



city of mountain view

2015-2023 HOUSING ELEMENT

May 2014



2015-2023 Housing Element

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City of Mountain View 2015-2023 Housing Element



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City of Mountain View 2015-2023 Housing Element

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1. Introduction

1.1 - Role and Content of Housing Element

The Housing Element establishes a comprehensive, long-term plan to address the housing needs of the City of Mountain View. Along with six other mandated elements, the State requires that a Housing Element be a part of the General Plan. Updated every eight years, the Housing Element is Mountain View's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Per State Housing Element law, the document must:

- Outline a community's housing production objectives;
- List policies and implementation programs to achieve local housing goals;
- Examine the need for housing resources in a community, focusing in particular on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze the potential constraints to production; and
- Evaluate the Housing Element for consistency with other components of the General Plan.

1.1.1- Authority

Housing elements are required as a mandatory element of General Plans by Sec. 65580(c) of the Government Code. In 1980, the State Legislature passed a bill (AB2853) establishing the majority of the requirements for housing element content including: the needs assessment; goals, objectives and policies; and implementation program. Since that time, the Legislature has made a number of modifications to the law, which are reflected in this update.

1.1.2 - Status

This document is an update to the Housing Element of the City of Mountain View General Plan. The 2007-2014 Housing Element was adopted by the City Council on October 25, 2011 and certified by the State on January 6, 2012. This updated Housing Element focuses on housing needs from January 31, 2015 through January 31, 2023, in accordance with the Housing Element planning period for San Francisco Bay Area jurisdictions established by State law.



1.1.3 - New State Legislation

The Housing Element addresses new State legislation, which mandates that the following reforms be included to facilitate and expedite the construction of affordable housing. This new legislation targets five specific areas including:

- AB 162: Requires the City, upon adoption of the Housing Element, to identify specific flood hazard zones in the Land Use Element and specific floodwater and groundwater recharge areas in the Conservation and Safety Elements.
- SB 244: Requires the City, upon the adoption of a Housing Element, to update the Land Use Element to include data and analysis, goals, and implementation measures regarding unincorporated island, fringe, or legacy communities and their infrastructure needs.
- SB 812: In addition to the existing special needs groups, the City must include an analysis of the housing needs for developmentally disabled persons.
- AB 1867: Under certain conditions, the City can now count multi-unit homeownership units that have been converted to affordable units toward their RHNA allocation.
- SB 745: To further clarify and facilitate the provisions of SB2, jurisdictions are required to update or include a definitions of “transitional housing”, “supportive housing”, and “target-population” per Government Code Section 65582.
- SB375 Implications: For jurisdictions that do not submit their adopted 2014-2021 housing element update within 120 days of the October 2013 deadline, their housing element updates revert to a four-year cycle.

1.2 - Public Participation

To solicit community input for the 2015-2023 Housing Element update, the City organized several community events targeting different segments of the local population. In October 2013, the City held an initial community workshop during a regularly scheduled Environmental Planning Commission meeting. Approximately 50 community organizations, non-profits, housing developers and other interest groups were sent an invitation letter as well as a flyer to post at their organization. Flyers were also posted at City Hall and on the City website to encourage community participation. Groups invited to the meeting included, but were not limited to:

- Advocates for Affordable Housing
- Silicon Valley Association of Realtors
- Mountain View Senior Advisory Committee
- Tri-County Apartment Association
- Santa Clara County Housing Authority
- Homebuilders Association of Northern California
- League of Women Voters
- Joint Venture Silicon Valley
- Alpha Omega Group
- Bridge Housing
- Charities Housing
- Habitat for Humanity



At the workshop a presentation was given on the Housing Element process, contents, demographic changes since 2007 and accomplishments achieved during the 4th Housing Element planning period. Approximately 12 organizations and residents were present and spoke about housing issues in the community. Comments focused on a variety of topic areas including: housing for extremely low-income households, removing the cap on efficiency studios, involving the school districts in the housing planning process, focusing housing aid to Mountain View teachers and public safety workers, and housing types appropriate for the growing senior population. During the meeting the Environmental Planning Commission discussed the issue of housing supply in response to growing demand, and requested that opportunities for increased affordable housing development be considered by Staff, such as an Affordable Housing Overlay district. Comments from this initial meeting were reflected in the development of the Housing Plan through specific programs and policies, including:

- Below Market Rate Program (Program 1.1)
- Extremely Low-Income Housing (Program 1.2)
- Partnerships with subsidized housing developers (Program 1.3);
- Innovative housing programs (Program 1.10);
- Mobile Homes and Manufactured Housing (Program 1.12)
- BMR Preference Program (Programs 2.2 and 2.3);
- Cap on Efficiency Units (Program 4.3)
- School Impacts (Program 4.6)

Following the October Environmental Planning Commission workshop, a second community meeting to address the housing needs of special resident groups was scheduled for December 12, 2013. The workshop was held in the evening at the City of Mountain View Senior Center with dinner and childcare provided for attendees. Invitation flyers were prepared and distributed in English, Spanish, Russian and Chinese and City Staff actively contacted local churches and residents groups in person and via telephone to ensure they were available to participate.

During the meeting a general presentation was provided to introduce information on the Housing Element update process, housing programs offered by the City, as well as the San Antonio Precise Plan update and El Camino Real Precise Plan update. The precise plan updates were included as a discussion topic in the workshop as they contain a number of housing sites and are anticipated to accommodate a significant portion of the City's residential development in the future. To help facilitate the meeting, the City contracted with Project Sentinel, a local non-profit organization that provides fair housing and facilitation services to the community. Project Sentinel facilitators were present at the meeting to translate materials into Spanish, Russian and Chinese. Following the presentation overview attendees were asked to participate in small groups to share their opinions on several housing related questions.



At the December 12, 2013 meeting residents expressed concern regarding the following issues:

- Housing diversity is decreasing as new development is driving up costs and pushing lower income families out. In some instances, rents are doubling – up to \$4,000 for a 2 bedroom apartment.
- A variety of housing types is essential to serve a variety of income levels and to protect the working and middle class. One method discussed to achieve this could be rent stabilization/rent ceilings to prevent evictions.
- New housing is generally high-end and geared toward professionals in the technology sector, as older buildings that are more affordable are demolished or rehabilitated. One solution discussed could be to involve corporations in the process of developing housing.
- Mountain View needs to invest in their transportation infrastructure to address commute times. Currently, lower-income workers, i.e. retail workers, are driving in from the Central Valley which is unsustainable.
- It is essential that the City address NIMBYs to ensure affordable housing development. The City should provide residents with a better understanding of the tools available to the City to provide affordable units.

Following the completion of the Draft Housing Element and prior to review with the California Department of Housing and Community Development the City held two study sessions to allow for public review and comment. The first meeting was held April 16, 2014 with the Environmental Planning Commission followed by a second meeting with the City Council on May 11, 2014. The Draft Housing Element was posted on the City website the first week in April to ensure availability and both meetings were noticed and open to the public.

At each meeting, Staff and the consultant team presented information the major changes for the 2015-2023 planning period and the Housing Element update process. The presentations were followed by comment periods for the elected officials and the general public. Both study sessions were well attended with approximately twenty speakers at the Environmental Planning Commission meeting and approximately 5 speakers at the City Council meeting.

Discussion on the Draft Housing Element focused predominately on job and housing growth in Mountain View and tools the City currently uses or could use in the future to increase the supply of affordable housing. As a result, the Environmental Planning Commission made the recommendation to the City Council that the City should reassess their affordable housing impact fees to provide additional funding for housing activities. At the May 11th meeting, the City Council, in agreement with the Environmental Planning Commission, moved to reassess the City's housing impact fees. Consequently, Program 1.1 in **Section 2**, Housing Plan, has been modified to reflect the City Council directive.

In light of the scheduled study sessions, several individuals and housing-related organizations provided written input on the draft document that was discussed in detail at both study sessions. Groups that provided written comments included:



- Advocates for Affordable Housing
- League of Women Voters
- Building Industry Association
- Law Foundation of Silicon Valley
- Bruce Liedstrand of Common Sense Community Design

On May 22, 2014, the City submitted the Draft Housing Element to the State Department of Housing and Community Development for review consistent with the streamlined update process.

1.3 - Organization of the Housing Element

Following this introduction, the Housing Element includes the following major components:

- **Section 2:** Housing Plan. A series of goals, policies, and programs to address the City's housing needs.
- **Section 3:** Quantified Objectives. An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs;
- **Section 4:** Housing Needs Assessment. An analysis of the City's housing needs, considering demographic and employment trends, market conditions, and special needs populations.
- **Section 5:** Projected Housing Needs. A discussion of Mountain View's housing needs during the current planning period, as determined by the Regional Housing Needs Allocation (RHNA).
- **Section 6:** Housing Constraints. An analysis of governmental and non-governmental constraints to housing production
- **Section 7:** Housing Resources. An analysis of the City's ability to satisfy its RHNA unit allocation for the 2015-2023 planning period.
- **Section 8:** Review of Prior Housing Element. A review of the 2007-2014 Housing Element, including an analysis of the effectiveness and appropriateness of each program established for the previous housing element planning period.

1.4 - Consistency with the General Plan

State Law requires that General Plan elements be "integrated, internally consistent and compatible statement of policies." This implies that all elements have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and closely



coordinated with the Mobility Element of the City's General Plan.

During the previous planning period, the City of Mountain View updated its General Plan, in tandem with the 2007-2014 Housing Element. As such, the 2030 General Plan goals and policies and potential land use changes were being developed to be internally consistent with the Housing Element update. As this document is a streamlined update of the previous Housing Element, many of the values expressed – affordability, preservation of the existing housing stock and neighborhoods, environmentally-sensitive and efficient development patterns, provision of a broad range of housing types – are also reflected in the established General Plan elements. The City's 2030 General Plan references and builds upon the goals, policies, and programs outlined in the 2007-2014 Housing Element, which will be carried forward in the 2015-2023 update.

The following sections present General Plan goals that align with the Housing Element, focusing on the following Elements: Land Use and Urban Design; Mobility; Infrastructure, Resources, and Conservation; and Public Safety. **Table C-1** in **Appendix C** illustrates the consistency between Housing Element implementation programs and the General Plan goals below.

1.4.1 - Land Use and Urban Design

1. Open and inclusive planning processes.
2. Effective coordination with regional agencies and other local governments on planning issues.
3. A diverse, balanced, and flexible mix of land uses that supports a strong economy, complete neighborhoods, transit use and community health.
4. Distinctive neighborhoods that preserve and enhance the quality of life for residents.
5. Neighborhood-serving retail and mixed-use centers located throughout the City.
6. A vibrant downtown that serves as the center for Mountain View social and civic life.
7. Buildings that enhance the public realm and integrate with the surrounding neighborhood.
8. High quality, sustainable, and healthy building design and development.

1.4.2 - Mobility

1. Innovative strategies to provide efficient and adequate vehicle parking.
2. Achievement of state and regional air quality and Greenhouse Gas Reduction targets.



1.4.3 - Infrastructure, Resources and Conservation

1. Reduced waste and continued environmentally responsible solid waste disposal practices through city programs, services and plans, and through supply-chain management, education and advocacy.
2. Effective and comprehensive programs that encourage water use efficiency, water conservation, and the use of alternative water supplies.
3. Reduce the City of Mountain View's per capita water use to meet or exceed State goals.
4. Increased energy efficiency and conservation throughout the City.
5. Strategies that support renewable sources of energy to meet current and future demand.
6. A built environment that supports ecological and human health.
7. Environmental stewardship that recognizes the importance of addressing climate change and community commitment to sustainability.

1.4.4 - Public Safety

1. A well-prepared community that has taken steps to minimize risks from environmental and human-induced disasters.
2. Minimize impacts of natural disasters.



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City of Mountain View 2015-2023 Housing Element

2. Housing Plan

2.1 – Goals, Policies and Programs

The City of Mountain View continuously strives to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2015-2023 planning period.

The Goals, Policies, and Programs outlined below reconcile and consolidate the information in various documents, community workshops, and public hearings into a single set of Goals, Policies, and Programs for the City of Mountain View. The reference documents and events are:

- City of Mountain View Housing Element, 2007-2014;
- Comments from the October 16, 2013 EPC Housing Element Study Session;
- Comments from the December 12, 2013 Community Workshop;
- Housing Element Chapter 4, *Needs Assessment*; and
- Housing Element Chapter 5, *Constraints Analysis*.



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

- Policy 1.1: Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).
- Policy 1.2: Work towards meeting the City's Quantified Objectives for production, rehabilitation, and preservation during the 2015-2023 Housing Element 2015-2023 planning period.
- Policy 1.3: 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.
- Policy 1.4: Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.
- Policy 1.5: Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.
- Policy 1.6: Ensure new residential development integrates with and improves the character of existing neighborhoods.

Implementation Programs

Program 1.1 - Financial Support for Subsidized Housing

To encourage and support the development of subsidized affordable housing, the City has established a Below-Market-Rate (BMR) program, a Rental Housing Impact Fee ordinance, and Housing Impact Fee ordinance. The BMR program requires all 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. The Housing Impact Fee is assessed per square foot on all new office, industrial, hotel, and retail development in Mountain View. Similarly, the Rental Housing Impact Fee is assessed based on habitable square footage within new apartment development in Mountain View. All of these affordable housing initiatives provide funds for subsidized housing serving lower-income households. Following the adoption of the Housing



Element, within the first year of the planning period, the City will reassess the three affordable housing fees to determine if they should be raised to provide additional funding for affordable housing activities. The City will evaluate existing fees based on the nexus studies completed in 2011, updated data, and other related information. Throughout the 2015-2023 planning period, the City will continue to provide financial support to local subsidized housing developments using local funds such as BMR In-Lieu Fees, and Impact Fees.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds, including funds collected from the Below-Market-Rate (BMR) program, the Rental Housing Impact Fee ordinance, and Housing Impact Fee ordinance.

Objectives:

- Within the first year of the planning period, the Environmental Planning Commission and City Council will hold meetings to determine whether to increase any of the City's affordable housing fees.
- Administer funds, as they become available, to support housing development, housing programs, and rehabilitation activities. Prioritize funding opportunities for lower income and special needs population groups.

Program 1.2 - Extremely Low-Income Housing

The City will initiate partnerships and continue to work with affordable housing developers to assist the development of housing affordable to extremely low-income households. When funding is available, the City of Mountain View will initiate a process (i.e., Notice of Funding Availability (NOFA)) to inform and select a qualified developer to pursue developments, including leveraging the local affordable housing funds, assisting in the application for State and federal financial resources, and offering a number of incentives such as fee deferrals, streamlined processing and modified parking and development standards.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Initiate partnerships, wherever possible, between various governmental, financial, and developmental sectors to coordinate subsidized housing development that meets the needs of extremely low-income residents.
- When local funds are available, initiate a process to inform subsidized housing developers and encourage the development of housing projects with units for extremely low-income residents.



- Consider the feasibility of allocating additional funding to a proposed subsidized project to increase the number of units for extremely low-income households.

Program 1.3 - Partnerships with Subsidized Housing Developers

To facilitate and support the development of affordable housing units, the City will establish partnerships with subsidized housing developers providing assistance, when feasible, with financing, land acquisition, and technical support through the entitlement process. Specifically, the City will collaborate with affordable housing developers to optimize their eligibility for financing under various federal, State, County and private programs.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Encourage affordable housing developers to work with outside funding sources to leverage the City's local housing funds to the maximum extent possible.
- Assess the feasibility of using available City-owned properties as subsidized housing sites, when appropriate and feasible.
- Hold meetings to inform developers of the application procedures and the City's affordable housing priorities, as part of the funding selection process.

Program 1.4 - Update Zoning Ordinance

The City of Mountain View recognizes that the 2030 General Plan and City's Zoning Ordinance are crucial tools that guide development in the City. When the City Council adopted the 2030 General Plan in 2012, additional opportunities for development, were created through the introduction of new mixed-use land use designations. The City anticipates a comprehensive Zoning Code update to occur by 2017 to ensure consistency between the new General Plan land use designations and the City's development standards. Once the Zoning Code is updated for consistency with the General Plan, the City will periodically review and update the Zoning Code, as necessary.

Responsibility: Planning Division

Timeframe: Annual review of 2030 General Plan implementation; Update Zoning Code by 2017, Review annually for consistency.

Potential Funding Source: General Fund

Objectives:



- Complete a comprehensive Zoning Code update by 2017 to ensure consistency with the 2030 General Plan.
- Review 2030 General Plan Implementation on an annual basis.
- Upon completion of the Zoning Code update, review on an annual basis for consistency and to address any changes to State law.

Program 1.5 - Lot Consolidation

The City will continue to encourage lot consolidation when smaller, underutilized parcels adjacent to each other are redeveloped. Staff will work with applicants on a preliminary basis for no cost prior to application submittal. The lot consolidation procedure will be posted on the City website and discussed with 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 increased densities as lots are consolidated.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund and Local housing funds

Objectives:

- Encourage lot consolidation of smaller parcels to accommodate projects at a density of at least 30 dwelling units per acre or higher.
- Provide incentives and entitlement assistance, when feasible, to promote the consolidation of lots to develop a larger housing project.

Program 1.6 - Underutilized Sites

The City will proactively encourage the development of underutilized sites specifically in the CRA Zoning District and Downtown Areas. To achieve this, the City has identified appropriate sites and regulatory incentives within the Housing Element to assist developers. The City will evaluate, periodically, whether the incentives provided are appropriate to ensure that new residential development within these areas is occurring. As necessary, the City will modify this program to ensure that infill development remains a realistic and viable development strategy.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Monitor the supply of underutilized sites throughout the City and within the



Housing Element to ensure opportunities are available to encourage a variety of housing types.

