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# Department of Housing and Community Development

## ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department  
Received on:  
APR - 7 2014

City or County Name: City of Mountain View

Mailing Address: 500 Castro Street, Mountain View, CA 94039

Contact Person: Eric Anderson, Associate Planner

Phone: 650-903-6306 FAX: 650-962-8501 E-mail: Anderson@MountainView.gov

Reporting Period by Calendar Year: from January 1, 2013 to December 31, 2013

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 1/1/2013 - 12/31/2014

Table B

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by 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	104					50		57			211	360
	Restricted Non-deed restricted	571											
Low	Deed						7					7	379
	Restricted Non-deed restricted	388					1	1				2	
Moderate	Deed	4										4	484
	Restricted Non-deed restricted	488											
Above Moderate		269	99	112	91	315	434	469				1,789	-637
Total RHNA by COG. Enter allocation number:		377	99	112	91	373	434	527				2,013	586
Total Units													
Remaining Need for RHNA Period													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction Mountain View  
 Reporting Period 1/1/2013 - 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:

CY 2013 18



**CITY OF  
LA MESA**  
JEWEL of the HILLS

**COMMUNITY DEVELOPMENT DEPARTMENT**

March 26, 2014

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

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

**SUBJECT: 2013 Annual Report: Implementation of the General Plan**

Enclosed is a copy of the annual report to the legislative body on the status of the City of La Mesa General Plan, including the Housing Element Annual Progress Report (APR) as required by California Government Code Section 65400.

This report was considered and accepted by the La Mesa City Council at their regular meeting on March 25, 2014. If you have any questions regarding this matter, feel free to contact me at 619-667-1187.

Sincerely,

Bill Chopyk  
Director of Community Development

**Attachment: 2013 Annual Report on the Implementation of the General Plan**

E:\cp2014\Letters\Applications\Cover letter 2013 General Plan Annual Report.doc



**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: City of La Mesa

Mailing Address: 8130 Allison Avenue, La Mesa, CA 91942

Contact Person: Allyson Kinnard Title: Associate Planner

Phone: 619-667-1196 FAX: 619-667-1380 E-mail: akinnard@ci.la-mesa.ca.us

Reporting Period by Calendar Year: from January 2013 to December 2013

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:

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Sacramento, CA 94252-2053

-and-

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Sacramento, CA 95812-3044



**TABLE C: Program Implementation Status**

<b>GOAL 1: SUPPORT THE PRODUCTION OF NEW HOUSING UNITS SERVING A BROAD RANGE OF HOUSEHOLD TYPES AND INCOMES.</b>		
<b>POLICY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
<b>A</b>	Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).	
<b>B</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 new Rental Housing Impact Fee and increased the Housing Impact fee on new non-residential development, which generates more funding for affordable housing. City staff also worked on entitlements for two new affordable studios projects, creating 75 new units for very low and extremely low income households.
<b>C</b>	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 of Santa Clara County that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing seven new Below Market Rate (BMR) housing units for low-income households.
<b>D</b>	Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.	
<b>E</b>	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 adopted a new Rental Housing Impact Fee and increased the Housing Impact fee on new non-residential development, which generates more funding for affordable housing. City staff also worked on entitlements for two new affordable studios projects, creating 75 new units for very low and extremely low income households.

