No action to date.