Program 1.7 - Density Bonus

During the 2007-2014 planning period, the City of Mountain View revised their density bonus ordinance to be consistent with State law, which included decreasing the number of affordable units a developer must provide to receive a density bonus and allowing up to three regulatory concessions. The updated ordinance is intended to facilitate the development of housing for low and very low-income households that is restricted for a period of no less than 45-55 years. The City will promote the use of the density bonus ordinance in conjunction with the CRA and Downtown districts. Information on the ordinance will be provided at City Hall and online at the City's website to promote the application of this ordinance for the development of affordable units.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Continue to promote the updated density bonus ordinance that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consistent with revised Government Code §65915.

Program 1.8 - Federal and State Policy Initiatives

City Staff will monitor legislation regarding financing and housing development and will continue to support, expand, or develop financing programs for subsidized housing programs as applicable legislation is adopted.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund and Local housing funds

Objectives:

- Monitor legislation regarding financing and housing development.



Program 1.9 - Project Design and Integration

The 2030 General Plan established specific goals and policies focused on how buildings should relate to public streets and their surrounding neighborhoods through design strategies and pedestrian improvements. General Plan policies address building heights and setbacks, the provision of public space, transit oriented development, and strategies to promote pedestrian mobility. New zoning regulations will be developed to provide more specific standards to implement these General Plan goals and policies.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- As projects are submitted Planning Staff will review General Plan policies and zoning code regulations and design standards to ensure that transitions between proposed developments and existing neighborhoods are appropriate.

Program 1.10 - Innovative Housing Programs

To accommodate individuals with special housing needs the City will allow and encourage the development of innovative housing programs such as co-housing, shared housing, and intergenerational housing. Planning Staff will review and revise the zoning code to allow for these alternative types of housing development and provide technical assistance to developers seeking to build innovative housing projects. Additionally, on a project by project basis, the City will be flexible with development standards such as reduced parking standards and setbacks in order to facilitate the construction of innovative housing programs.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Review residential development standards to ensure that there is flexibility in the Zoning Code to allow for innovative housing types such as co-housing, shared housing, and intergenerational housing.
- Conduct meetings with housing developers to review land and financial resources, development incentives and the City's entitlement process to permit alternative and innovative housing developments.



Program 1.11 – Units for Large Households

It is important to create diverse housing opportunities to ensure that market-rate and subsidized units constructed in the City are available for families, as well as the other special needs groups. The City will continue to provide incentives to encourage subsidized and market rate housing developers to provide units in their projects that serve large families

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Ensure at least 25 percent of the units in a subsidized family housing development have three or more bedrooms to accommodate large families if City provides financial assistance.
- Consider alternatives to preserve and rehabilitate apartments with large family units when the City receives proposals to redevelop these apartment



Goal 2: Provide assistance to households at different income levels to address their housing needs.

Policy 2.1: Assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Mountain View.

Policy 2.2: Support opportunities for community service workers, such as City and other public agency staff, teachers, and public safety personnel, to live in Mountain View.

Policy 2.3: Give priority for subsidized housing to persons who live or work in Mountain View whenever legally feasible.

Implementation Programs

Program 2.1 - Homebuyer Assistance Programs

Due to the high cost of housing in the region it is difficult for low and moderate-income households to afford home prices in Mountain View. The City will continue to financially support the Housing Trust Fund's homebuyer assistance programs and other federal, State, and local programs that enable moderate-income households to purchase homes.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Support Housing Trust Fund homebuyer assistance programs and other federal, State and local programs that enable households to purchase homes.

Programs 2.2 – Priorities for Affordable Units

The City requires housing impact fees and BMR in-lieu fees to mitigate the impact of new development on the need for affordable housing in Mountain View. The City's BMR program will continue to give priority to these essential service providers, such as public safety officers and teachers, and to people who live and work in Mountain View. Subsidized apartment projects will give preference to those persons who live and work in Mountain View. When BMR units and subsidized projects are complete, notices will



be sent to Mountain View residents, workers, individuals on an interest lists, school districts, businesses, and public service agencies. The City will also notice the availability of these affordable units through ads in local papers, multilingual outreach, signs and information posted on the project site, outreach through churches and other non-profit organizations, the City's website, and announcements.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Implement the City's preferences for new BMR ownership and rental units as specified in the BMR Administrative Guidelines.
- Give preference to people who live or work in Mountain View when units become available in subsidized rental housing developments.
- Do extensive advertising and outreach whenever new BMR or subsidized units become available and waitlist are opened for existing affordable units.

Program 2.3 – Partnership with County Agencies

As a means of further leveraging housing assistance, the City will work with the Housing Authority of the County of Santa Clara, the Santa Clara County Office of Affordable Housing, and other similar regional agencies to promote resident awareness of housing assistance programs. These programs include, but are not limited to:

- Mortgage Credit Certificate Program for First-time Buyers
- Section 8 Housing Choice Vouchers
- Veterans Affairs Supportive Housing (VASH) Program
- Shelter Plus Care Program
- Project-Based Assistance and Moderate Rehabilitation Programs
- Family Self-Sufficiency Program

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Increase resident awareness about housing programs offered by County and regional agencies by providing information at City Hall and on the City's website, when funding is available.



Program 2.4 - Tenant Relocation Assistance Program

Implement the City's Tenant Relocation Assistance Program Ordinance, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Enforce the Tenant Relocation Assistance ordinance.
- Consider updates to the Tenants Relocation Assistance Ordinance when there are major changes to the rental market, the economy, or development activity.



Goal 3: Conserve and improve Mountain View's housing stock.

Policy 3.1: Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.

Policy 3.2: Continue and/or create programs to maintain or improve the character and quality of existing housing and neighborhood environments.

Policy 3.3: Work with subsidized housing owners and property managers to retain units with expiring affordability contracts.

Policy 3.4: Preserve the City's existing mobile home parks as vital source of affordable housing for a variety of income categories.

Policy 3.5: Promote a balance of rental and ownership opportunities in the City.

Implementation Programs

Program 3.1 – Code Enforcement Program

The Mountain View Municipal Code provisions were adopted by the City Council to maintain a healthy, safe and clean environment, carry out established land use policy, and to preserve the quality-of-life for the community. The Mountain View Municipal Code includes and incorporates Zoning provisions, and the Uniform Fire, Building, Electrical, Mechanical and Plumbing Codes. To enforce the Municipal Code, Code Enforcement inspectors addresses complaints as they are reported by residents or City Staff.

Responsibility: Code Enforcement Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Maintain the quality of the existing housing stock by addressing housing code violations as they are reported.



Program 3.2 - Multi-family Housing Inspection Program

To promote maintenance of existing multi-family housing and protect residents, the City's Fire Department shall, on an annual basis, conduct inspections of multi-family rental units throughout the City.

Responsibility: Fire Department

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Continue annual inspections of multi-family rental properties throughout the City to ensure property owners and management companies comply with the California Building Code and the City's Municipal Code.

Program 3.3 - Opportunities for Rehabilitation

To preserve the affordable housing stock and increase affordable housing units, the City shall support efforts to rehabilitate apartments by collaborating on applications for state and federal funding or direct financial assistance.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Collaborate with affordable housing developers on funding applications or when feasible offer direct financial assistance.

Program 3.4 - Home Repair Assistance

The City contracts with the public service agencies to provide minor home repairs and access improvements for low-income and/or disabled residents. Through the Home Repair and Home Access Program, the City provides assistance to qualified homeowners with minor home repairs and modifications that make their units livable and/or accessible. Repair services typically include: leaking faucets, broken water heaters, broken windows, broken doors or lock sets, and other types of minor repairs.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: HOME

Objectives:



- Continue to provide annual funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.

Program 3.5 - Condominium Conversion

The conversion of rental housing to market rate condominiums has been an issue, historically during strong housing markets. To preserve the City's rental housing and prevent displacement, the City will continue to regulate condominium conversions 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.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Continue to regulate conversions of rental multi-family units to condominiums per the Municipal Code (Chapter 28, Article VIII).

Program 3.6 - Preservation of Subsidized Housing Stock

To preserve existing affordable units, the City will monitor subsidized housing developments to ensure that subsidized units are rented to the appropriate targeted income level and that properties are maintained in good condition. The City has posted their AB 987 Affordable Housing Database on its website and will continue to monitor affordable housing units including units at-risk of losing their affordability status. New affordable units will also be added to the table and monitored annually to ensure they meet affordability requirements.

Responsibility: Neighborhoods Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objectives:

- Maintain a list of subsidized units throughout the City, including their affordability levels and monitor affordability covenants.
- Continue to update and post the City's AB 987 Affordable Housing Database online and track affordable housing units.
- Work with owners of at-risk units to determine if City housing funds could be used to preserve subsidized units.



Program 3.7 - Mobile Home Parks

As part of the 2030 General Plan update, the City continued to preserve the "Mobile Home Park" land use designation to protect mobile home housing. This designation is shown on the General Plan Land Use map and any proposals to convert or eliminate a mobile home use from a property would require a General Plan amendment in addition to a Zoning Code amendment. Additionally, proposals to displace a mobile home park would require a conversion impact report as well as multiple review and approval processes before a conversion could be approved. The City will continue to allow and preserve mobile homes as a valuable housing resource as identified in the General Plan and the Municipal Code.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Preserve mobile home parks in the City by enforcing the provisions established by the General Plan, Zoning Code, and Mobilehome Park Conversion Ordinance.



Goal 4: Address, remove, or mitigate constraints to housing production.

Policy 4.1: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing for all income levels.

Policy 4.2: Provide incentives, such as reduced parking standards and/or flexibility in other development standards, to facilitate the development of housing that is affordable to lower and moderate-income households.

Policy 4.3: When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.

Implementation Programs

Program 4.1 – Residential Development Standards

City Staff will periodically review residential development standards to identify standards that may constrain the development of affordable housing and housing for special groups, such as disabled individuals. The City is committed to address any constraints identified in Chapter 6, Housing Constraints, and will continue to minimize the potential impediments to affordable housing production.

Responsibility: Planning Division

Timeframe: The City will review development standards annually throughout the planning period.

Potential Funding Source: General Fund and Local housing funds

Objectives:

- Review development standards annually, to identify constraints and remove or offset constraints, where possible.

Program 4.2– Reduced or Modified Parking Requirements

The City recognizes the importance of allowing for flexibility in development standards, specifically parking requirements, to reduce constraints to higher density housing. To facilitate and encourage a variety of housing opportunities, the City will continue to review applications for reduced or modified parking on a case-by-case basis. Specifically, Planning Staff will consider shared parking in mixed-use developments that include residential units, and reduced parking standards in senior and subsidized projects as well as higher-density



residential projects near transit or services. 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.

Responsibility: Planning Division

Timeframe: Ongoing, 2015 - 2023

Potential Funding Source: General Fund

Objectives:

- Review parking demand analyses for specific projects, as they are submitted, and work with housing developers to identify opportunities for reduced or shared parking requirements.

Program 4.3 – Second Units

The City recognizes that second units provide a unique opportunity to create affordable units in residential areas particularly for elderly residents. Consequently, during the 2007-2014 planning period, Staff reviewed the second unit ordinance to ensure compliance with State law. During the 2015-2023 planning period, Staff will conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter 36, Article XII, Section A36.12.040) to remove constraints that may limit the construction of second units. If the study supports removal of these constraints, the City should implement this change to the Municipal Code.

Responsibility: Planning Division

Timeframe: Ongoing, 2015 - 2023

Potential Funding Source: General Fund

Objectives:

- Track the number of second units proposed and constructed during the planning period.

Program 4.4 – Streamlined Entitlement Process

Mountain View will continue to implement permit streamlining, which includes monitoring the development review process to reduce impediments to affordable housing, providing sufficient Staff resources to ensure an efficient development review processes, including updating the Zoning Ordinance and Precise Plans to ensure consistency with the 2030 General Plan.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds and General Fund

Objective:



- Assign a primary contact for new subsidized housing developments to assist with all necessary entitlements and city processes.
- Hold pre-application development meetings.

Program 4.5 – School District Coordination

To ensure that school districts are aware of the long range planning efforts occurring in the City and can provide adequate facilities to accommodate growth, Staff will communicate with the local school districts regarding potential new housing developments.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Provide a copy of the Housing Element to school districts serving the City.
- Share information on new residential developments including number of units and bedrooms and demographic information with school districts.

Program 4.6 – Neighborhood Engagement

Continue to notify neighborhoods of proposed residential projects and rezoning, and continue to encourage developers to engage neighborhoods early in the planning process.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Encourage housing developers to communicate and share information with groups regarding their proposed projects.

Program 4.7 – Water and Sewer Service Provider Coordination

In accordance with Government Code Section 65589.7, as revised in 2005, immediately following City Council adoption, the City will deliver a copy of the 2015-2023 Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City of Mountain View.

Responsibility: Planning Division

Timing of Implementation: By January 31, 2015

Funding Source: General Fund

**Objective:**

- Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City.

Program 4.8 - Flood Management

In accordance with Government Code Section 65302, as part of the recent General Plan update, the City revised the General Plan conservation and safety policies to consider flood risks as they relate to future land use decisions. The Infrastructure and Conservation and Public Safety Elements have been updated to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management. Additionally, these Elements identify information regarding flood hazards, including, but not limited to flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards, designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc. as listed in Section 65302(g)(2). These Elements establish a set of comprehensive goals, policies, and objectives for the protection of the community from the unreasonable risks of flooding. The City will continue to utilize information from the General Plan and consider flood risks in all future land use decisions.

Responsibility: Planning Division

Timing of Implementation: Ongoing, 2015 - 2023

Funding Source: General Fund

Objective:

- Ensure that flood risks are considered when making land use decisions, including the selection of sites to accommodate the City's RHNA allocation.



Goal 5: Support fair and equal housing opportunities for all segments of the community.

Policy 5.1: Support programs to address discrimination in the sale, rental and development of housing.

Policy 5.2: Support mediation programs between housing providers and tenants.

Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serves low-income households, seniors, disabled individuals, the homeless, larger households, and other special needs populations.

Implementation Programs

Program 5.1 – Emergency Resources to Prevent Homelessness

In 2006, the City Council adopted the 2006-2011 Affordable Housing Strategies which included funding for the Emergency Rental Voucher Program operated by the Community Services Agency (CSA) of Mountain View, Los Altos, and Los Altos Hills. This program provides one-time emergency rental assistance to low-income households and motel vouchers for persons who need emergency short term housing. The City also provides financial support for organizations that provide short-term shelter, supportive and transitional housing, and emergency assistance to persons who are homeless or at risk of homelessness, including runaway youth.

Responsibility: Neighborhoods Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objective:

- Continue to partner with the Mountain View Los Altos Community Services Agency (CSA) or similar agencies that provide services to the homeless, by offering financial support and advertising available programs to residents living in the City.
- Continue to fund the provision of shelter and support services for the homeless such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, Graduate House, and Quetzal House.
- Participate in regional homeless programs that support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates families and individuals from Mountain View.



Program 5.2 – Special Needs Housing

City Staff will continue to build relationships with non-profit agencies, other jurisdictions, and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless with special needs to provide supportive or transitional housing.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: CDBG and Local housing funds

Objective:

- Encourage the development of special needs housing with convenient access to services, public facilities, and transit.
- Support developers of special needs housing facilities through the application process for federal, State and similar funding sources or through direct financial assistance from local housing funds.
- Provide technical assistance through the entitlement process, as projects are submitted for review.
- When feasible, use CDBG funds to support agencies providing housing services to special needs populations.

Program 5.3 – Mediation and Fair Housing Programs

The City will 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. The City intends to continue its ongoing support of fair housing services to address local fair housing complaints and educate tenants and landlords about their rights.

Responsibility: Neighborhoods and Housing Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: Local housing funds

Objective:

- Continue to fund fair housing education, enforcement, and counseling.
- Provide financial support to mediate housing issues involving City residents.
- Continue to support Santa Clara County Fair Housing Task Force activities.
- Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.



Program 5.4 – Reasonable Accommodation

To ensure that sufficient provisions are provided by the City to facilitate a resident's request for "reasonable accommodation" the City updated the Municipal Code to establish procedures, in accordance with fair housing and disability laws. On December 10, 2013, City Council approved amendments to the Municipal Code to provide for policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family-members, landlords, etc.) and specific procedures that must be followed. The City will provide information on the City website and at public counters to inform residents of the procedures for requesting reasonable accommodation.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Provide information to residents on reasonable accommodation procedures at public counters and on the City website.
- Promote rehabilitation programs and resources for accessibility modifications and improvements.

Program 5.5 – Senior Housing

The City of Mountain View has an array of housing options for its senior population, including subsidized units in senior residential communities, life-care facilities, and assisted living facilities. Leveraging various federal, State, County and private funding is critical to maximize the development of affordable units, including units for seniors. The City will continue to work with developers to leverage outside funding sources and will provide additional resources, such as permitting assistance, zoning tools and land resources when feasible.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Study the need and feasibility of zoning code amendments, such as permitting the development of senior housing in specific areas of the community, including residential and commercial zones at higher densities than are traditionally allowed.
- Encourage developments with subsidized senior units to locate near services, public facilities, transit, and the Mountain View Senior Center.



Program 5.6 – Senior Care Facilities

As the senior population in Mountain View is expected to grow substantially during the planning period, the City will allow for seniors to age in place by encouraging a continuum of senior care facilities including senior residential communities, life care facilities, or assisted living facilities. To achieve this, the City will consider amending the Zoning Ordinance to establish development standards for senior care facilities.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Study the appropriateness and effectiveness of amending the Zoning Ordinance to establish development standards for senior care facilities.