			<p>The city contributed \$150,000 to the Housing Trust of Santa Clara County that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing seven new Below Market Rate (BMR) housing units for low-income households.</p>
F		<p>Ensure new residential development integrates with and improves the character of existing neighborhoods.</p>	
<b>IMPLEMENTATION PROGRAMS</b>			
<b>NAME</b>	<b>TIMELINE</b>	<b>DESCRIPTION/OUTCOMES</b>	<b>STATUS</b>
1. Below-Market-Rate Program.	On-going	<p>Continue to implement the Below-Market-Rate (BMR) program in 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.<sup>37</sup> 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.</p>	<p>From 2007 to 2013, the City utilized roughly \$30 million in housing fund expenditures toward the development of four new residential projects with affordability covenants. These projects include:</p> <ul style="list-style-type: none"> <li>• Paulson Park, a 104 unit senior community completed in 2008;</li> <li>• Franklin Street Apartments, a 51-unit complex for families completed in 2013;</li> <li>• 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015;</li> <li>• First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015.</li> </ul> <p>These four projects were assisted by the City's Affordable Housing Fund which uses BMR In-Lieu funds, Housing Impact Fees, Rental Housing Impact Fees, CDBG and HOME funds, and previously Revitalization Set-Aside funds to leverage additional funding for the construction and rehabilitation of affordable housing. In total, since 2007, the City has provided funding critical to support the development</p>

			<p>of approximately 231 affordable units.</p> <p>In addition to the projects that opted to pay the developers in-lieu fee, several developments have been approved where the developer has voluntarily provided BMR rental units. These projects include:</p> <ul style="list-style-type: none"> <li>• Madera Apartments (7 units)</li> <li>• 865 East El Camino Real (4 units)</li> <li>• 1720-1730 West El Camino Real (5 units)</li> <li>• 2650 West El Camino Real (8 units)</li> <li>• 1984 El Camino Real (7 units)</li> </ul> <p>During the planning period, the approval of these four projects has committed the developers to the creation of 24 new affordable units within market rate projects.</p> <p>As of July 2013 the City had roughly \$9,200,000 in their Affordable Housing Fund available to provide additional subsidized housing units or assist with other housing initiatives.</p> <p>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 apartments are developed. Prior to 2012, the amount of Housing Impact Fees collected was small, roughly \$500,000; however in FY 2012-2013 the City collected roughly \$2.3 million in Housing Impact Fees as development activities increased in the City. In addition, roughly \$1 million was also collected through the Rental Housing Impact Fee, which was established December 11, 2012.</p> <p>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</p>
<p><b>2. Housing Impact Fee.</b></p>	<p>On-going</p>	<p>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.</p>	

			<p>affordability covenants on 231 units. The City's housing fund includes funds collected from the Housing Impact Fee and Rental Housing Impact Fee.</p> <p>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. These four projects were completed through developer partnerships with the City typically providing close to half the necessary funding for the project. The City's housing fund includes funds collected from a variety of sources including BMR in-lieu fees and Housing Impact Fees.</p> <p>In addition to funding new housing construction the City also contributed on an annual basis roughly \$150,000 to the Santa Clara Housing Trust Fund.</p>
<p><b>3. Financial Support for Subsidized Housing.</b></p>	<p>On-going</p>	<p>Continue to provide financial support to local subsidized housing developments using public funds such as BMR In-Lieu Fees, Housing Impact Fees, and Revitalization District funds, and contributions to the Santa Clara County Housing Trust Fund. 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.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>• Paulson Park, a 104 unit senior community completed in 2008;</li> <li>• Franklin Street Apartments, a 51 unit complex for families completed in 2013;</li> <li>• 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income</li> </ul>
<p><b>4. Focus on Lower-Income Segments.</b></p>	<p>On-going</p>	<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>• Paulson Park, a 104 unit senior community completed in 2008;</li> <li>• Franklin Street Apartments, a 51 unit complex for families completed in 2013;</li> <li>• 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income</li> </ul>

			<p>residents estimated to be complete in 2015;</p> <ul style="list-style-type: none"> <li>• First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015.</li> </ul>
<p>5. Extremely Low-Income Housing.</p>	<p>On-going</p>	<p>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.</p>	<p>During the 2007-2014 planning period, the City committed to conducting 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.</p> <p>In 2011, the City conducted a NOFA process which resulted in the entitlement of two studio projects. As reported previously, the City partnered with ROEM Development Corporation and Eden Housing to construct 49 workforce studios at 819 N. Rengstorff Avenue and has approved 26 studios for the developmentally disabled in partnership with First Community Housing. Both projects serve residents that are very low or extremely low-income.</p>
<p>6. Partnerships with Subsidized Housing Developers.</p>	<p>On-going</p>	<p>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 Santa Clara County Housing Trust Fund, the Sobrato Family Trust, and others.</p>	<p>During the planning period, the City worked with non-profit housing developers to construct the following projects:</p> <ul style="list-style-type: none"> <li>• Paulson Park, a 104 unit senior community completed in 2008;</li> <li>• Franklin Street Apartments, a 51 unit complex for families completed in 2013;</li> <li>• 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015;</li> <li>• First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be</li> </ul>

			<p>complete in 2015.</p> <p>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 that these projects were attractive to receive additional outside funding.</p>
<p><b>7. Low- and Moderate-Income Subsidized Ownership Housing.</b></p>	<p>On-going</p>	<p>Work with developers of subsidized ownership housing, including "sweat-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.</p>	<p>During the previous planning period, the City reserved funding for a Silicon Valley Habitat for Humanity project as one of three NOFA 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.</p> <p>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 these projects highly competitive for the 4% and 9% tax credit allocations, and throughout the entitlement process.</p> <p>In FY 2013-2014, Habitat for Humanity applied for</p>

			\$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.
8. Update Residential Densities in General Plan.	2012	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, as well as 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. Generally, 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.
9. Update Zoning Ordinance.	2014	Update the Zoning ordinance and development standards to be compatible with the updated General Plan.	To ensure consistency the Zoning Code update action item is planned following updates to major Precise Plans including the San Antonio, El Camino Real and North Bayshore areas. These Plans are anticipated to be complete in 2014 and are major residential development areas.
10. City-Owned Land.	On-going	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. Since the Franklin

<p><b>11. Lot Consolidation.</b></p>	<p>On-going</p>	<p>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 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.</p>	<p>Street Apartments were developed, no properties have been deemed appropriate for residential development. To communicate the City's policy on and opportunities for lot consolidation, information has been posted and updated on the City's website. Staff will continue to work with applicants on a case-by-case basis at no cost to encourage lot consolidation. The following projects are either currently going through the approval process or have been recently approved that included lot consolidation: 2650 and 2656 El Camino Real; 1730 and 1720 El Camino Real; and 865 and 881 El Camino Real.</p>
<p><b>12. Underutilized Sites.</b></p>	<p>On-going</p>	<p>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</p>	<p>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; and 115 Evandale. 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 to accommodate the development of a variety of housing types.</p>

		<p>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.</p>	
<p><b>13. Mixed-Use Sites</b></p>	<p>On-going (2014 for CRA FAR increase)</p>	<p>The City will proactively encourage the development of underutilized sites in the CRA Zoning District and Downtown Areas.</p> <p>The City will commence a study for the CRA zoning district that will consider an increase to the Floor Area Ratio (FAR); an increase to the allowable density; and amendments to the development standards to provide incentives for residential projects in the CRA district.</p> <p>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.</p> <p>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</p>	<p>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. In addition the City is in the process of preparing the El Camino Real Precise Plan which will allow for the development of mixed use projects at higher densities to implement the 2030 General Plan.</p> <p>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 February 2015.</p> <p>To encourage new mixed use development the City has posted the current 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 a strong demand for the development of sites as mixed use as the economy continues to improve.</p>