Program 5.7 – Housing for Developmentally Disabled Persons

The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out to developers of supportive housing to encourage development of projects targeted for persons with developmental disabilities.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objective:

- Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities.
- Initiate a cooperative outreach program with the San Andreas Regional Center to inform people when new housing becomes available for developmentally disabled persons.



Program 5.8 – Analysis of Impediments to Fair Housing Choice (AI)

Every five years, as required by the U.S. Department of Housing and Urban Development (HUD), the City of Mountain View prepares an Analysis of Impediments to Fair Housing Choice. The AI is a report that seeks to identify the various factors that may affect fair housing choice in the City and includes an action plan to overcome them. During the 2015-2023 planning period, the City will continue to prepare and update the City's AI, as required by HUD.

Responsibility: Neighborhoods and Housing Division

Timeframe: Every five years as required by HUD

Potential Funding Source: CDBG/HOME funds

Objective:

- Continue to prepare and update the City's Analysis of Impediments every five years, as required by HUD.



Goal 6: Promote environmentally sensitive and energy-efficient residential development, remodeling, and rehabilitation.

Policy 6.1: Support environmentally sustainable practices in all aspects of residential development.

Policy 6.2: Promote and support State and local programs for energy conservation and renewable energy system installation in existing homes.

Implementation Programs

Program 6.1 – Green Building Principles

The City has adopted a Green Building Code and Water Conservation in Landscape Regulation ordinance to require green building techniques in new development. The City will provide technical assistance to developers regarding design techniques to implement the Green Building Code and Water Conservation in Landscape Regulations. The City will work with subsidized developers to incorporate these elements in their developments when feasible, and will consider providing assistance to these projects to support green building principles.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Implement changes to local building codes based on State Green Building Code requirements.
- Provide technical assistance to housing developers to implement the Green Building Code and Water Conservation in Landscape Regulation ordinance.
- Identify opportunities for innovative approaches and/or remove constraints to green-building in new and existing residential buildings.



Program 6.2– Construction and Demolition Debris Diversion Ordinance

Continue to implement the Construction and Demolition Ordinance, adopted in September 2008, which requires that 50 percent of construction and demolition debris be recycled or reused. The City provides information on the Public Works Department website and contact information if assistance is needed.

Responsibility: Planning Division and Public Works

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Implement the Construction and Demolition Ordinance to ensure effective demolition and construction recycling.
- When appropriate incentivize use of recycled and rapidly renewable building materials.

Program 6.3 – Staff Training on Green Building Practices

To effectively maintain an awareness of new legislation and practices regarding green building practices Staff will continue to attend meetings, conferences and other related events. On a regular basis Staff will also review the Green Building Code and Water Conservation in Landscape Regulations to ensure they are up to date with the latest advancements and State Green Building Code requirements.

Responsibility: Planning Division and Building Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Encourage City Staff to attend conferences, training sessions, and other events to learn and stay informed on new green initiatives and technologies.
- Hold in-house training sessions to facilitate inter-department cooperation on green building practices.



Program 6.4 – Energy Efficiency

Encourage and support energy-efficiency improvements and modifications for existing and proposed subsidized housing units and low-income households.

Responsibility: Neighborhoods and Housing Division and Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: HOME funds and Local housing funds

Objectives:

- Encourage residential developers to maximize energy conservation through proactive site, building and building systems design, materials and equipment to maximize energy efficiency.
- Encourage the use of Energy Star appliances and materials in subsidized housing developments.
- Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), and Low-E double-pane windows.
- Promote use of energy efficient lighting including fluorescent.



Goal 7: Maintain an updated Housing Element that is monitored, reviewed, and effectively implemented.

Policy 7.1: Prepare a Housing Element implementation plan and complete an annual review.

Policy 7.2: Provide appropriate Staff and budget to implement the Housing Element.

Implementation Programs

Program 7.1 – Annual Monitoring and Review

Continue the City's annual review of its Housing Element programs as required by Government Code section 65400. Planning Staff will prepare an annual report to be presented to the Environmental Planning Commission and City Council on the results of Housing Element implementation for each calendar year.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research (OPR) and HCD.

Program 7.2 – City Council Goal Setting

Following the submittal of the annual report to the State Department of Housing and Community Development, Mountain View Planning Staff will provide City Council with a copy to ensure consistency between the Housing Element and other activities occurring in the City.

Responsibility: Planning Division

Timeframe: Ongoing, 2015-2023

Potential Funding Source: General Fund

Objectives:

- Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process

3. Quantified Objectives

HCD requires all jurisdictions to provide an estimate on how many units are likely to be constructed, rehabilitated, or conserved/preserved by income level during the Housing Element planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on available resources and constraints of the local housing market. These production targets differ from the City’s Regional Housing Needs Allocation (RHNA) for 2014-2022, which addresses the capacity for accommodating new units, rather than actual unit construction. **Table 3-1** outlines the City’s proposed housing production, rehabilitation, and preservation objectives for the current Housing Element planning period.

In total, the City estimates construction of approximately 1,315 units over the 2015-2023 planning period, including 270 units for extremely low-, very low-, and low-income households. These targets conservatively fall below the City’s RHNA allocation due to the economic constraints outlined in **Section 6.2**, which are expected to hinder the production of both subsidized and market-rate housing.

Within **Table 3-1**, preservation refers to the extension of affordability contracts on subsidized housing developments through City contributions for building repairs. In effect, the City contribution maintains these units as affordable housing stock by extending the affordability contract. As the City has no units at-risk to convert to market-rate during the planning period, no units are allocated for this row.

The final objective is rehabilitation, which may apply to market rate units that are rehabilitated for use as subsidized housing as well as units that are rehabilitated under the Home Repair Assistance Program for very low- and low-income households. During the 2015-2023 Housing Element planning period the City anticipates that approximately 470 units will be rehabilitated through existing programs.



Table 3-1: Quantified Objectives

Category	Extremely Low ^(a)	Very Low	Low	Moderate	Above Moderate	Total
Mountain View Fair Share Allocation						
2014-2022 RHNA Allocation	407	407	492	527	1,093	2,926
CONSTRUCTION						
Program 1.1 - Financial Support for Subsidized Housing	75	150	0	0	0	225
Program 3.5 - Condominium Conversion	0	5	0	0	0	5
Program 4.3 – Second Units	0	20	20	20	0	60
New market-rate housing ^(b)	0	0	0	25	1,000	1,025
Total New Construction^(c)	75	175	20	45	1,000	1,315
CONSERVATION						
Program 3.6 - Preservation of Subsidized Housing Stock	0	0	0	0	0	0
Total Conservation^(d)	0	0	0	0	0	0
REHABILITATION						
Program 3.3 - Opportunities for Rehabilitation	10	310	0	0	0	320
Program 3.4 - Home Repair Assistance	50	50	50	0	0	150
Total Rehabilitation^(e)	60	360	50	0	0	470

Source: City of Mountain View, 2014.

Notes:

^(a) Since ABAG does not assign a RHNA allocation for extremely low-income units, the City assumes that its need for ELI households for the planning period is 50% of its assigned low-income RHNA allocation.

^(b) Market-rate housing includes units for which no subsidy is provided, but rather the owner or renter pays the market-based or value for the unit.

^(c) Construction objectives represent the number of units the City realistically expects might be constructed within the planning period, as opposed to the “units accommodated by opportunity sites” which includes the City’s remaining RHNA.

^(d) The conservation objective is consistent with the City’s total count of affordable units that are permanent, but could potentially be at-risk units.

^(e) CDBG and/or HOME funding received during the planning period may be used to fund projects that improve and maintain the quality of the City’s housing stock and residential infrastructure. The rehabilitation objective is consistent with the City’s Housing Plan.

4. Housing Needs Assessment

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Mountain View, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Needs Assessment is intended to assist Mountain View in developing housing goals and formulating policies and programs that address local housing needs.

To facilitate an understanding of how the characteristics of Mountain View are similar to, or different from, other nearby communities, this Needs Assessment presents data for Mountain View alongside comparable data for Santa Clara County and, where appropriate, for the San Francisco Bay Area as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments; and a variety of real estate online resources. Whenever possible, the Needs Assessment presents recent data that reflects current market and economic conditions. However, in most cases, the 2010 U.S. Census and the 2007-2011 American Community Survey provide the most reliable and up to date data.

4.1 – Demographic Trends

4.1.1 - Population Growth Trends

Mountain View is a city with an estimated population of 74,066 residents, according to the 2010 U. S. Census. As shown in **Table 4-1**, the City has experienced moderate growth since 1990, with a population increase of roughly ten percent. As a City with limited vacant land to accommodate new residential development, Mountain View did not grow as rapidly as Santa Clara County or the Bay Area as a whole. The County's population has increased by 19.3 percent since 1990, while the Bay Area grew by 18.7 percent during the same period.

Mountain View also grew at a slower pace than neighboring cities Cupertino, Palo Alto, and Sunnyvale. Between 1990 and 2010, Cupertino's population increased by 45 percent, while the number of residents in Palo Alto and Sunnyvale grew by 15 percent and almost 20 percent, respectively.



Table 4-1: Population Growth Trends, 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				2000-2010	1990-2010
Mountain View	67,460	70,708	74,066	4.7%	9.8%
Cupertino	40,263	50,546	58,418	15.6%	45.1%
Palo Alto	55,900	58,598	64,538	10.1%	15.4%
Sunnyvale	117,229	131,760	140,482	6.6%	19.8%
Santa Clara County	1,497,577	1,682,585	1,786,927	6.2%	19.3%
Bay Area ^(a)	6,023,577	6,783,760	7,151,000	5.4%	18.7%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.1.2 – Household Growth Trends

The Census Bureau defines a “household” as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. According to the 2010 Census, Mountain View contained approximately 31,957 households. The number of households in the City, County, and region has generally increased at a slower pace than population growth since 1990. The number of households in Mountain View increased by almost 7 percent between 1990 and 2010, while the County and Bay Area household total grew by 15 percent and 16 percent, respectively.

Table 4-2: Household Growth Trends, 1990-2010

Jurisdiction	1990	2000	2010	Percent Change	
				2000-2010	1990-2010
Mountain View	29,990	31,242	31,957	2.2%	6.6%
Cupertino	16,055	18,204	20,176	10.8%	25.7%
Palo Alto	25,188	25,216	25,797	2.4%	2.3%
Sunnyvale	50,789	52,539	53,155	1.2%	4.7%
Santa Clara County	520,180	565,863	599,652	5.9%	15.3%
Bay Area ^(a)	2,246,242	2,466,019	2,608,000	5.8%	16.1%

Source: U.S. Census Bureau, 1990, 2000, and 2010.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties. Totals may vary as different data sources are utilized.



4.1.3 – Household Growth Projections

Table 4-3 presents household growth projections for Mountain View, Santa Clara County, and the nine county Bay Area between 2005 and 2035. **Table 4-3** also presents projections for the jurisdictions directly surrounding Mountain View, including Cupertino, Palo Alto, and Sunnyvale. These figures represent the Association of Bay Area Governments (ABAG) estimates benchmarked against the 2010 Census and a variety of local sources.

The number of households in the City of Mountain View is expected to grow to 41,790, or roughly 33 percent, between 2010 and 2040. ABAG projects Santa Clara County as a whole will experience a slightly high increase around 37 percent, while the Bay Area as a whole is expected to grow at a slower pace of 27 percent. In comparison to surrounding jurisdictions, Mountain View’s household growth (33 percent) between 2010 and 2040 is projected to outpace growth in Cupertino, where the number of households is anticipated to increase by 24 percent. The number of households in Mountain View is expected to grow at a similar pace to Palo Alto (33 percent) but slower than Sunnyvale which is anticipating a 37 percent increase.

Table 4-3: Projected Household Growth, 2010-2040

Jurisdiction	2010	2040	2010-2040	
			Number	Percent
Mountain View	31,469	41,790	10,321	32.7%
Cupertino	20,176	25,050	4,874	24.2%
Palo Alto	25,797	34,360	8,563	33.2%
Sunnyvale	53,155	72,760	19,605	36.9%
Santa Clara County	599,652	819,130	219,478	36.6%
Bay Area ^(a)	2,667,340	3,308,110	700,090	26.8%

Source: US Census, 2010. “Preferred Land Use and Transportation Investment Strategy”, Plan Bay Area, Adopted July, 18, 2013.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties. Totals may vary as different data sources are utilized.

The preferred land use and transportation investment strategy for Plan Bay Area is largely based on the information and projections established for each jurisdiction within the Jobs-Housing Connection Strategy. The Jobs-Housing Connection Strategy, published in May 2012, also serves as the land-use element of the Draft Preferred Scenario for the Bay Area’s first Sustainable Communities Strategy (SCS) mandated by Senate Bill 375. As shown in **Table 4-3**, the Strategy is based on a model that anticipates aggressive household growth within the City of Mountain View, and other urban jurisdictions of the Bay Area. Specifically, for the City of Mountain, between 2010 and 2040, the model assumes that roughly 10,000 households will be added to the City, equating to a growth rate of roughly 33 percent. Referring back to **Table 4-2**, household growth in the City between 2000 and 2010 increased by roughly 2 percent and only 7 percent between 1990 and 2010. Based on the historical growth trends experienced in Mountain View, the City feels that the households growth projections presented in the Jobs-Housing Connection Strategy may be an overestimate of



the development that will realistically occur in the City between 2010 and 2040. Furthermore, it is important to note that actual household growth will be largely influenced by market conditions and other financial factors which often occur in cycles resulting in booms as well as busts.

4.1.4 - Homeownership Rate

Housing “tenure” distinguishes between owner-occupied housing units and renter-occupied units. Mountain View has a relatively low homeownership rate compared to Santa Clara County and the rest of the Bay Area. The low homeownership rate may be a reflection of the City’s housing stock where in 2010 roughly 40 percent were single-family homes. In 2010, approximately 42 percent of Mountain View households owned their homes while 59 percent of County households and 60 percent of Bay Area households were homeowners. The City’s homeownership rate has increased gradually since 1990, at which time only 38 percent of households in Mountain View owned their homes. This increase coincides with a similar increase in the percentage of the single-family ownership homes.

Despite the slight increase in the percent of homeowners in the City since 1990, Mountain View’s homeownership rate was lower than in other neighboring cities in 2000 and 2010. Approximately 48 percent of households in Sunnyvale owned their own homes. In addition, the majority of households in Cupertino and Palo Alto were homeowners; the homeownership rate in Cupertino and Palo Alto was 64 percent and 57 percent, respectively.

Table 4-4: Household Tenure, 2000 and 2010

Jurisdiction	2000		2010	
	Owner	Renter	Owner	Renter
Mountain View	41.5%	58.5%	42.2%	57.8%
Cupertino	63.3%	36.7%	64.2%	35.8%
Palo Alto	56.8%	46.2%	57.4%	42.6%
Sunnyvale	47.6%	52.4%	48.3%	51.7%
Santa Clara County	59.8%	40.2%	58.7%	41.3%
Bay Area ^(a)	56.4%	43.6%	60.3%	39.7%

Source: U.S. Census Bureau, 2000, and 2010.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.1.5 - Household Composition

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Mountain View, the average household size in 2010 was 2.32, lower than the Santa Clara County figure of 2.89. Because population growth has outpaced the increase in households in Mountain View and the County, the average household size has increased slightly for both jurisdictions since 2000.



The smaller household sizes in Mountain View can be attributed to the higher proportion of single-person households, and the prevalence of smaller rental units in the City. Generally, single-person households comprised 36 percent of all Mountain View households, compared to just 23 percent of Santa Clara County households and 27 percent of households in the Bay Area. Mountain View is also characterized by a higher proportion of non-family households.¹ As shown in **Table 4-5**, approximately, 45 percent of households in Mountain View were non-family households in 2011. By comparison, approximately 30 percent and 35 percent of households in the County and Bay Area were non-family households, respectively.

Table 4-5: Household Composition, 2000 and 2011

Jurisdiction	2000		2010	
	Family	Non-Family	Family	Non-Family
Mountain View	51%	49%	54%	46%
Santa Clara County	70%	30%	70%	30%
Bay Area ^(a)	65%	35%	65%	35%

Source: U.S. Census Bureau, 2000, and 2007-2011 American Community Survey.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.1.6 - Age Distribution

Mountain View’s higher percentage of renters and single-person households, along with the City’s smaller household size suggests that many younger workers live in the City. The age distribution of Mountain View residents supports this notion. As shown in **Table 4-6**, the City has a lower proportion of children under the age of 18 years old (21 percent) than Santa Clara County (27 percent) and the Bay Area (25 percent). In addition, Mountain View’s percentage of young adult residents between the ages of 25 and 44 years old is significantly higher than the County and regional proportions. Interestingly, as compared to the previous planning period, when the City had a higher median age (38.1 years) than Santa Clara County (36.7 years), the City and County experienced the same median age (36 years) in 2010.

¹ The U.S. Census Bureau defines a non-family household as a householder living alone or with nonrelatives only.



Table 4-6: Age Distribution, 2010

Age, 2010	Mountain View	Santa Clara County	Bay Area ^(a)
	Percent	Percent	Percent
Preschool, under 5 years	6.7%	7.1%	6.3%
School Age, 5-19 years	14.8%	20.0%	19.1%
College Age, 20 to 24 years	5.5%	6.7%	6.2%
Young Adults, 25 to 44 years	38.8%	31.7%	27.3%
Middle Age, 45 to 64 years	22.8%	24.9%	28.0%
Senior Citizens, 65 and over	11.4%	9.6%	13.1%
Total	100%	100.0%	100%
Median Age	36.0	36.0	38.9

Source: U.S. Census Bureau, 2010 Demographic Profile Data.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.1.7 - Household Income

According to the 2007-211 ACS estimates, the 2010 median household income in Mountain View was \$91,446. This figure is slightly higher than the Santa Clara County median household income of \$89,064, but higher than the Bay Area median of \$77,395.