	infill development remains a realistic and viable development strategy.	
<p><b>14. Density Bonus.</b></p>	<p>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.</p>	<p>2013</p>
<p><b>15. Federal and State Policy Initiatives.</b></p>	<p>Support legislation to continue, expand, or develop financing programs for subsidized housing programs.</p>	<p>On-going</p>
<p><b>16. Project Design and Integration.</b></p>	<p>Work with developers and the community to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.</p>	<p>On-going</p>
<p>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. In December 2013, the City updated the density bonus to be consistent with State law.</p> <p>During the planning period, a density bonus was granted to allow a 27-unit residential development consisting of 26 studio units for high functioning developmentally disabled individuals and a two-bedroom manager unit, and a Heritage Tree Removal Permit to remove two Heritage trees, to replace a multi-family apartment complex, on a 0.48-acre site, located on the south side of El Camino Real between Rich Avenue and Mountain View Avenue in the CRA (Commercial/Residential Arterial) District.</p> <p>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.</p> <p>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 neighborhoods: 2650 and 2656 El Camino Real, 865 and 881 El Camino Real and 1720 and 1730 El Camino Real. All three projects include densities around 60 dwelling units per acre which is consistent with the 2030 General Plan, but in</p>		

<p>17. Housing in CRA Zoning District and Downtown Areas.</p>	<p>On-going</p>	<p>Continue to allow higher-density residential and mixed-use development in the Commercial/Residential-Arterial zoning district and in the Downtown Precise Plan.</p>	<p>some instances adjacent to lower density uses. As mentioned previously, the City has worked closely with developers to focus on the redevelopment of 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, 1581 El Camino Real, 865 El Camino Real all zoned CRA and 605 Castro Street in the Downtown Precise Plan area.</p>
<p>18. Innovative Housing Programs.</p>	<p>On-going</p>	<p>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.</p>	<p>In 2012, the Mountain View City Council approved a 19-unit, three-story, co-housing development project over an underground garage which included moving an existing historic home on-site. The project located at 445 Calderon Avenue 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.</p>
<p>19. Larger Family Housing.</p>	<p>On-going</p>	<p>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.</p>	<p>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.</p>
<p>20.</p>	<p>On-going</p>	<p>Continue to allow manufactured</p>	<p>Section A 26.12.040 of the Municipal Code allows</p>

<p><b>Manufactured Housing.</b></p>	<p>housing in all residential zones.</p>	<p>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.</p>
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**GOAL 2: PROVIDE ASSISTANCE TO HOUSEHOLDS AT DIFFERENT INCOME LEVELS TO ADDRESS THEIR HOUSING NEEDS.**

	<b>POLICY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
	<b>A</b>	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 of Santa Clara County that supports their First Time Homebuyers programs, affordable multiple-family projects, and initiatives to address homelessness. The City also began marketing seven new Below Market Rate (BMR) housing units for low-income households.
	<b>B</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 seven new BMR units will provide housing opportunities for low-income households.
	<b>C</b>	Give priority for subsidized housing to persons who live or work in Mountain View whenever it is legally feasible.	The affirmative marketing for the Franklin Street Family Apartments focused on households that live and/or work in Mountain View.
<b>IMPLEMENTATION PROGRAMS</b>			
<b>NAME</b>	<b>TIMELIN E</b>	<b>DESCRIPTION/OUTCOMES</b>	<b>STATUS</b>
<b>1. First-Time Buyer Assistance.</b>	2015	Explore the feasibility of implementing a first-time homebuyer's down payment assistance program.	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.
<b>2. Other Buyer-Assistance Programs.</b>	On-going	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.	While a city-operated First Time Homebuyer program was not established, the City does contribute \$150,000 on an annual basis to the Housing Trust Silicon Valley. A portion of the City's funds are earmarked for their second mortgage program.
<b>3. BMR Program Preferences.</b>	On-going	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	For BMR units, 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

			Mountain View for housing units supplied through the program.	The View, multilingual outreach, signs and information posted on the website, outreach through churches and other non-profit organizations, and web announcements.
<b>4. City Employee Housing Loan Program.</b>	2010		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.
<b>5. Outreach to Residents and Workers.</b>	On-going		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 in single- and multi-family developments and uses this process for all subsidized projects and BMR units. The marketing plan requires that all owners of single- and multi-family developments undertake 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.
<b>6. Partnerships with Other Local Agencies.</b>	2015		Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety personnel, and other qualified employees to increase	The City has also noticed the availability of 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.
				The City has prioritized funding and housing assistance for subsidized housing for persons who either work or live within Mountain View. When appropriate, flyers were sent to teachers working in school districts serving Mountain View to announce

		awareness of subsidized housing programs.	the availability of subsidized units.
7. Mortgage Revenue Bonds and Mortgage Credit Certificates.	On-going	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.
8. Tenant Relocation Assistance Program.	On-going	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 2009, the City Council approved a Tenant Relocation Assistance Ordinance requiring developers to pay for relocation assistance to very low- or extremely low-income households displaced by new development. During the planning period, this Ordinance was utilized to assist with the relocation of about 5 families.

<b>GOAL 3: CONSERVE AND IMPROVE MOUNTAIN VIEW'S HOUSING STOCK.</b>		<b>STATUS</b>
<b>POLICY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
<b>A</b>	Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.	
<b>IMPLEMENTATION PROGRAMS</b>		
<b>NAME</b>	<b>DESCRIPTION/OUTCOMES</b>	<b>STATUS</b>
<b>1. Multi-family Housing Inspection Program.</b>	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. A review and analysis of the program's effectiveness will be complete in 2014.
<b>2. Opportunities for Rehabilitation.</b>	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 for 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.
<b>3. Home Repair Assistance.</b>	Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.	During the planning period, the City contracted with the Community Services Agency to provide minor home repairs and access improvements to lower income households. Through the Home Repair and Home Access Program the City provides assistance to low-income homeowners and disabled persons with minor home repairs and modifications that make their units livable and/or accessible. 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

			<p>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).</p>
<p><b>4. Soft-Story Buildings.</b></p>	<p>2015</p>	<p>Conduct a study that evaluates the City's policy options, opportunities, and constraints for retrofitting soft-story buildings in Mountain View.</p>	<p>Due to funding reductions and Staff cutbacks 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 expected to occur in the FY 2014-2015.</p>
<p><b>5. Subsidized Housing Maintenance.</b></p>	<p>On-going</p>	<p>Ensure that City-subsidized housing projects are well maintained.</p>	<p>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 the rehabilitation of affordable housing projects.</p> <p>In the previous decade, the City has provided Sierra Vista Apartments with \$355,000 in CDBG funding to rehabilitate the property in two separate loan agreements. The Sierra Vista Apartment complex is a 34-unit development located at 1909 Hackett Avenue that is affordable to low and very low income residents. The first loan from the City of \$100,000 included an agreement that is set to terminate in September 2019 and a second loan of \$255,000 included an affordability agreement that will terminate in</p>

			<p>January 2032.</p> <p>As the Sierra Vista I development is now 39 years old and no major upgrades have occurred since its development, 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.</p>
<p><b>6. Condominium Conversion.</b></p>	<p>On-going</p>	<p>Continue to regulate conversions of rental multifamily units to condominiums per the Municipal Code (Chapter 28, Article VIII).</p>	<p>The City continues to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. Currently, the City prohibits conversion of apartments to condominiums if the number of apartments citywide falls below 15,373 units. In March 2014, there were an estimated 15,269 apartments in the City. With the number of development applications under review, it is possible that 15,373 threshold will be surpassed by the end of the year. If and when, that occurs the City will consider conversions on a case-by-case basis.</p>

**GOAL 4: PRESERVE SUBSIDIZED AND OTHER AFFORDABLE UNITS AT RISK OF CONVERSION TO MARKET RATE HOUSING.**

	<b>POLICY</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
	<b>A</b>	Preserve the existing six mobile home parks as vital housing opportunities in the community.	
	<b>B</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.
	<b>C</b>	Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.	There were no expiring affordability contracts in 2012.
	<b>D</b>	Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.	THIS IS A DUPLICATE POLICY

**IMPLEMENTATION PROGRAMS**

<b>NAME</b>	<b>TIMELINE</b>	<b>DESCRIPTION/OUTCOMES</b>	<b>STATUS</b>
<b>1. Mobile Home Park Land Use Category.</b>	On-going	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 Park" land use category, to assist with the preservation of the City's existing mobile home parks.
<b>2. Conversion Impact Report.</b>	On-going	Require a conversion impact report before approving a mobile home park conversion.	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.
<b>3. Preservation of Subsidized Housing Stock.</b>	On-going	Work with owners of local subsidized housing developments to ensure that strategies are in place to preserve the affordability for any projects with	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.