Given Mountain View’s relatively small household sizes, it is surprising that the City’s median household income is higher than the County’s. Generally, these statistics indicate that on a per capita basis, Mountain View residents are wealthier than the County as a whole. **Table 4-7** compares household income for Mountain View, Santa Clara County and the Bay Area region.



Table 4-7: Household Income, 2011

Income	Mountain View	Santa Clara County	Bay Area ^(a)
	Percent	Percent	Percent
Number of Households	31,469	559,652	2,608,000
< \$10,000	4.0%	3.8%	3.9%
\$10,000 - \$14,999	3.4%	3.1%	3.7%
\$15,000 - \$24,999	6.7%	6.3%	7.2%
\$25,000 - \$34,999	6.4%	6.1%	7.2%
\$35,000 - \$49,999	8.1%	9.0%	10.8%
\$50,000 - \$74,999	13.3%	14.1%	16.5%
\$75,000 - \$99,999	11.4%	12.7%	12.9%
\$100,000 - \$149,000	18.8%	19.1%	17.9%
\$150,000 +	27.8%	25.9%	20.0%
Total Reporting	100%	100%	100%
Median Income	\$91,446	\$89,064	\$77,395

Source: 2007-2011 American Community Survey Estimates.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.1.8 – Key Demographic Findings

- Mountain View has experienced more moderate growth compared to Santa Clara County and the Bay Area as a whole.** Between 1990 and 2010, the City’s population increased by almost 9 percent, from 67,460 to 73,394. During the same period, the number of residents living in the County and Bay Area increased by 19 percent and 18 percent, respectively.
- Mountain View is characterized by a lower homeownership rate and higher proportion of single-person and non-family households.** Approximately 42 percent of Mountain View households owned their home in 2010, compared to 59 percent of Santa Clara households. Single-person households comprise 36 percent of all households in the City, while 23 percent of Santa Clara County households are one-person households. As a result of the higher proportion of single-person and non-family households, the City’s average household size of 2.32 is smaller than the County and Bay Area’s average household size. These trends suggest that many younger workers live in the City. In fact, Mountain View’s percentage of residents between the ages of 25 and 44 years old is 7 percent higher than the County and 10 percent higher than the regional proportion. This finding points to the value of programs that support the development of a range of housing types, including affordable rental housing, more ownership housing, and larger rental units. The goals and policies in Section 2 of this Housing Element address this need, specifically Goal 1 and its associated policies and programs, which support the production of new



housing units serving a broad range of household types and incomes.

- **In 2010, the City's median household income of \$91,446 was slightly higher than the County median and more than \$10,000 higher than the Bay Area's median household income.** On a per capita basis, Mountain View residents are generally wealthier than the County as a whole. These findings would be expected given the City's smaller average household size. The goals and policies in Section 2 of this Housing Element address the housing needs of a diversity of households, notably Goal 1, which encourages a mix of housing types for various groups, including lower-income households.
- **The number of households in Mountain View's population is expected to grow at a slower rate than Santa Clara County, but faster than the Bay Area overall between 2010 and 2040.** ABAG projects the City will add an estimated 10,321 households, equating to 33 percent growth, between 2010 and 2040. By comparison, Santa Clara County is expected to grow at a faster rate of 37 percent, while the Bay Area as a whole is expecting a slightly lower rate of 27 percent. These projections highlight the need to carefully plan for household growth in Mountain View. Goal 1 in the City's Housing Plan addresses housing production, and indicates the need for housing serving a variety of incomes.

4.2 – Employment Trends

To better understand the housing needs of the City, this section presents data illustrating employment of residents living in the City by industry and the availability of jobs within the City. Both factors play a role in the need for housing as the type of employment is often linked to ability to pay and the types of jobs offered within a community may influence the types of housing needed to promote a healthy jobs-to-housing ratio.

4.2.1 – Employment Characteristics

According to the 2007-2011 ACS, the civilian labor force in the City of Mountain View includes roughly 44,161 residents age 16 and older. Of this total roughly 40,935 residents are employed, while approximately 3,226 are unemployed, resulting in an unemployment rate of 5.4 percent. As shown in **Table 4-8**, Mountain View residents are employed in diverse industries.



Table 4-8: Employment by Sector, 2011

Industry Sector	Jobs	Percent
Agriculture, forestry, fishing and hunting, and mining	78	0.2%
Construction	1,224	3.0%
Educational services, and health care and social assistance	7,805	19.1%
Manufacturing	6,509	15.9%
Wholesale trade	873	2.1%
Retail trade	2,884	7.0%
Transportation and warehousing, and utilities	1,037	2.5%
Information	3,001	7.3%
Finance and insurance, real estate and rental leasing	1,825	4.5%
Professional, scientific, management, and administrative services	9,773	23.9%
Arts, entertainment and recreation	3,322	8.1%
Public administration	678	1.7%
Other professions	1,926	4.7%
Total (civilian employed population)	40,935	100%

Source: 2007-2011 American Community Survey 5-Year Estimates.

According to **Table 4-8**, the largest percentage (24 percent) of employed residents is employed in the Professional, scientific, management, and administrative services industry. There are also high numbers of residents employed in the educational services, and health care and social assistance (19 percent) and manufacturing (16 percent) sectors. In comparison to Santa Clara County the unemployment rate in Mountain View is slightly lower; 5.4 percent in Mountain View as compared to 5.8 percent for the County.

4.2.2- Local Employment Opportunities

According to the *Preferred Land Use and Transportation Investment Strategy* for Plan Bay Area, the City of Mountain View had approximately 47,800 jobs in 2010. Employment in Mountain View is concentrated in the information sector and the professional, scientific, and technical services sector, each representing 20 percent of the City's jobs. The information sector in particular has grown substantially in the previous decade. Much of the growth of this sector, which includes information services such as internet publishing and web search portals, can be attributed to the growth of technology companies. At the same time, other industries, which may be associated with somewhat lower-paying jobs, have also seen increases in the number of employees, including the wholesale trade industry, and accommodation and food services. Despite recent decreases in employment, the manufacturing industry, and the health care and social assistance industry have a large presence in Mountain View. These sectors each represent roughly 10 percent of the City's employment.



4.2.3 - Jobs-Housing Balance

At a regional scale, a jobs-housing imbalance results in longer commutes and increases traffic congestion and transportation-related environmental impacts. Local jurisdictions can help address this issue by attempting to strike a local balance between local jobs and housing. Moreover, having a mix of residential and commercial uses helps to buffer a community against economic downturns, and provides a broader tax base. The jobs-housing ratio compares the number of employed residents to the number of jobs in the City.

Mountain View can be characterized as a “job rich” community, where the number of jobs exceeds the number of employed residents. Over time, this ratio has varied in tandem with economic cycles. In 1990 the jobs to employed residents ratio was 1.44. This ratio rose to 1.47 in 2000 during the “dot-com boom,” then fell to 1.24 in 2003 due to the “dot-com bust.” By 2008, the ratio grew to 1.41, but still remained below 2000 levels. Over time, the City has also encouraged infill development, rezoned former commercial and industrial properties, and increased densities to address the jobs-housing imbalance.

It should be noted that it often makes sense to look at jobs-housing balance across a larger geographic area rather than strictly based on jurisdictional boundaries. For instance, the City of Los Altos, which lies to the south of Mountain View, is a largely residential community. Mountain View effectively serves as Los Altos’ job center, providing employment-generating space for Los Altos residents. When Mountain View and Los Altos are considered together, the two cities combined have a ratio of approximately 1.3 jobs per employed resident.

4.2.4 – Employment Projections

Mountain View has experienced strong employment growth in recent years. The number of jobs in Mountain View grew by 19 percent between 2003 and 2008, more than three times the growth in Santa Clara County as a whole. In 2010, the *Jobs-Housing Connections Strategy* estimates that Mountain View had a total of 47,800 jobs.

Table 4-9 presents job growth projections for Mountain View, Santa Clara County, and the nine county Bay Area between 2005 and 2035. **Table 4-9** also presents projections for the jurisdictions directly surrounding Mountain View, including Cupertino, Palo Alto, and Sunnyvale.

Job growth is expected to continue to outpace population and household growth in Mountain View, compounding the “jobs rich” nature of the City. ABAG expects the City to experience a 33 percent increase in jobs between 2010 and 2040. ABAG projects Santa Clara County and the Bay Area region as a whole will experience a similar increase, both around 33 percent. In comparison to surrounding jurisdictions, Mountain View’s household growth (33 percent) between 2010 and 2040 is projected to outpace growth in all three jurisdictions including Cupertino (28 percent), Palo Alto (30 percent) and Sunnyvale (28 percent). Cupertino and Sunnyvale, similar to Mountain View, are expecting job growth to outpace population and household growth, increasing the jobs-rich nature of both cities.



Table 4-9: Projected Job Growth, 2010-2040

Jurisdiction	2010	2040	2010-2040	
			Number	Percent
Mountain View	47,800	63,380	15,570	32.6%
Cupertino	25,990	33,350	7,360	28.3%
Palo Alto	89,370	119,030	29,650	29.8%
Sunnyvale	74,610	95,320	20,710	27.7%
Santa Clara County	926,260	1,229,800	303,530	32.8%
Bay Area ^(a)	3,385,300	4,505,220	1,119,920	33.1%

Source: US Census, 2010. "Preferred Land Use and Transportation Investment Strategy", Plan Bay Area, Adopted July, 18, 2013.

(a) Bay Area includes Alameda, Contra Costa, Marin, Napa, Solano, Santa Clara, San Mateo, and Sonoma Counties.

4.2.5- Key Employment Findings

Employment in Mountain View is concentrated in the information sector and the professional, scientific, and technical services sector. These industries each represent 20 percent of the City's jobs. The information sector has grown substantially since 2003, with a 294 percent increase in jobs, and includes information services such as internet publishing and web search portals. The manufacturing industry and the health care and social assistance industry also have a large presence in Mountain View, each representing 10 percent of the City's job base. Other industries, which may be associated with somewhat lower-paying jobs, have also seen increases in the number of employees - employment in the wholesale trades increased by 26 percent while accommodation and food services employment grew by 19 percent.

- **Job growth is expected to continue to outpace population and household growth in Mountain View.** ABAG expects the City to experience a 33 percent increase in jobs between 2010 and 2040. Again, this trend supports the need for housing production to serve the City's growing workforce.
- **The civilian labor force in the City of Mountain View includes roughly 44,161 residents, of which roughly 40,935 residents are employed, while approximately 3,226 are unemployed, resulting in an unemployment rate of 5.4 percent.** The largest percentage (24 percent) of employed residents is employed in the professional, scientific, management, and administrative services industry. There are also high numbers of residents employed in the educational services, and health care and social assistance (19 percent) and manufacturing (16 percent) sectors.
- **Mountain View can be characterized as a "job rich" community, where the number of jobs exceeds the number of employed residents.** The ratio between jobs and housing has varied in conjunction with the economy. In 1990 the jobs to employed residents ratio was 1.44. In 2000, the ratio of jobs to employed residents stood at 1.47, a high ratio due to the dot-com boom. This ratio subsequently fell to 1.24 following the dot-com bust in 2003. Over the next five years, the ratio rose once more to 1.41, though remained below the ratio in 2000. Because the number of jobs in Mountain



View exceeds the number of employed residents, there is ongoing need for housing production to serve the City’s workforce. The goals and policies in Section 2 of this Housing Element, speak to this need to support the development of housing that serves a variety of income groups, including both subsidized and market rate units.

4.3 - Housing Stock Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households.

4.3.1 - Housing Stock Conditions

As shown in **Table 4-10**, the largest proportion of Mountain View homes (25 percent) were built between 1970 and 1979. Another 22 percent of homes were constructed between 1960 and 1969. Overall, roughly 74 percent of the City’s housing stock was built before 1980.

Table 4-10: Age of Housing Stock, 2011

Year Built	Number	Percent
Total Housing Units^(a)	33,039	100%
2005 or later	977	3.0%
2000 to 2004	1,062	3.2%
1990 to 1999	2,591	7.8%
1980 to 1989	4,123	12.5%
1970 to 1979	8,187	24.8%
1960 to 1969	7,414	22.4%
1950 to 1959	6,048	18.3%
1940 to 1949	1,382	4.2%
1939 or earlier	1,255	3.8%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

(a) Does not include mobile homes or manufactured housing units.

Unless carefully maintained, older housing stock can create health, safety, and problems for occupants. Generally, housing policy analysts believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation. Approximately 48 percent of homes in Mountain View are 40 years old or older and may require additional maintenance and repair.

Notwithstanding this finding, the City’s housing stock remains in relatively good condition.



Data on the number of units which lack complete plumbing and kitchen facilities are often used to assess the condition of a jurisdiction's housing stock. The 2007-2011 ACS estimates that roughly 85 households or 0.3 percent of all households in the City lack complete plumbing facilities. Similarly, an estimated 138 households or 0.4 percent of all households in the City lack complete kitchen facilities.

According to the City of Mountain View 2010-2015 Consolidated Plan, a tight rental housing market in the City resulted in a sharp increase in rental housing demand that prompted owners to invest in properties needing rehabilitation. For example, during the previous planning period there was an upgrade to a number of apartment complexes along California Street. As a result, housing units in the City are generally in good condition.

Nonetheless, there are a moderate number of soft-story buildings in the City, which can be extremely vulnerable to collapse and failure during earthquakes. Soft-story buildings are low-rise, multi-story (two to three stories), wood frame structures, typically with an open wall condition on the first floor to accommodate tuck-under parking, leading to seismic weakness. According to a survey completed by San Jose State University Collaborative for Disaster Mitigation, of the 584 multi-family buildings in Mountain View, 111 are soft-story buildings. This represents 19 percent of the multi-family buildings in the City. By comparison, 36 percent of multi-family buildings in Santa Clara County were identified as soft-story in the survey. The 111 soft-story buildings in Mountain View contained 1,129 units, representing 7 percent of all units in multi-family buildings in the City.²

City Code Enforcement Staff indicated that a majority of dilapidated housing units in Mountain View are found in older, multi-family structures. In particular, there are several multi-family structures in R-1 zoning districts that have fallen into disrepair. These multi-family structures, which are not permitted in the R-1 district, have a nonconforming status that allows them to continue their existing use.

In addition to dilapidated multi-family housing, Code Enforcement Staff reported that several neighborhoods have scattered cases of housing units and complexes in disrepair. Neighborhood residents reported similar concerns at the community workshops organized for the General Plan update. These homes are typically found in neighborhoods undergoing a transition to newer housing stock. As this transition occurs and new owners purchase the properties, the older units are often demolished and replaced.

In order to ensure proper maintenance of its multi-family housing stock, the City periodically inspects each multi-family structure under the Hotel, Motel, and Multiple-Family Housing Inspection Program. Individual units are inspected for building, housing, and fire code violations. If units are found to be in violation of Municipal Code, owners are notified and have 30 days to make repairs to the units.

² San Jose State University Collaborative for Disaster Mitigation. Inventory of Soft-First Story Multi-Family Dwellings in Santa Clara County. June 20, 2003.



4.3.2 - Units by Structure Type

Between 1990 and 2010, the number of housing units in Mountain View rose from 29,990 to 31,242, a 5 percent gain. Because the City has few vacant parcels, Mountain View’s housing stock expanded at a slower pace than the County and region. The number of residential units in Santa Clara County grew by 15 percent while the Bay Area housing stock increased by 16 percent for the same time period.

Table 4-11: Tenure by Number of Units in Structure, 2011

Tenure by Units in Structure	Mountain View		Santa Clara County	
	Number	Percent	Number	Percent
Total Housing Units	31,469	100%	599,652	100%
Owner-Occupied	13,277	42%	351,897	59%
1-detached or attached	10,406	33%	315,321	54%
2 – 4 units	374	1%	7,057	1%
5 or more units	1,688	5%	14,789	2%
Other Unit Types	809	3%	14,730	2%
Renter-Occupied	18,192	58%	247,755	41%
1-detached or attached	3,171	10%	74,601	12%
2 – 4 units	2,123	7%	38,534	6%
5 or more units	12,736	40%	131,663	22%
Other Unit Types	162	>1%	2,957	>1%

Source: U.S. Census Bureau, 2009-2011 American Community Survey

As shown in **Table 4-11**, the largest proportion of housing units in the City is in large multi-family buildings (defined as structures with five or more units); 45 percent of units fall within this category. By comparison, only 24 percent of units in the County are in large multi-family structures. An additional 8 percent of Mountain View units are in small multi-family buildings (containing two to four units).

While a majority of housing units in Santa Clara County and in the Bay Area are single-family detached units, only 30 percent of Mountain View units fall within this category. Another 13 percent of Mountain View housing units are single-family attached units (i.e., townhouses, rowhouses, and duplexes). Mobile homes represent the smallest share of the City’s housing stock at just 3 percent of all units.

Single-family attached units in Mountain View experienced the greatest growth between 2000 and 2010, increasing by 9 percent. Units in large multi-family buildings experienced the second largest increase during this period at 4 percent. Mountain View’s stock of units in small multi-family buildings actually decreased slightly between 2000 and 2008. This finding



is consistent with reports from the City that smaller multi-family buildings have been redeveloped with a variety of housing types such as condominiums, townhomes, rowhouses, and small-lot single-family development.

4.3.3 - Building Permit Trends

Building permit trends demonstrate that while Mountain View experienced growth in multi-family units between 2007 and 2012, prior to that new residential development had largely focused on single-family homes (detached and attached). Since 2000, 31 percent or 792 units constructed in the City of Mountain View were for single-family units (see **Table 4-12**). Another 1,637 units were completed in multi-family buildings with five or more units in the City between 2000 and 2012. It is important to note, that developments with 5 or more units may include attached rowhouses and townhomes in the total.