<p><b>4. Rehabilitation to Subsidized Housing.</b></p>	<p>On-going</p>	<p>expiring affordability requirements. 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.</p>	<p>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.</p>
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**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.	

**IMPLEMENTATION PROGRAMS**

NAME	TIMELINE	DESCRIPTION/OUTCOMES	STATUS
1. Shared Parking.	On-going	Consider shared parking on a project-by-project basis, in mixed-use developments that include residential units.	The City reviews opportunities for shared parking on a project by project basis. During the previous planning period the City approved 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.
2. Reduced Parking Requirements for Senior and Subsidized Housing Projects.	On-going	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 the previous 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 completed analyzing similar subsidized family apartment projects.

<p><b>3. Reduced Parking Near Transit and Services.</b></p>	<p>On-going</p>	<p>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.</p>	<p>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 the previous 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: 865 and 881 El Camino Real, 2650 and 2656 El Camino Real, 1720 and 1730 El Camino Real, 455 West Evelyn, and San Antonio Phase I.</p> <p>At the April 18, 2012 EPC Study Session, the Commission reviewed the "Model Parking Standard" for high-density residential projects. The City's modified parking standard allow for a reduction in the requirements permitting 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.</p>
<p><b>4. School Impacts.</b></p>	<p>On-going</p>	<p>Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.</p>	<p>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 the previous 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.</p>

<p><b>5. Cap on Efficiency Units.</b></p>	<p>2013</p>	<p>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.</p>	<p>During the 2007-2014 planning period, a new subsidized housing development with 118 efficiency studio units was completed in Mountain View (San Antonio Place) and a second development with 48 workforce studios was proposed (819 North Rengstorff). San Antonio Place provides housing and supportive services for extremely low-income persons earning as little as 15 percent of the Area Median Income. San Antonio Place helps prevent individuals from becoming homeless by providing affordable housing for those with extremely low-incomes and provides a housing resource for homeless persons transitioning from temporary housing such as the Graduate House.</p> <p>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.</p>
<p><b>6. Constraints on Companion Units.</b></p>	<p>2013</p>	<p>Conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter</p>	<p>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</p>

	<p>36, Article XII, Section A36.12.040) to address potential constraints to companion units. : In December 2013, the City addressed companion units as part of a minor Zoning Code update to clarify applicable code sections.</p>	<p>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.</p>	<p>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.</p>
<p><b>7. Entitlement Process.</b></p>	<p>2014</p> <p>During the 2007-2014 planning period, the City modified the development review process by allowing 'Gatekeeper' projects (projects that require rezoning or a General Plan amendment) a streamlined development review process (one reviewing body instead of two). Several Precise Plans underway (North Bayshore, El Camino Real, and San Antonio) are in the process of being updated which will also provide a more streamlined permit process by clarifying development expectations consistent with the 2030 General Plan.</p>	<p>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.</p>	<p>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.</p>
<p><b>8. Neighborhood Engagement.</b></p>	<p>On-going</p> <p>City Staff actively updates a list of proposed and approved projects on their Planning Division website and notices projects at various points during the development review process. Depending on the size and impact of a development project the City also encourages developers to engage neighborhoods early in the planning process to identify any potential issues.</p>	<p>Continue to notify neighborhoods of proposed residential projects and rezoning, and continue to encourage developers to engage neighborhoods early in the planning process.</p>	<p>City Staff actively updates a list of proposed and approved projects on their Planning Division website and notices projects at various points during the development review process. Depending on the size and impact of a development project the City also encourages developers to engage neighborhoods early in the planning process to identify any potential issues.</p>

**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 going through the entitlement process in 2012 will provide 26 units for developmentally disabled adults. The 49-unit studios project also going through entitlement in 2012 is expected to have about 25% seniors when occupied and the studios with the lowest rents will provide viable options to homelessness.

**IMPLEMENTATION PROGRAMS**

NAME	TIMELINE	DESCRIPTION/OUTCOMES	STATUS
1. Larger Units.	On-going	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 Mountaint 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.
2. Emergency Rental Assistance and	On-going	Provide funding for the Emergency Rental Assistance and Housing Voucher programs operated by the Community	In 2006 the City Council adopted the 2006-2011 Affordable Housing Strategies which included funding for the Emergency Rental Voucher Program

<p><b>Housing Voucher Programs.</b></p>		<p>Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.</p>	<p>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.</p>
<p><b>3. Emergency Resources for Homeless.</b></p>	<p>On-going</p>	<p>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.</p>	<p>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.</p> <p>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</p>

			Place Efficiency Studios that include 10 units for persons transitioning out of homelessness.
<b>4. Regional Homeless Programs.</b>	On-going	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.
<b>5. Supportive and Transitional Housing.</b>	On-going	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

<p>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.</p>		
<p>To fully implement the 2007-2014 Housing Element the City of Mountain View adopted Ordinance 12.12 on December 11, 2012 to comply with the requirements of SB2.</p>	<p>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.</p>	<p>2012</p>
<p>To fully implement the 2007-2014 Housing Element the City of Mountain View adopted Ordinance 12.12 on December 11, 2012 to comply with the requirements of SB2.</p>	<p>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.</p>	<p>2012</p>
<p>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</p>	<p>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.</p>	<p>On-going</p>

		<p>Continue to participate in a countywide fair housing collaborative task force that</p>	<p>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.</p> <p>Project Sentinel has provided the following fair housing services in the City of Mountain View:</p> <ul style="list-style-type: none"> <li>• Conducted trainings and informational community meetings to increase community awareness of fair housing services and rights/responsibilities;</li> <li>• Published fair housing brochures that are available at City Hall and other public facilities such as the Senior Center, Library, and Community Center;</li> <li>• Held at least 4 fair housing presentations for community groups or organizations;</li> <li>• Published fair housing ads in local newspapers, including non-English newspapers on an on-going basis; and</li> <li>• 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.</li> </ul> <p>Throughout the planning period, the City has provided funding to Project Sentinel who is an active</p>
<p><b>9. Fair Housing Task Force.</b></p>	<p>On-going</p>		

		<p>will work toward improvements in fair housing services.</p>	<p>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.</p> <p>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.</p>
<p><b>10. Reasonable Accommodation.</b></p>	<p>2013</p>	<p>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</p>	<p>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 their objectives.</p>

		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.	
<b>11. Senior Housing.</b>	On-going	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.
<b>12. Senior Care Facilities.</b>	On-going	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.
<b>13. Senior Housing near Senior Center.</b>	On-going	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.
<b>14. Regional Solutions to</b>	On-going	Continue to work with non-profit agencies, other jurisdictions, and	The City is an active member of the CDBG Coordinators group, and participates through Project