Table 4-12: Building Permits by Building Type ^(a)

Year	Single-Family	2-4 units	5+ units	Total
2000	77	0	160	237
2001	82	0	44	126
2002	102	0	211	313
2003	15	0	41	56
2004	41	0	0	41
2005	38	0	0	38
2006	95	0	120	215
2007	74	32	271	377
2008	88	0	11	99
2009	28	2	82	112
2010	42	27	22	91
2011	62	4	307	373
2012	48	18	368	434
Total	792	83	1,637	2,512

Source: CA Dept. of Finance, 2009 and 2013; City of Mountain View

(a) Includes only "finalized" building permits that are deemed complete by the City and reported to the Federal Department of Housing and Urban Development.

4.3.4 – Household Size

Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing in a household organizing unit, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other



household economic conditions.

According to the US Census between 2000 and 2010, the average household size in Mountain View increased slightly from 2.25 to 2.32 persons per household. However, as noted in Table 4-13, among neighboring cities, Mountain View had the lowest persons per household compared to all neighboring cities. The persons per household among neighboring cities range from a low of 2.44 persons per household in the City of Palo Alto to a high of 2.83 persons per household in the City of Cupertino. The County of Santa Clara had 2.89 persons per household in 2010.

Table 4-13: Average Household Size, 2011

City	Persons Per Household	
	2000	2010
Mountain View	2.25	2.32
Cupertino	2.75	2.83
Palo Alto	2.30	2.44
Sunnyvale	2.49	2.59
Santa Clara County	2.92	2.89

Source: U.S. Census Bureau, 2009-2011 American Community Survey

4.3.5 - Key Housing Stock Findings

- **Although the housing stock in Mountain View continues to age, the City’s homes generally remain in good condition.** Approximately 49 percent of homes in the City are 40 years old or older. However, according to the 2010 Census, less than one percent of housing units lack complete plumbing or kitchen facilities. Although there are scattered examples of units that have fallen into disrepair, overall the housing stock in Mountain View is in good condition. Due in part to a strong housing market and increased demand for housing, owners have been compelled to invest in and maintain their properties over time. Goal 3 of this Housing Element seeks to maintain the condition of the City’s housing stock through a series of policies and implementation programs.
- **Compared to Santa Clara County and the Bay Area, Mountain View has a higher proportion of units in large multi-family buildings and a smaller percentage of detached single-family homes.** Approximately 47 percent of the City’s housing units are in large multi-family and 30 percent are single-family detached units. Overall, there were 31,469 occupied housing units in Mountain View in 2010, an increase of 2 percent since 2000.
- **Building permit data indicates that new residential development in Mountain View was largely focused on detached and attached single-family homes before 2005, but that in recent years the number of multi-family structures constructed has increased substantially.** Since 2000, 49 percent or 1,294 units constructed in the City



of Mountain View were for single-family units and 1,295 units were completed in multi-family buildings with five or more units. Given the limited supply of vacant land in Mountain View and the need to provide a variety of housing types, the City will need to consider strategic production and location of higher density housing. Housing Element Goal 1 and its associated policies and programs, which address the need for the production of new housing and locating higher density development near transit, Downtown, employment centers, and services.

- **Mountain View is unique compared with neighboring cities such as Palo Alto, Sunnyvale, Cupertino and Los Altos.** Mountain View has a higher share of multi-family units than neighboring communities and a lower average household size. In addition, Mountain View has an older stock of multi-family rental units that are affordable to lower- and moderate-income households. Mountain View provides a diversity of housing types from affordable multi-family rental units, to entry level condominiums, to single-family homes.

4.4 - Market Conditions and Affordability

This section of the Needs Assessment discusses housing market conditions in Mountain View. This information evaluates how the private housing market provides for the needs of various economic segments of the local population.

4.4.1 - Rental Market Trends

A review of rental market conditions in Mountain View was conducted using online data to determine the affordability and availability of rental units in the City. As shown in **Table 4-14**, Mountain View had an average rent of \$2,239 for the second quarter of 2013 according to DataQuick reports.

During the previous Housing Element planning period, rents increased steadily, an indicator of a strong rental market. Looking at longer-term trends, Mountain View and Santa Clara County rents have risen and fallen in tandem with the economic cycle. Average rents peaked in 2008 at \$1,744, fell to \$1,567 by 2009 in the wake of the economic downturn, and have since risen steady by roughly \$700 over 4 years. **Table 4-14** further illustrates the changes in average rent as compared to Santa Clara County.



Table 4-14: Median Housing Rental Rates, 2005-2013

Average Rent	Mountain View	Santa Clara County
2005	\$1,320	\$1,308
2006	\$1,514	\$1,428
2007	\$1,732	\$1,594
2008	\$1,744	\$1,688
2009	\$1,567	\$1,549
2010	\$1,588	\$1,562
2011	\$1,807	\$1,747
2012	\$2,058	\$1,938
2013	\$2,239	\$2,062

Source: DataQuick, 2013.

As shown in **Table 4-14**, the median rent for Mountain View has historically been on par with rents asked throughout Santa Clara County. Typically the average rent for the City as compared to the County was within \$50-100. However, more recently with the recovery of the economy rents in Mountain View have increased rapidly and are roughly \$200 more than those asked for Santa Clara County as a whole. To further assess rental conditions in the City, rental information for Mountain View was obtained from internet rental listings. **Table 4-15** presents results of the rental survey by unit type, including apartments, condominiums/townhomes, and single-family homes.

Table 4-15: Inventory of Rental Units, 2013

Unit Type and Bedrooms	Units Advertised	Rental Range	Median Rent
Apartments			
1	25	\$750 - \$3,775	\$2,295
2	15	\$2,055 - \$5,785	\$2,880
3+	3	\$2,450 - \$6,065	\$4,090
Condominiums/Townhomes			
1	2	\$1,600 - 3,400	\$2,500
2	5	\$2,150- \$4,950	\$3,470
3+	3	\$3,900-\$9,085	\$3,930
Single-Family Homes			
2	2	\$5,900	\$1,698
3+	6	\$3,875-\$8,500	\$6,200

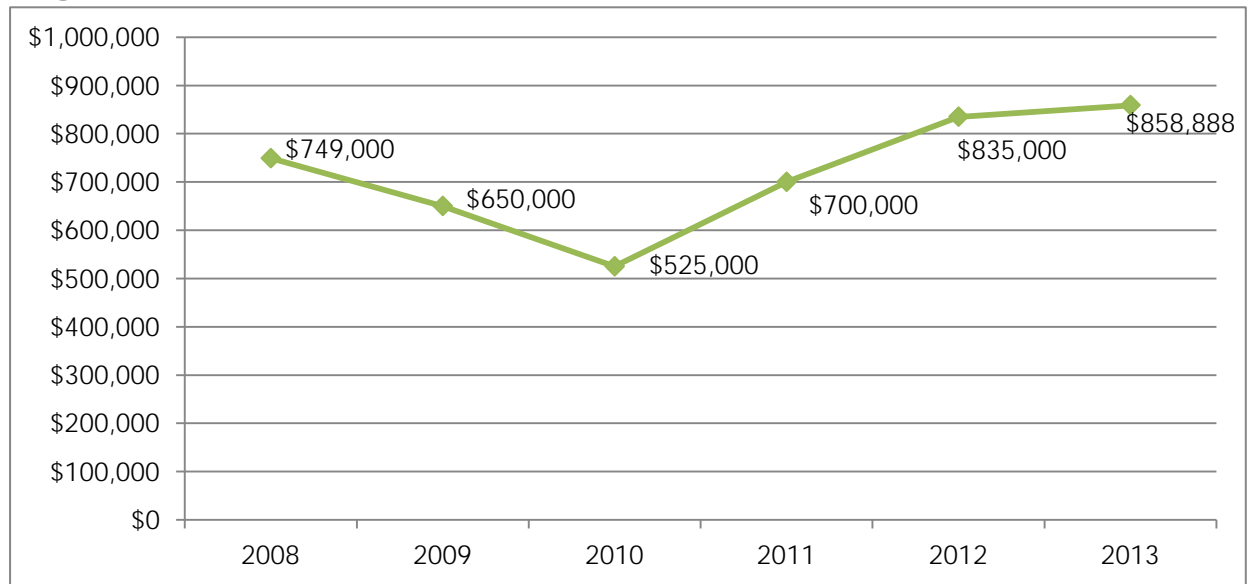
Source: Trulia.com, Accessed on August 22, 2013.



4.4.2 - Home Sale Trends

While many other markets in California and across the country saw home values fall in 2008, sales prices in Mountain View remained relatively strong over the last 5 years. As shown in **Figure 4-1**, median sales prices in Mountain View started around \$749,000 in 2008, falling to \$525,000 by 2010 in light of the economic downturn. As the economic climate has improved over the last three years, median sales prices have recovered quickly jumping to \$700,000 in 2011 and almost \$860,000 by 2013. Generally, according to statistics generated by DataQuick Information Systems, the median sales price for a single-family home increased by 106 percent from \$412,000 in 2000 to \$860,000 in 2013.

Figure 4-1: Annual Median Home Price, 2000-2013



Source: Trulia.com, Accessed on August 22, 2013.

Table 4-16 provides home sale activity for Mountain View and neighboring cities for the second quarter of 2013. As shown, the median sales price for new and resale single-family homes and condominiums in Mountain View in June 2013 had increased in zip codes 94040 and 94043, by 13 percent and 3 percent respectively, and declined by 16 percent in zip code 90401 in a year over year comparison. By comparison, the City of Cupertino saw a modest increase of 4.5 percent in sales price, while Sunnyvale saw larger increases up to 49 percent in the 94089 zip code. The median sales price in Palo Alto fell by 32 percent in the 94301 zip code and 5 percent in the 94036 zip code.



Table 4-16: Median Housing Unit Values, June 2013

Community	Zip Code	No. of Homes Sold	Median Home Price	Percent Change from 2011	Per Square Foot Cost
Mountain View	94040	32	\$1,265,000	13.5%	\$882
	94041	3	\$660,000	-16.5%	\$632
	94043	32	\$672,500	3.5%	\$627
Cupertino	95014	45	\$1,150,000	4.5%	\$770
Palo Alto	94301	11	\$1,340,000	-32.6%	\$1,320
	94306	20	\$1,300,000	-5.8%	\$1,160
Sunnyvale	94085	16	\$682,500	43.8%	\$558
	94086	15	\$810,000	22.7%	\$682
	94087	51	\$1,194,000	28.2%	\$736
	94089	14	\$745,000	49.1%	\$421
Santa Clara County	All	1,905	\$655,000	19.1%	N/A

Source: DataQuick, www.DQNews.com. Accessed August 20, 2013

4.4.3 - Housing Occupancy and Vacancy Status

Table 4-17 presents housing vacancy conditions in Mountain View according to the 2007-2011 American Community Survey. A low vacancy rate indicates that the demand for housing exceeds the available supply, typically resulting in higher housing prices. According to the 2007-2011 ACS, Mountain View’s vacancy rate of 4.8 percent was parallel to the overall vacancy rate for Santa Clara County.

Table 4-17: Occupancy Status by Tenure, 2011

Occupancy Status	Mountain View		Santa Clara County	
	Number	Percent	Number	Percent
Occupied Housing Units	31,469	95.2%	599,652	95.3%
Vacant Housing Units	1,570	4.8%	29,796	4.7%
Total	33,039	100%	629,448	100%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

Ownership Housing. Housing economists generally consider a 2 percent vacancy rate for homeownership units as sufficient to provide adequate choice and mobility for residents. According to the 2010 Census, Mountain View’s vacancy rate for homeownership units was 0.6 percent. Vacancy in 2010 was also low in Santa Clara County at 1.0 percent. The low homeownership vacancy rate in Mountain View in 2010 is indicative of the tight housing market as technology companies continue to expand in the Silicon Valley region.



Rental Housing. A rental vacancy rate of 5 percent is considered sufficient to provide adequate choice and mobility for residents. In 2010, Mountain View’s rental vacancy rate stood at 1.9 percent, compared to 1.7 percent for the County. These rates fall below the 5 percent benchmark for a “healthy” rental market. Generally through, Mountain View’s rental vacancy rate is consistent with rental markets throughout the region. Despite the City’s relatively strong ownership market, the regional trends, including uncertainty in the labor market, continue to compel many households to continue to rent. In addition, current lending practices that require higher down payments to buy a home compel people to continue to rent.

4.4.4 - Housing Affordability for Various Income Groups

Affordability is generally discussed in the context of households with different income levels. Households are categorized as extremely low-income, very low-income, low-income, moderate-income, or above moderate-income, based on household size and percentages of the Area Median Income (AMI). These income limits are established annually by the California Department of Housing and Community Development (HCD). Federal, state, and local affordable housing programs generally target households up to 120 percent of AMI, with a particular focus on households up to 50 percent of AMI. **Table 4-18** provides the maximum income limits for a four-person household in Santa Clara County in 2013.

Table 4-18: County Household Income Limits, 2013

Income Level	Definition as a Percentage of AMI	Top of Income Range ^(a)
Extremely Low-Income	0% to 30% AMI	\$30,400
Very Low-Income	31% to 50% AMI	\$50,650
Low-Income	51% to 80% AMI	\$75,050
Moderate-Income	81% to 120% AMI	\$111,430
Median	100%	\$101,300

Sources: California Department of Housing and Community Development, 2013; ESA, 2013.

^(a) Based on the 2013 Area Median Income of \$101,300 for a family of 4 living in Santa Clara County.

These income groups can also be viewed as households with various occupational mixes. **Figure 4-2** provides representative households for Santa Clara County, with hypothetical jobs and family compositions, as examples of the various household types in various income categories.



Figure 4-2: Examples of Household Income in Santa Clara County

Moderate-Income Household (80% - 120% AMI)



Estimated Annual Income: \$81,040 - \$121,560
One parent works as an elementary school teacher, the other works as a secretary; they have two children.

Low-Income Household (50% - 80% AMI)



Estimated Annual Income: \$50,650 - \$81,040
One parent works as an office building janitor, the other works as a childcare provider; they have two children

Very Low-Income Household (Up to 50% AMI)



Estimated Annual Income: Up to \$50,650
Single-parent works as a retail clerk and is the only source of financial support in the family; the family has one child.

Sources: California Department of Housing and Community Development, 2013

4.4.5 - Ability to Pay for Housing

Table 4-19 shows affordability scenarios for four-person households with very low-, low-, and moderate-incomes. The maximum affordable sales price was calculated using household income limits published by HCD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance. Home sale data for Mountain View was obtained from DataQuick Information Systems.

As shown in **Table 4-16** the median sales price for single-family homes in Mountain View ranged from \$660,000 to \$1,265,000 in August 2013. By comparison, the highest cost residence that a moderate-income family could afford is \$615,671. This analysis indicates that for all, but above moderate-income households, current market prices present a serious obstacle to single-family homeownership.

In reviewing these findings, it is important to note that credit markets have tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. More accessible home loan products are available, including Federal Housing Administration (FHA) loans. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase a home



that they could not otherwise afford. However, interviews with lenders suggest that many households are not aware of these programs. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan.

Table 4-19: Housing Affordability by Income Group, 2013

Income Group ^(a)	2013 AMI adjusted by size	Affordable Payment		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities	Taxes & Insurance	Home Price	Rental
Extremely Low (0-30% MFI)	30% AMI						
Two Person (1 bedroom)	\$13,293	\$ 332	\$ 332	\$50	\$80	\$47,112	\$282
Three Person (2 bedrooms)	\$15,192	\$ 380	\$ 380	\$75	\$90	\$50,017	\$305
Four Person (3 bedrooms)	\$17,091	\$ 427	\$ 427	\$100	\$95	\$54,086	\$327
Five Person (4 bedrooms)	\$32,821	\$ 821	\$ 821	\$125	\$100	\$138,670	\$696
Very Low (30-50% MFI)	50% AMI						
One Person (Studio)	\$35,455	\$886	\$886	\$50	\$115	\$167,974	\$836
Two Person (1 bedroom)	\$40,520	\$1,013	\$1,013	\$50	\$115	\$197,459	\$963
Three Person (2 bedrooms)	\$45,585	\$1,140	\$1,140	\$100	\$130	\$211,808	\$1,040
Four Person (3 bedrooms)	\$50,650	\$1,266	\$1,266	\$125	\$140	\$233,143	\$1,141
Five Person (4 bedrooms)	\$54,702	\$1,368	\$1,368	\$175	\$145	\$243,924	\$1,193
Lower (50-80% MFI)	80% AMI						
One Person (Studio)	\$56,728	\$1,418	\$1,418	\$48	\$150	\$284,242	\$1,371
Two Person (1 bedroom)	\$64,832	\$1,621	\$1,621	\$85	\$165	\$319,194	\$1,536
Three Person (2 bedrooms)	\$72,936	\$1,823	\$1,823	\$125	\$190	\$351,234	\$1,698
Four Person (3 bedrooms)	\$81,040	\$2,026	\$2,026	\$175	\$210	\$382,110	\$1,851
Five Person (4 bedrooms)	\$87,523	\$2,188	\$2,188	\$200	\$220	\$411,701	\$1,988
Moderate-income (81-120% MFI)	110% AMI						
One Person (Studio)	\$85,092	\$2,127	\$2,482	\$135	\$405	\$452,164	\$1,992
Two Person (1 bedroom)	\$97,248	\$2,431	\$2,836	\$135	\$405	\$534,721	\$2,296
Three Person (2 bedrooms)	\$109,404	\$2,735	\$3,191	\$157	\$475	\$595,857	\$2,578
Four Person (3 bedrooms)	\$121,560	\$3,039	\$3,546	\$211	\$571	\$643,487	\$2,828
Five Person (4 bedrooms)	\$131,285	\$3,282	\$3,829	\$238	\$628	\$689,973	\$3,044

Source: Compiled by ESA.

Notes:

- (a) Definition of affordable housing cost per Health and Safety Code Section 50053
- (b) Property taxes and insurance based on averages for the region.
- (c) Calculation of affordable home sales prices based on a down payment of 20%, annual interest rate of 5%, 30-year mortgage, and monthly payment 30% of gross household income.
- (d) Based on 2013 Santa Clara County MFI \$101,300 and 2013 HCD State Income Limits.
- (e) Monthly affordable rent based on payments of no more than 30% of household income.

In comparison to **Table 4-15**, which presents market rate rents for three-bedroom, two-bath apartments **Table 4-19** shows that a four-person household.³ Maximum affordable monthly

³ Three-bedroom, two-bath units were used for this analysis to reflect space needs of a 4-person household. This is an industry



rents assumed that households pay 30 percent of their gross income on rent and utilities. According to Trulia.com, the average monthly rent for a three-bedroom, two-bath unit in Mountain View in August 2013 ranged from \$4,090 for a three bedroom apartment to \$6,200 for a 3 bedroom house. This analysis suggests that very low- and low-income renters must pay in excess of 30 percent of their incomes to compete in the current market without some form of rental subsidy. The gap is especially large for very low-income households who have to pay over 50 percent of their income to afford the average market rent for a unit that is likely not large enough. This analysis suggests that only above moderate-income households can afford the average monthly rent in Mountain View.

4.4.6 - Overpayment

According to HUD standards, a household is considered “cost-burdened” (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are “severely cost burdened” if they pay more than 50 percent of their income on housing costs. The 2010 Census reports that 38 percent of renters and 40 percent of homeowners were overpaying for housing in Mountain View. Throughout Santa Clara County, 46 percent of renters and 49 percent of homeowners were cost-burdened according to the 2007-2011 ACS.

Table 4-20: Summary of Housing Overpayment, 2010

Household by Type, Income & Housing Problem	Mountain View		Total Households
	Total Renters	Total Owners	
Extremely Low-Income (0-30% MFI)	2,740	805	3,545
Number with cost burden > 30%	72%	67%	71%
Number with cost burden > 50%	64%	53%	61%
Very Low-Income (31-50% MFI)	2,290	1,085	3,375
Number with cost burden > 30%	81%	65%	76%
Number with cost burden > 50%	40%	41%	40%
Low-Income (51-80% MFI)	1,840	870	2,710
Number with cost burden > 30%	64%	49%	60%
Number with cost burden > 50%	11%	29%	17%
Moderate-Income (81% + MFI)	1,545	790	2,335
Number with cost burden > 30%	50%	46%	47%
Number with cost burden > 50%	1%	26%	9%
Total Households	18,120	12,915	31,205
Number with cost burden > 30%	34%	35%	34%
Number with cost burden > 50%	16%	14%	15%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2006-2010.

According to the most recent Comprehensive Housing Survey prepared using the 2006-2010 ACS, the majority of low-, very low-, and extremely low-income households were either cost-

standard approach to analyzing affordability.



burdened or severely cost-burdened in Mountain View. In total, 81 percent of very low-income renters and 65 percent of low-income homeowners overpaid for housing in Mountain View in 2010. The housing cost burden was particularly pronounced for extremely low- and very low-income households.

Current economic conditions, particularly as they relate to job losses and unemployment, as a result of the Economic Downturn of 2008, may result in an increase of overpayment in Mountain View and throughout Santa Clara County. However, more recent data on the percent of households experiencing housing cost burden is unavailable. This Housing Element Update includes a number of implementation programs intended to facilitate affordable housing to lower-income households. The City allocates most of its 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.

4.4.7 – Overcrowding

A lack of affordable housing can result in overcrowded households. The U.S. Census defines “overcrowding” as more than one person per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered to be severely overcrowded. **Table 4-21** illustrates the overcrowding rate among renters and owners in Mountain View. According to the 2007-2011 ACS, six percent of the City’s renter households were overcrowded, and three percent of all renter households were considered to be severely overcrowded. In comparison, 0.9 percent of owner households were estimated to be overcrowded, with 0.4 percent considered to be severely overcrowded. During the current economic downturn, the presence of overcrowding may have increased due to rising unemployment and foreclosures.

Overall, Santa Clara County households experienced overcrowding at a higher rate than Mountain View households. Three percent of owner households and 12 percent of renter households county-wide were overcrowded in 2011.

Table 4-21: Overcrowding by Tenure, 2011

Tenure	Total Housing Units	Overcrowded Households	Percentage	Severely Overcrowded Households	Percentage
Renters	18,192	1,160	6.4%	564	3.1%
Owners	13,277	119	0.9%	47	0.4%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.



4.4.8 - Key Housing Market and Affordability Findings

- **Home sales price and rent trends in Mountain View are indicative of the City's strong residential market.** Generally, the median sales price for a single-family home in Mountain View increased by 106 percent from \$412,000 in 2000 to \$847,000 in 2013. While many other markets in California and across the country have seen home values fall during the current economic downturn, sales prices in Mountain View remained relatively strong over the last decade.
- **While the median rent was reported to be roughly \$2,239 in 2013, a survey of rental listings posted showed market rate rents were substantially higher.** Potential homebuyers have continued to rent given the ongoing uncertainty in the economy. Based on a survey of rental units in August 2013, the average monthly rent ranged from \$750 to \$10,700 a month. Importantly, rents for larger units were high ranging from an average of \$4,090 for a 3-bedroom apartment to \$6,830 for a 3-bedroom house. This emerging trend is consistent with long-term rental trends in Mountain View, which show increases and declines in tandem with the economic cycle.
- **Due to Mountain View's high sales prices and monthly rents, housing remains largely unaffordable for many very low-, low-, and moderate-income households.** Assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance, the maximum affordable sales price that a moderate-income, four-person household could afford is \$615,671. These findings emphasize the ongoing need to support the production of affordable subsidized housing in Mountain View, and programs to assist first-time homeowners in entering the ownership market. Housing Element Goal 2 and its associated policies and programs addresses this need through actions that provide assistance to households at different income levels.
- **High housing costs can force households to overpay for housing or live in overcrowded situations.** In 2011, 34 percent of renters and 34 percent of homeowners were overpaying for housing in the City. The housing cost burden was particularly pronounced for extremely low- and very low-income households in Mountain View. Six percent of renter households and almost 1 percent of owner households were overcrowded in the City. Again, this finding indicates the need for supply- and demand-side affordable housing strategies, as outlined under Goals 1, 2, and 5 of this Housing Element. These goals aim to support the production of new housing, provide assistance to households in addressing their housing needs, preserve subsidized units at risk of conversion to market rate housing, and support fair and equal housing for all segments of the community.



4.5 - Assisted Housing at Risk of Conversion

State Law requires Housing Elements to include an inventory of subsidized affordable housing developments that could be at-risk of conversion to market rates during the 10-year period that follows the adoption of the Element. Many subsidized affordable housing developments receive government funding that requires units be made affordable for a specified amount of time. At-risk developments include projects where the required affordability term is expiring in the next 10 years and could convert to market rate rents. For those units at-risk of conversion, the Housing Element must estimate the cost to preserve or replace the at-risk units, to identify the resources available to help in the preservation or replacement of those units, and to identify those organizations that could assist in these efforts.

Table 4-22 presents an inventory of the existing affordable units in Mountain View, including affordability time period requirements associated with different funding sources expire. As shown, none of the subsidized units in Mountain View have affordability terms that would expire in the next 10 years.

Table 4-22: Inventory of Affordable Housing Units, 2013

Project	Total Units	Assisted Units	Affordability Level ^(a)		Funding Source ^(b)	Expiration Date ^(c)	Risk Status (2014-2024)
			Very Low	Low			
San Veron Park 870 San Vernon Ave	32	32	23	9	CDBG	2044	No Risk
Sierra Vista I 1909 Hackett Ave	34	34	34	0	CDBG	2070	No Risk
Paulson Park Apts I 111 Montebello Avenue	149	148	8 146	60	LIHTC HOME CDBG	2029 2073 2034	No Risk
Paulson Park Apts II 90 Sierra Vista Ave	104	104	104	103 11	CDBG HOME	2063 2063	No Risk
Fairchild Apartments 159 Fairchild Drive	18	18	18	0	Private		
The Fountains 2005 San Ramon Ave	124	123	124	112	LIHTC HOME	2019 2044	No Risk
Monte Vista Terrace 1101 Grant Road	150	149	0	60	LIHTC	2060	No Risk



Project	Total Units	Assisted Units	Affordability Level ^(a)		Funding Source ^(b)	Expiration Date ^(c)	Risk Status (2014-2024)
			Very Low	Low			
Maryce Freelen Place 2230 Latham Street	74	74	36 4	30	LIHTC HOME CDBG	2027 2025 2044	No Risk
San Antonio Place 210 San Antonio Circle	120	120	118	2	CDBG HOME	2052 2057	No Risk
Shorebreeze Apts 460 N. Shoreline Blvd	120	120	5 69	5 69 48	HOME CDBG LIHTC	2027 Indefinitely 2027	No Risk
Tyrella Gardens 449 Tyrella Avenue	56	56	16	34 39	CDBG LIHTC	2058 2059	No Risk
Ginzton Terrace 375 Oaktree Drive	107	107	53	107 107	LIHTC CDBG CCRC	2048 2038 2023	No Risk
Franklin Street Apts 135 Franklin Street	51	51	51	0	CDBG RDA BMR	2066	No Risk
TOTAL	1,139	1,136					

Source: City of Mountain View, 2013.

(a) Very low-income housing is for households earning up to 50 percent of the AMI. Low-income units are for households earning up to 80 percent of the AMI.

(b) Funding source definitions: CDBG – Community Development Block Grant, HOME – HOME Program Funding, LIHTC – Low-income Housing Tax Credits, CCRC – CA Community Reinvestment Corporation

(c) Expiration year refers to the year at which affordability requirements associated with various funding sources end and the units could be converted to market rate.

4.6 – Special Needs Groups

Government Code Section 65583(a)(7) requires that Housing Elements include “an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.” This section of the Needs Assessment profiles these populations with special housing needs.

4.6.1 – Elderly

Many elderly residents face a unique set of housing needs, largely due to physical limitations, lower household incomes, and health care costs. Unit sizes and accessibility to transit, health care, and other services are important housing concerns for this population. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes.



Table 4-23: Elderly Households by Tenure, 2010

	Mountain View		Santa Clara County	
	Number	Percent	Number	Percent
Householder 15-64 years	26,885	84.1%	492,244	81.5%
Owner	10,055	37.4%	265,727	53.9%
Renter	16,830	62.6%	226,517	46.1%
Householder 64 -85 years	4,213	13.2%	94,720	15.7%
Owner	2,727	64.7%	71,412	75.4%
Renter	1,486	35.3%	23,308	25.6%
Householder 85+ years	850	2.7%	17,240	2.8%
Owner	550	64.7%	11,159	64.7%
Renter	300	35.3%	6,081	35.3%
Total	31,957^(a)	100%	604,204^(a)	100%

Source: U.S. Census Bureau, 2010 Summary File 1.

(a) The total number of households may not match previous tables as 2010 Census data was utilized instead of 2007-2011 ACS data. 2010 Census Summary File 1 data was the most recent data available at the time this Element was written.

As **Table 4-23** indicates, 13 percent of householders in Mountain View were between 65 years and 84 years old in 2010 while another 3 percent were 85 years old or over. Santa Clara County has a slightly higher proportion of elderly householders with a total of almost 18 percent over the age of 65. Nearly 65 percent of households between 65 and 84 years old in Mountain View owned their homes. While this homeownership rate is substantially higher than the rate for non-elderly households in the City, it is lower than the rate among elderly households in Santa Clara County as a whole. The limited supply and high price of ownership housing in Mountain View, compared to the County, likely contributes to this trend.

Generally, elderly households tend to pay a larger portion of their income to housing costs than other households. To better understand the housing problems experienced by elderly residents in the City, **Table 4-24** provides the percentage of elderly residents by tenure that struggle with housing as cost burdened paying more than 30 percent of their monthly income toward rent or a mortgage, the percentage by tenure that struggle with housing as severe cost burdened paying more than 50 percent of their monthly income toward rent or a mortgage and elderly residents with any housing problem. A housing problem is characterized by HUD as 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Within the Table a household is said to have a housing problem if they have any one or more of the identified four problems.



Table 4-24: Housing Problems for Senior Residents, 2009

Household by Type, Income & Housing Problem	Renters		Owners		Total Households
	Elderly	Total Renters	Elderly	Total Owners	
Extremely Low-Income (0-30% MFI)	920	2,945	505	1,040	3,985
Number with any housing problems	58%	74%	69%	77%	75%
Number with cost burden > 30%	58%	74%	68%	77%	75%
Number with cost burden > 50%	43%	61%	50%	59%	61%
Very Low-Income (31-50% MFI)	270	1,970	435	1,030	3,000
Number with any housing problems	54%	88%	63%	57%	77%
Number with cost burden > 30%	54%	83%	63%	57%	74%
Number with cost burden > 50%	30%	23%	24%	32%	26%
Low-Income (51-80% MFI)	150	1,255	330	515	1,770
Number with any housing problems	63%	75%	32%	51%	68%
Number with cost burden > 30%	63%	62%	32%	51%	59%
Number with cost burden > 50%	0%	9%	14%	30%	15%
Moderate-Income (81% + MFI)	555	11,455	1,860	9,990	21,445
Number with any housing problems	15%	17%	16%	27%	21%
Number with cost burden > 30%	16%	12%	16%	26%	19%
Number with cost burden > 50%	2%	0%	4%	7%	3%
Total Households	1,895	17,625	3,130	12,575	30,200
Number with any housing problems	45%	38%	33%	35%	37%
Number with cost burden > 30%	46%	34%	33%	34%	34%
Number with cost burden > 50%	26%	14%	15%	14%	14%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

*Data for 2010 was not available for this specific special needs group.

As **Table 4-24** indicates, 46 percent of elderly renter households in Mountain View overpaid for housing and 26 percent severely overpaid in 2009. Elderly homeowners in Mountain View were less cost burdened than elderly renters. Thirty-three percent of elderly homeowners overpaid for housing while 15 percent severely overpaid. Extremely low and very low-income elderly renters had the highest incidence of housing cost burden with 68 percent and 63 percent overpaying for housing, respectively.

Mountain View offers a number of housing resources for seniors. As shown in **Table 4-25**, there are 16 Residential Care Facilities for the Elderly (RCFEs) with a total capacity of 152 residents. RCFEs provide care, supervision, and assistance with daily living such as bathing and grooming.



Table 4-25: Residential Care Facilities for the Elderly

Name of Facility	Location	Capacity
Aedita Residential Care Home	1874 Villa Street	6
Alvin Place Care Home	2522 Alvin Street	6
Casa Pastel Lane	13348 Pastel Lane	6
Cypress Manor	467 Sierra Vista Avenue #1	6
Diamond Care Home	1617 Began Avenue	6
Diamond Residential Care	1309 Brook Place	6
Monte Farley II	586 Burgoyne Street	4
Monte Farley Manor Guest Home	579 Farley Street	6
Paradise Care Home	1615 Miramonte Avenue	6
Pettis Manor Family #B	739-B Pettis Avenue	6
Pettis Manor Family #C	757 Pettis Avenue	15
Pinehill	801 Rose Avenue	6
Shalom Mountain View	1007 Miramonte Avenue	6
Springer House	1651 Springer Road	6
Urso's Monte Farley Manor III	381 Farley Street	6
Villa Sienna	1855 Miramonte Avenue	55
Total	16 Facilities	152 Beds

Sources: California Healthcare Foundation, 2013. State of California Community Care Licensing Division, 2013.

In addition to assisted living facilities, there are a number of affordable independent rental facilities for seniors (See **Table 4-26**). According to Mid-Peninsula Housing Coalition, a non-profit organization that owns and operates six independent senior housing developments in the City, there is demand for more senior housing in Mountain View. There are waiting lists for each of the six projects it operates. Turnover at these developments is very low, with residents staying for ten, twenty, or even thirty years. Often residents do not leave unless health conditions no longer permit them to live independently.

There are several nonprofit organizations which help seniors secure housing. The Avenidas Information and Assistance program and the Community Services Agency's Senior Case Management program provide seniors with information on and referrals for housing opportunities. Staff at both organizations reported that there is demand for more senior housing in Mountain View, with the greatest need for affordable senior housing at both independent and assisted living facilities. While there are a number of subsidized independent senior housing projects, affordable assisted living in Mountain View is virtually nonexistent. The six affordable senior housing developments listed in **Table 4-26** do not provide assisted living services.



Table 4-26: Subsidized Rental Housing for Seniors

Complex Name	Unit Size			Total Units	Incomes Served
	Studio	1 bedroom	2 bedroom		
Paulson Park Apartments I	0	149	1	150	Up to 60% AMI
Paulson Park Apartments II	0	89	15	104	Up to 45% AMI
Ginzton Terrace	8	93	6	107	Up to 60% AMI
Monte Vista Terrace	74	60	16	150	Section 8
Shorebreeze Apartments	0	69	0	69	Up to 60% AMI
The Fountains	0	124	0	124	Up to 60% AMI
Total	82	584	38	704	

Source: City of Mountain View, 2013.