<p><b>Special Needs Housing.</b></p>	<p>developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless.</p>	<p>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. The City was also able to successfully approve units for large families and encouraged the development of affordable apartments within market rate projects. 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.</p>
<p><b>15. Special Needs Housing.</b></p>	<p>On-going</p> <p>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.</p>	<p>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. The City also assists developers through the entitlement process by providing a streamlined timeframe for approval.</p>
<p><b>16. Home Repair/Home Access Program.</b></p>	<p>On-going</p> <p>Continue to fund the Home Repair/Home Access Program that assists lower-income homeowners with minor renovations to make their homes</p>	<p>As reported for Program 3.3, the City contracts with the Community Services Agency to provide minor home repairs and access improvements to lower income households. Through the Home Repair and</p>

		accessible.	Home Access Program the City provides assistance to low-income homeowners and disabled persons with minor home repairs and modifications that make their units livable and/or accessible. From 2008 to 2014 the City allocated \$30,000 in CDBG funds to assist up to 75 households annually with minor repairs to their homes.																					
17. Community Development Block Grant and HOME Programs.	On-going	Apply annually for the City's maximum entitlements under the Federal Community Development Block Grant and HOME programs.	On an annual basis the City applies for CDBG and HOME funds directly from HUD. During the planning period the City received the following allotments:  <table border="1"> <thead> <tr> <th></th> <th>CDBG</th> <th>HOME</th> </tr> </thead> <tbody> <tr> <td>FY 2008-2009</td> <td>\$701,715</td> <td>\$419,657</td> </tr> <tr> <td>FY 2009-2010</td> <td>\$684,538</td> <td>\$470,648</td> </tr> <tr> <td>FY 2010-2011</td> <td>\$741,398</td> <td>\$469,145</td> </tr> <tr> <td>FY 2011-2012</td> <td>\$619,167</td> <td>\$414,395</td> </tr> <tr> <td>FY 2012-2013</td> <td>\$501,180</td> <td>\$218,447</td> </tr> <tr> <td>FY 2013-2014</td> <td>\$565,424</td> <td>\$220,902</td> </tr> </tbody> </table>		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
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18. Federal Funds for Housing.	On-going	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.																					
19. Analysis of Impediments to Fair Housing	On-going	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																					

Choice (AI).		<p>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.</p>
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**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.	
<b>IMPLEMENTATION PROGRAMS</b>			
NAME	TIMELINE	DESCRIPTION/OUTCOMES	STATUS
1. Green Building Principles.	On-going	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 2013, 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 incorporated.
2. Green Building Standards.	On-going	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 projects.	As projects are proposed, the City has continued to implement the City's Green Building Code.
3. Water Conservation in Landscaping Regulations.	On-going	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	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

		<p>help developers reduce water by assisting with water budgets and encouraging drought tolerant landscaping.</p>	<p>are proposed the City has continued to implement their Water Conservation in Landscape Regulations reviewing applications for consistency. 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. In April of each year the City holds free water-wise landscape classes and it's Green Garden Showcase with local gardens that are water efficient.</p>
<p><b>4. Construction and Demolition Debris Diversion Ordinance.</b></p>	<p>On-going</p>	<p>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.</p>	<p>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&amp;D) debris. C&amp;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.</p> <p>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</p>

			<p>be mixed together in one box, and boxes are recycled at SMaRT stations. The program also allows the City to verify the hauling and processing of boxes, achieving a 78% diversion rate.</p>
<p><b>5. Staff Training on Green Building Practices.</b></p>	<p>On-going</p>	<p>Continue to train City staff on current green building practices.</p>	<p>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.</p>
<p><b>6. Energy Efficiency.</b></p>	<p>On-going</p>	<p>Encourage and support energy-efficiency improvements and modifications for existing subsidized housing units and low-income households.</p>	<p>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</p>

		<p>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.</p>
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**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.	
<b>IMPLEMENTATION PROGRAMS</b>			
NAME	TIMELINE	DESCRIPTION/OUTCOMES	STATUS
1. Annual Monitoring and Review.	On-going	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 2013, the City prepared an annual report on the progress toward implementation of the 2007-2014 Housing Plan. 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 2, 2013.
2. City Council Goal Setting.	On-going	Incorporate Housing Element programs in the City Council's goal-setting process.	Based on the annual report prepared for HCD, the City takes into account funding opportunities and actions necessary to implement the Housing Element, ensuring consistency with other established goals.

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