4.6.2 - Persons with Disabilities

A disability is a physical or mental impairment that limits one or more major life activities. Persons with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

Within the population of civilian, non-institutionalized residents, age five and older, the 2010 U.S. Census reports that 7 percent of Mountain View residents had a disability while closer to 8 percent of Santa Clara County residents had a disability (see **Table 4-27**). Seniors (age 65 years and older) represented 31 percent of the City's disabled population.

According to the 2010 Census, cognitive difficulties, which include physical, mental, or emotional problems, having difficulty remembering, concentrating, or making decisions (DREM), represented the most pervasive disability type in Mountain View. Approximately 40 percent of persons with disabilities, between the ages of 16 and 64 years, had employment disabilities (see **Table 4-27**). Another 27 percent of disabled persons in this age group had an ambulatory difficulty that prevented them from leaving their home to shop, visit the doctor, or access other services. It should be noted that individuals may have more than one type of disability.



Table 4-27: Disability Status of Non-Institutionalized Persons, 2011

Age and Disability Status	Mountain View		Santa Clara County	
	Number	Percent ^(d)	Number	Percent ^(d)
Persons 18-64 Years Old	51,080		1,153,326	
With Hearing Difficulty	437	0.9%	11,888	1.0%
With Vision Difficulty	339	0.7%	9,310	0.8%
With Cognitive Difficulty	841	1.6%	25,582	2.2%
With an Ambulatory Difficulty	559	1.1%	26,275	2.3%
With a Self-Care Difficulty	281	0.6%	10,909	0.9%
With an Independent Living Difficulty	760	1.5%	22,156	1.9%
Total with a Disability (18-64 Years Old)	2,090^(a)	4.1%	61,096	5.3%
Persons 65 Years and Over	8,035		194,187	
With Hearing Difficulty	942	11.7%	26,957	13.9%
With Vision Difficulty	468	5.8%	11,630	6.0%
With Cognitive Difficulty	639	8.0%	18,152	9.3%
With an Ambulatory Difficulty	1,751	21.8%	40,576	20.9%
With a Self-Care Difficulty	738	9.2%	18,003	9.3%
With an Independent Living Difficulty	1,429	17.8%	33,595	17.3%
Total with a Disability (65+ Years Old)	2,517^(a)	31.3%	65,258	33.6%

Source: U.S. Census Bureau, 2009 - 2011 American Community Survey.

^(a) Rows may not add up to total as individuals may have multiple disabilities and may be counted more than once.

Among seniors with disabilities in Mountain View, the most prominent disability type was an ambulatory difficulty (22 percent), followed by an independent living difficulty (17 percent) and a self-care difficulty (9 percent). The distribution of disability types in Santa Clara County paralleled that of Mountain View.

As shown in **Table 4-28**, Mountain View has four licensed community care facilities that serve individuals with disabilities. Altogether, these facilities have a total capacity of 35 residents. Group homes provide specialized treatment for persons under the age of 18 while adult residential facilities offer care for persons between 18 and 59 years old, including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.



Table 4-28: Residential Facilities and Group Homes, 2013

Name of Facility	Location	Type of Facility	Capacity
Green Pastures	730 Cornelia Court	Group Home	6
Bill Wilson Center	209 View Street	Group Home	8
San Antonio Manor	2402 Gabriel Street	Adult Residential	15
Sierra Manor	467 Sierra Vista Avenue	Adult Residential	6
Total		4 Facilities	35

Source: City of Mountain View, 2013.

4.6.3 – Developmentally Disabled Persons

According to Section 4512 of the California Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 4 developmental centers, and 2 community-based facilities. The San Andreas Regional Center is 1 of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-29 provides information from the San Andreas Regional Center on the number of developmentally disabled individuals in the City of Mountain View. In 2013, there were approximately 307 individuals actively utilizing services at the Regional Center for a developmental disability.



Table 4-29: Developmentally Disabled Residents by Age, 2013

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65 + Years	Total
94040	60	24	42	9	2	137
94041	26	13	9	5	0	53
94043	65	19	28	1	4	117
Total	151	56	79	15	6	307

Source: San Andreas Regional Center, 2013.

To assist with any housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the San Andreas Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

During the 2007-2014 planning period the City established a partnership First Community Housing to develop a residential project with 27 units, at 1581-1585 W. El Camino Real that would specifically serve the developmentally disabled population. The City has allocated funding for the project including roughly \$3.452 million in Below Market Rate and HOME funds to support the development. It is anticipated that the project will cost roughly \$10.5 million total with the remaining funds provided through the 9 percent tax credit program and the Stanford Housing Fund. The City is committed to providing a variety of housing types and will continue to work with developers that construct projects that can accommodate developmentally disabled residents.

4.6.4 – Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulty in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. Additionally, large units generally cost more to rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing.



Table 4-30: Household Size by Tenure, 2010

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1 Person	3,852	29.8%	7,268	40.1%	11,120	35.8%
2 Persons	4,099	31.8%	5,747	31.7%	9,846	31.7%
3 Persons	2,209	17.1%	2,530	14.0%	4,739	15.3%
4 Persons	1,998	15.5%	1,428	7.9%	3,426	11.0%
5 or more Persons	755	5.8%	1,149	6.3%	1,904	6.1%
Total	12,913	100%	18,122	100%	31,035	100%

Source: U.S. Census Bureau.

As shown in **Table 4-30**, a relatively small proportion of households in Mountain View have 5 or more persons. In 2010, roughly 6 percent of renter households and 6 percent of owner households were large households. By comparison, 12 percent of renter households and 13 percent of owner households in Santa Clara County were large households.

Among large households in Mountain View, renters are more likely to have lower-incomes. As **Table 4-31** demonstrates, of the large renter households, 62 percent had extremely low-, very low-, or low-incomes in 2009. By comparison, 19 percent of all large owner households fell into these income categories. At the same time, however, large owner households were more likely to overpay for housing than large renter households in every income category. Cost burden problems were particularly pronounced for extremely low-, very low-, and low-income owner households and extremely low- and very low-income renter households.



Table 4-31: Cost Burden by Household Income Level for Large Households, 2009

Household by Type, Income & Housing Problem	Renters		Owners		Total Households
	Large Families	Total Renters	Large Families	Total Owners	
Extremely Low-Income (0-30% MFI)	90	2,945	60	1,040	3,985
Number with any housing problems	100%	74%	100%	77%	75%
Number with cost burden > 30%	100%	74%	100%	77%	75%
Number with cost burden > 50%	100%	61%	100%	59%	61%
Very Low-Income (31-50% MFI)	215	1,970	35	1,030	3,000
Number with any housing problems	100%	88%	71%	57%	77%
Number with cost burden > 30%	77%	83%	71%	57%	74%
Number with cost burden > 50%	0%	23%	71%	32%	26%
Low-Income (51-80% MFI)	215	1,255	0	515	1,770
Number with any housing problems	100%	75%	0%	51%	68%
Number with cost burden > 30%	28%	62%	0%	51%	59%
Number with cost burden > 50%	0%	9%	0%	30%	15%
Moderate-Income (81% + MFI)	300	11,455	395	9,990	21,445
Number with any housing problems	52%	17%	57%	27%	21%
Number with cost burden > 30%	20%	12%	46%	26%	19%
Number with cost burden > 50%	0%	0%	20%	7%	3%
Total Households	820	17,625	490	12,575	30,200
Number with any housing problems	82%	38%	63%	35%	37%
Number with cost burden > 30%	46%	34%	54%	34%	34%
Number with cost burden > 50%	11%	14%	34%	14%	14%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

*Data for 2010 was not available for this specific special needs group.

While there are a higher percentage of large households that rent than large households that own in Mountain View, the City's housing stock includes more large owner-occupied units than large renter-occupied units. According to the 2007-2011 ACS, 68 percent of owner-occupied units and 14 percent of renter-occupied units had three bedrooms. In addition, approximately 25 percent of owner-occupied units had four or more bedrooms while less than 2 percent of renter-occupied units had four or more bedrooms (see **Table 4-32**). This finding points to a possible mismatch between the supply and demand for large rental units. The limited number of large units suggests that large renter households may live in overcrowded situations.

To accommodate large households, the City of Mountain View actively encourages larger units for families in both market rate and subsidized housing projects. In 2011, when the City conducted a NOFA process, proposed projects were required to include larger units for families as appropriate. As a result the Franklin Street Apartments located at 135 Franklin



Avenue were constructed, including 32 two-bedroom units and 15 three-bedroom units. The two other projects that were approved were studio apartments for developmentally disabled and extremely low-income individuals.

Table 4-32: Housing Stock by Number of Bedrooms, 2011

Bedrooms	Owner Occupied		Renter Occupied		All Housing Units	
	Number	Percent	Number	Percent	Number	Percent
Occupied Housing Units	13,277	100%	18,192	100%	31,469	100%
No Bedroom	76	5.7%	1,203	6.6%	1,279	4.1%
1-bedroom	666	5.0%	7,853	43.2%	8,519	27.1%
2-bedrooms	3,424	25.8%	6,473	35.6%	9,897	31.3%
3-bedrooms	5,751	43.3%	2,391	13.1%	8,142	25.9%
4-bedrooms	2,714	20.4%	203	1.1%	2,944	9.3%
5 or more bedrooms	646	4.8%	69	0.4%	715	2.3%

Source: U.S. Census Bureau, 2007-2011 American Community Survey.

4.6.5 – Female-Headed Households

According to the 2010 Census, 29 percent of single-parent female-headed households nationwide live at or below the federal poverty level, compared to a national poverty rate of 10 percent. Single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Households with single mothers also typically have special needs related to access to day care/childcare, health care, and other supportive services.

The 2010 Census reports for Mountain View, that single-parent, female-headed households, with children under the age of 18, made up almost four percent of all Mountain View households. This equates to roughly 1,200 households with single-mothers. By comparison, 5 percent of Santa Clara County households were single-parent, female-headed households.

4.6.6 – Farm Workers

Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Many farmworkers live in unsafe, substandard and/or crowded conditions. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

The U.S. Department of Agriculture (USDA) categorizes farmworkers into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works an average of less than 150 days per year and earns at least half of his or her earned income from farm work.



Migrant farmworkers are a subset of seasonal farmworkers, and include those who have to travel to their workplace, and cannot return to their permanent residence within the same day.

Santa Clara County and the City of Mountain View, in particular, do not have large populations of farmworkers. The 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. While the USDA does not provide farmworker employment data on a city level, other data suggests that the City's farmworker population is small. According to the 2007-2011 ACS, roughly 0.2 percent of the population in the City is employed in agriculture, forestry, fishing, and hunting industry. (refer to **Table 4-9**). No significant active farming remains in the City today.

4.6.7 – Homeless Persons

The homeless population, including individuals with physical and mental disabilities and substance abuse problems, has a variety of special housing and service needs. Depending on an individual's circumstances, these needs may be addressed by emergency shelters, transitional housing, or supportive housing. Government Code Section 65582 definitions of emergency shelters, transitional housing, and supportive housing are provided below:

- **Emergency Shelters.** Housing with minimal supportive services for homeless persons that is limited to occupancy of up to six months by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Section 50801).
- **Transitional Housing.** Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.
- **Supportive Housing.** Housing with no limit on length of stay that is occupied by the target population and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Because homelessness is a regional issue, data presented in this section is based on statistics for both the City of Mountain View and Santa Clara County. Demand for emergency and transitional shelter is difficult to determine given the episodic nature of homelessness. Generally, episodes of homelessness among families or individuals can occur as a single event or periodically.



Table 4-33: Santa Clara County Homeless Survey, 2013

Household Size	Unsheltered			Sheltered			Total		
	2011	2013	Change	2011	2013	Change	2011	2013	Change
Campbell	103	91	-12	0	0	0	103	91	-12
Cupertino	34	92	58	15	20	5	49	112	63
Gilroy	265	125	-140	255	254	-1	520	379	-141
Los Altos	5	4	-1	0	0	0	5	4	-1
Los Altos Hills	0	2	2	0	0	0	0	2	2
Los Gatos	18	11	-7	0	0	0	18	11	-7
Milpitas	139	95	-44	0	0	0	139	95	-44
Monte Serrano	11	1	-10	0	0	0	11	1	-10
Morgan Hill	176	61	-115	35	0	-35	211	61	-150
Mountain View	17	136	119	20	3	-17	37	139	102
Palo Alto	106	145	39	45	12	-33	151	157	6
San Jose	3,057	3,660	603	977	1,110	133	4,034	4,770	736
Santa Clara	132	203	71	264	275	11	396	478	82
Saratoga	7	35	28	0	0	0	7	35	28
Sunnyvale	213	283	70	161	142	-19	374	425	51
Unincorporated	886	730	-156	99	106	7	985	836	-149
Total	5,169	5,674	505	1,898	1,957	59	7,067	7,631	564

Source: Santa Clara County Homeless Census, Applied Survey Research, 2001 and 2013.

According to the point-in-time count conducted as part of the 2013 Santa Clara County Homeless Survey there were approximately 7,631 homeless people county-wide living on the streets, in emergency shelters and in transitional housing. Approximately 1.8 percent of these individuals, or 139 persons, were located in the City of Mountain View. By comparison, the Homeless Survey reported 112 homeless individuals in Cupertino, 157 people in Palo Alto, and 425 individuals in Sunnyvale. The larger homeless population in Palo Alto and Sunnyvale may be due, in part, to the presence of a seasonal emergency shelter in Sunnyvale, which operates during winter months, and the Opportunity Center in Palo Alto, which provides services to homeless individuals.

The point-in-time count, however, should be considered a conservative estimate as many homeless individuals can not be identified or counted, even with the most thorough methodology. Furthermore, a decrease in homeless counted during the census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, which includes homeless people who are unlikely to be found in shelters or in other residential programs within a local homeless assistance network, it is very difficult to count all homeless individuals living on the streets. In 2013, there were approximately 136 unsheltered homeless individuals reported in Mountain View by the 2013



Homeless Survey. This represents an increase of 119 persons from the 2011 Homeless Survey, when only 17 unsheltered homeless individuals were counted in the City. For the same time period, the number of unsheltered homeless individuals counted in the neighboring jurisdiction of Cupertino increased from 34 to 92 individuals between the 2011 and 2013 homeless counts. Local homeless service providers believe that the increase in homeless individuals in Mountain View and Cupertino could be, in part, the result of the transient nature of homeless persons and the recent economic recession.

As indicated in **Table 4-33**, 3 of homeless individuals of the total 139 individuals counted in Mountain View were sheltered. By comparison, roughly 34 percent of the homeless individuals counted in Santa Clara County were sheltered. It should be noted that there are no permanent emergency shelters in Mountain View. However, the Homeless Survey's count of sheltered homeless individuals and efficiency studios included people in transitional housing and single resident occupancy units. During the previous planning period the City approved San Antonio Place which included 118 efficiency studios units available to shelter extremely low- and low-income residents. Ten of these units have been set aside for persons transitioning from chronic homelessness.

HUD defines a "chronically homeless" person as an unaccompanied individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Disabling conditions include physical, mental and developmental disabilities, as well as alcoholism, drug addiction, depression, post-traumatic stress disorder, HIV/AIDS, or a chronic health condition. Thirty percent of homeless individuals in Santa Clara County that were surveyed in 2013 were considered chronically homeless.

The point-in-time count of homeless individuals was used to calculate an annual estimate of the number of people who experience homelessness over the course of one year. Using a HUD-recommended formula, the 2013 Santa Clara County Homeless Census and Survey estimated that 19,063 persons in the County were homeless on an annual basis. This is a slight decrease from 21,379 persons in 2011.

The largest proportion of homeless individuals surveyed in the County reported that job loss was the primary reason for their homelessness; 40 percent of those surveyed had lost their job. Overall, 74 percent of homeless respondents were unemployed. The second most common reason for homelessness was alcohol or drug use issues. Approximately 17 percent of homeless individuals surveyed indicated that alcohol or drug use was the primary cause of their homelessness.

In addition to the point-in-time survey, the Community Services Agency of Mountain View (CSA) provides additional information on the number of individuals accessing homeless services within the community. The Community Services Agency of Mountain View (CSA) is a local organization offering homeless support services to residents living in the cities of Mountain View, Los Altos and Los Altos Hills. According to the CSA's 2012 Annual Report, in FY 2011-2012 the organization provides approximately 389 individuals with homeless assistance services, however this information is not broken down by jurisdiction. Based on the information provided by the CSA, it is possible that the City of Mountain View's homeless population may be larger than the 139 homeless individuals counted during the 2013 Santa



Clara County Homeless Census and Survey, however it is difficult to say by what amount. To assist these individuals, the CSA offer's first month's rent for homeless individuals who are able to secure permanent housing and also supports clients attempting to access housing waitlists and advocates.

The Mountain View CSA also previously operated the Alpha Omega Rotating Shelter, a temporary emergency shelter operated at local churches in Mountain View and Los Altos. However, this program was discontinued in 2006 due to funding difficulties and a shift towards a "Housing First" approach to assisting homeless individuals. The Housing First approach to ending homelessness, an alternative to the emergency shelter system, focuses on providing homeless people with secure housing first followed by necessary social services. This approach is based on the belief that individuals are more responsive to interventions and social services support after they are in their own housing.

While Mountain View currently does not have a permanent emergency homeless shelter, there is transitional and permanent housing to serve the homeless. The City is also in compliance with California Senate Bill SB2 which requires cities to identify a zoning district that permits by right a homeless shelter. The City does have several permanent supportive housing opportunities, including the Graduate House operated by InnVision, an organization which provides assistance to homeless and at-risk families and individuals. The Graduate House offers transitional housing for up to eighteen months for six men and women. Quetzal House is also located in the City of Mountain View and is a group home with 10 beds for girls ages 13-17 who are chronic runaways from the Santa Clara County Foster Care System.

5. Projected Housing Needs

This section of the Housing Element discusses Mountain View’s projected housing needs for the current planning period, which runs from January 31, 2015 through January 31, 2023. The Housing Element planning period is calculated by HCD to start 18 months from the adoption of the Regional Transportation Plan (RTP) prepared for the Bay Area, also known as Plan Bay Area. Plan Bay Area was adopted July 18, 2013. The due date for Housing Elements and the start of the planning period is therefore, January 18, 2015. HCD, however, rounds dates to either the 15th or 31st of a month. The start date for the Housing Element planning period was therefore determined to be January 31, 2015. The eight year planning period being extends from January 31, 2015 to January 31, 2023.

5.1 - Regional Housing Needs Allocation (RHNA)

Pursuant to California Government Code Section 65584, the State, regional councils of government (in this case, ABAG) and local governments must collectively determine each locality’s share of regional housing need. For the ABAG region, the RHNA projection period is January 2014 through October 2022, to allow for synchronization with the population and employment projects utilized for Plan Bay Area, in compliance with SB 375. The housing allocations set by ABAG, establish housing production goals for the Housing Element planning period that runs from January 31, 2015 through January 31, 2023. **Table 5-1** presents a summary of ABAG’s projected housing need allocation for Mountain View for 2014 to 2022 which is to be accommodated in the 2015-2023 Housing Element. Importantly, jurisdictions must demonstrate that they have sufficiently zoned residential land to accommodate their RHNA.

Table 5-1: Regional Housing Needs Allocation 2014-2022

Income Group	Number of Units	Percent of Total
Very Low	814	26%
Low	492	15%
Moderate	527	17%
Above Moderate	1,093	42%
Total	2,926	100%

Source: Regional Housing Needs Assessment, ABAG, July 2013.



5.2 - Housing Needs for Extremely Low-Income Households

State law requires Housing Elements to quantify and analyze the existing and projected housing needs of extremely low-income (ELI) households. HUD defines an extremely low-income household as one earning less than 30 percent of AMI. Housing need for extremely low-income households is considered to be a subset of a jurisdiction's very low-income housing RHNA. For this reason, housing needs for this subset of households are discussed in this chapter, rather than the special needs populations section of the Needs Assessment. Extremely low-income households encounter a unique set of housing situations and needs, and may often include special needs populations or represent families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance.

According to income limits published by HUD for Santa Clara County, an extremely low-income four-person household earned less than \$30,400 in 2013. As shown in **Table 5-2**, there were 3,545 extremely low-income households in Mountain View in 2010, including 2,740 renter households and 805 owner households. Extremely low-income households constituted roughly 11 percent of all households in the City. To better understand the housing problems experienced by extremely low-income residents in the City, **Table 5-2** provides the percentage of ELI residents by tenure that struggle with housing as cost burdened paying more than 30 percent of their monthly income toward rent or a mortgage, the percentage by tenure that pay more than 50 percent of their monthly income toward rent or a mortgage and ELI residents with any housing problem. A housing problem is characterized by HUD either 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; or 4) household is cost burdened.

As shown in **Table 5-2**, extremely low-income renters experienced housing problems at a higher rate than extremely low-income owners. Approximately 72 percent of renters in this income category were cost burdened, compared to 67 percent of owners.



Table 5-2: Housing Problems for All Households, 2010

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	2,740	805	3,545
Number with any housing problems	1,985	555	2,540
Number with cost burden > 30%	1,980	540	2,520
Number with cost burden > 50%	1,750	425	2,175
Very Low-Income (31-50% MFI)	2,290	1,085	3,375
Number with any housing problems	2,005	710	2,715
Number with cost burden > 30%	1,855	710	2,565
Number with cost burden > 50%	905	445	1,350
Low-Income (51-80% MFI)	1,840	870	2,705
Number with any housing problems	1,425	425	1,850
Number with cost burden > 30%	1,185	425	1,610
Number with cost burden > 50%	210	250	460
Moderate-Income (81-100% MFI)	1,545	790	2,340
Number with any housing problems	795	390	1,185
Number with cost burden > 30%	750	360	1,110
Number with cost burden > 50%	15	205	220
Total Households	18,120	12,915	31,035
Number with any housing problems	7,200	4,630	11,830
Number with cost burden > 30%	6,200	4,495	10,700
Number with cost burden > 50%	2,890	1,850	4,745

Source: CHAS Data Book, 2006-2010.

To estimate the projected housing need for extremely low-income households, 50 percent of Mountain View's 814 very low-income RHNA units are assumed to serve extremely low-income households. Based on this methodology, the City has a projected need of 407 units for extremely low-income households over the 2015-2023 Housing Element planning period.

Supportive housing provides opportunities for extremely low-income households to transition into stable, more productive lives. Supportive housing combines safe and stable shelter with supportive services such as job training, life skills training, substance abuse programs, and case management services.

Efficiency studios can also provide affordable housing opportunities for extremely low-income households. 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 efficiency 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. Efficiency studios are allowed 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 in December 2013 that established the cap to allow for additional efficiency studios to be constructed. No limit on the number of efficiency units in the City therefore currently in place, and the City reviews applications as they are submitted.

The Housing Element also contains several other programs to assist in the development of housing types to meet the needs of extremely low-income households. Program 1.2 specifically prioritizes the housing needs of extremely low-income households while Program 1.10 encourages the City to explore innovative housing types allowing for flexibility for new forms of housing development that may better serve lower income and special needs groups. Program 1.1 reiterates that the City will allocate most of its affordable housing funds for lower-income households, with an emphasis on very low- and extremely low-income households.

6. Housing Constraints

Section 65583(a)(4) of the California Government Code states that the Housing Element must analyze “potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.” Where constraints are identified, the City is required to take action to mitigate or remove them.

In addition to government constraints, this section assesses other factors that may constrain the production of affordable housing in Mountain View. These include infrastructure availability, environmental features, economic and financing constraints, and public opinion.

6.1 – Governmental Constraints

Government regulations can affect housing costs by limiting the supply of buildable land, setting standards and allowable densities for development, and exacting fees for the use of land or the construction of homes. The increased costs associated with such requirements can be passed on to consumers in the form of higher home prices and rents. Potential regulatory constraints include local land use policies (as defined in a community’s general plan), zoning regulations and their accompanying development standards, subdivision regulations, growth control ordinances or urban limit lines, and development impact and building permit fees. Lengthy approval and processing times also may represent regulatory constraints.

6.1.1 – Land Use Designations and Zoning

Land use controls take a number of forms which affect the development of housing. One example of a land use control is the City’s General Plan, which establishes the City’s overall vision of preservation and change. On July 10, 2012, the Mountain View City Council adopted the 2030 General Plan. The updated General Plan includes revised land use designations that describe the general distribution and intensity of land uses in Mountain View. To implement the General Plan, Title 26 of the Mountain View Municipal Code (Zoning Ordinance) identifies corresponding zoning districts. The 2030 General Plan represents a new vision for the City and identifies several action items that call for the comprehensive review and update of the Zoning Ordinance and Precise Plans including the creation of several new mixed-use land use designations. In order to focus on the development of three new Precise Plans for the San Antonio, North Bayshore, and El Camino Real Change Areas, City Council has directed Staff to deter the comprehensive update to focus on these individual documents.

The City’s residential zoning districts and their respective permitted densities and development standards are summarized below. In general, residential developers interviewed for this Housing Element update report that the Mountain View Zoning



Ordinance does not act as a constraint to new housing production.

- **R1 Single-Family Residential.** The R1 district is intended for detached, single-family housing and related uses compatible with a quiet, family living environment allowing up to 6 dwelling units per acre. This district is consistent with the low-density residential land use designation in the City's General Plan. Minimum lot areas in the R1 district ranges from 6,000 square feet to 10,000 square feet. The maximum building height is 24 feet for single-story homes and 28 feet for two-story structures.
- **R2 One- and Two-Family Residential.** The R2 zoning district, consistent with the medium-low density residential land use designation of the General Plan, is intended for single-family dwellings, duplexes, low-density rowhouse and townhouse developments, small-lot single-family developments and similar and related compatible uses. This zone allows for up to 12 dwelling units per acre. This district requires minimum lot sizes of 7,000 square feet and allows maximum building heights of 24 feet for single-story structures and 30 feet for two-story structures.
- **R3 Multi-family Residential.** The R3 district is intended for multi-family housing including apartments, condominiums, rowhouse and townhouse development, small-lot single-family development and similar and related compatible uses. This district is consistent with the medium, medium-high, and high-density residential land use designation of the General Plan, which allow up to 25 and 35 dwelling units per acre respectively. This district accommodates a wide variety of densities through the Planned Unit Development (PUD) process, and allows densities of 13 to 46 dwelling unit per acre. The specific density allowed depends on the lot size with larger parcels able to achieve higher densities. The minimum lot size is 12,000 square feet. However, lots in Small-Lot Single-Family, Townhomes, and Rowhouse developments approved through the PUD process may be smaller. The maximum height is 45 feet, 36 feet to the top of the wall plate.
- **R4 High Density Residential and Multi-family.** The R4 zoning district, consistent with the General Plan's high density residential land use designation, is intended for multi-family housing including apartments, condominiums, rowhouse and townhouse development, small-lot single-family development and similar and related compatible uses. This district allows for densities of up to 80 dwelling units per acre. The maximum building height ranges from 62 feet to 70 feet.
- **RMH Mobile Home Park.** The RMH district allows for mobile homes within a mobile home park or mobile home subdivision with shared recreational and open space facilities. This district is consistent with the General Plan's mobile home park residential land use designation. The maximum density in the RHM district is 14 dwelling units per acre.
- **CRA Arterial Commercial-Residential.** The CRA zoning district, permits a broad range of commercial, office, and residential uses along the City's major arterials. The maximum residential density in the CRA district is 43 dwelling units per acre and the maximum building height is 45 feet, 35 feet to the top of the wall plate. For mixed-use residential projects the minimum lot size is 20,000 square feet
- **Companion Units.** Companion units, also known as secondary dwelling units or accessory dwelling units, are permitted in the R1 district. Companion units are allowed only when the site exceeds the minimum lot size required by 35 percent.



The City assesses park fees for companion units, which typically range from \$15,000 to \$25,000 a unit. These requirements are not seen as a constraint to the production of companion units, as approximately 10 new units were constructed since 2007.

Specific development standards for each zone are summarized **Appendix B**.

6.1.2 - Precise Plans

Precise Plans are a planning mechanism used to coordinate future public and private improvements on specific properties where special conditions of size, shape, land ownership, or existing or desired development require particular attention. Precise Plans can be exclusively residential, commercial, and industrial, or allow a mix of uses. Currently 21 of the 32 Precise Plan areas in the City of Mountain View allow residential uses. Precise Plans are generally more flexible than traditional zoning standards and are designed to remove uncertainty around development for particular areas. These Precise Plans contain broad goals and objectives and establish development and design standards for the specific locations. The development standards in the Precise Plans have the same legal status as traditional zoning district standards.

As described in the Housing Resources analysis in **Section 7**, the majority of the City's sites to accommodate the remaining housing need fall within seven Precise Plan areas. The residential development standards for these Precise Plans are summarized below:

- **Downtown.** The Downtown Precise Plan allows residential development up to 30 to 60 units per acre. Parking requirements range from 1.5 spaces per unit for studios and one-bedroom units to 2.0 spaces per unit for two-bedroom and larger units. Residential developments must also provide 0.3 spaces per unit for guest parking. The Precise Plan is subdivided into 10 subareas, each with their own unique characteristics and development standards. Maximum density in the Precise Plan is determined by sliding scales for different subareas based on the minimum lot area.
- **Villa Mariposa.** The principally permitted use in the Villa Mariposa Precise Plan Area is residential development at a maximum density of 30 dwelling units per acre. Residential development standards of the R3 District apply in the Plan Area.
- **Evandale.** The objective of the Evandale Precise Plan is to encourage infill development and redevelopment that integrates the area into the larger Whisman residential neighborhood. The Precise Plan Area is divided into three subareas, with one of the subareas allowing residential uses. The maximum residential density allowed depends on the parcel size. For sites less than 2.5 acres, the maximum density is 20 to 25 units per acre while sites greater than 2.5 acres are allowed a maximum density of 26 to 30 units per acre. For both parcel sizes, the residential density may be increased if at least 20 percent of the units are set aside for lower-income households, 10 percent for very low-income households, or 50 percent for elderly households. Site development standards of the R3 District apply to all principally or conditionally permitted uses in the Precise Plan subarea that allows residential development.
- **South Whisman.** The South Whisman Precise Plan requires a "master plan" that



includes all properties in the 38-acre Precise Plan Area. The Plan calls for the creation of a new residential community of up to 1,120 housing units. The neighborhood shall include a mix of residential densities, ranging from eight to 60 dwelling units per acre, and include small-lot single-family homes and rowhomes near the existing Whisman Station neighborhood, as well as higher density housing closer to East Middlefield Road. Small-lot single-family homes in the Plan Area shall comply with the City's Small-Lot, Single-Family Guidelines while rowhouses must follow the City's Rowhouse Guidelines. Development of podium townhouses and stacked flats shall follow the R4 Guidelines.

- **Evelyn Avenue Corridor.** The Evelyn Avenue Corridor Precise Plan is divided into four subareas, including a Mixed-Unit Residential Area that allows single-family attached or detached homes and multi-family development at 15 to 25 units per acre and a Small Lot R-1 Area that allows single-family attached or detached housing at 11 units per acre. The Precise Plan includes development standards for each subarea that govern minimum parcel size, building height, setbacks, and other site and development conditions.
- **Whisman Station.** The Whisman Station Precise Plan calls for a mix of low-density small-lot single-family homes (seven to 10 units per acre), medium-density small-lot single-family homes (11 to 14 units per acre), medium-density rowhouses (12 to 14 units per acre), and high-density rowhouses (15 to 25 units per acre). A minimum of 50 percent of the Precise Plan's residential land shall be developed with small-lot single-family homes and a maximum of 50 percent of the residential land shall be developed with rowhouse units. Height limits range from 2.5 stories or 25 feet for small-lot single-family homes to 3 stories or 40 feet for high-density rowhouse units.
- **Ortega Precise Plan.** The 394 Ortega Plan calls for a density of approximately 14 units per acres and allows uses that are permitted in the R3-3 zoning district. The Precise Plan also requires that the Hetch-Hetchy right-of-way be fully incorporated into any new development. An additional density equal to that which is allowed in R3-3* Districts (14.4± units per acre) is permitted for each acre of the Hetch-Hetchy right-of-way.
- **San Antonio Precise Plan.** The recently adopted General Plan established five "change" areas, where new, higher-intensity land uses are allowed. The San Antonio Precise Plan is underway for one of these change areas, and will implement regulations for a mixed-use environment with new multi-family residential, office, retail and regional commercial development. Under the General Plan, residential development may occur with intensities of up to 1.85 to 2.35 FAR (approximately 60-70 units per acre), depending on location. The Precise Plan is expected to be completed by December 2014.
- **El Camino Real Precise Plan.** El Camino Real was established as a "change area" in the 2030 General Plan. Change area direction from the plan includes: a diverse mix of land uses, improved connections to and between neighborhoods, and the creation of a vibrant, multi-modal corridor. The El Camino Real Precise Plan is under way and will define zoning regulations, design guidelines and public improvements along the corridor. Residential development in the El Camino Real Precise Plan will range from 1.35 FAR to 2.35 FAR (roughly 43 to 80 units per acre). Larger developments will be required to provide community benefits such as open space,



affordable housing and mobility improvements. The Plan is expected to be complete in December 2014.

6.1.3 - Design Guidelines

The City has created design guidelines for different housing types to assist developers with their design. The City's zoning districts determines which units types are allowed, but the design guidelines provide developers the City's design expectation for Small-Lot Single-Family units, Townhomes, Rowhouse and units in the R4 zoning districts. Below is the description of the different guidelines.

Small-Lot, Single-Family Guidelines.

Small-lot, single-family development are detached single-family homes typically built on lots of 3,000 to 4,000 square feet with a minimum private yard area of 15' by 15'. With a density range of 7 to 10 units per acres, it bridges the gap between conventional single-family homes (1 to 6 units per acre) and multiple family housing, such as townhomes, apartments and condominiums. The Guidelines are included in **Appendix C**.

Small-lot, single-family development is permitted in the City's R2, R3 and R4 zoning districts. A small-lot, single-family development does not comply with many of the standard zoning requirements of the R2, R3 and R4 and therefore a Planned Unit Development (PUD) permit is required. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unusual shapes and sizes. In addition to a PUD, a developer would need to obtain a tentative map for developments with five or more lots and a Development Review Permit (DRP) for site plan and architectural review of projects.

Small-lot, single-family development is also permitted in the following Precise Plans: P-12 (394 Ortega Precise Plan); P-17 (Villa Mariposa); P-18 (Evelyn Ave Corridor); P-19 (Downtown Precise Plan); and the P-32 (Evandale Area). The permit process is different in Precise Plans, but the process timing is similar. In place of a PUD, an applicant would need to obtain a Planned Community Permit (PCP), a DRP, and either a Parcel Map or Tentative Map.

Townhome Guidelines.

Townhouses are two- to three-story attached dwellings with a private yard area. Townhouses are intended to provide opportunities for home ownership with many characteristics of single-family homes, such as large floor area, private yards and ground-floor front doors. The guidelines require private yards with a minimum 15' dimension. Attached garages are characteristic of this building type, but parking may also be provided in detached garages, parking courts or in some combination of garage type, typically on the same side as the unit entrance. The allowable density is 12 units per acre, but densities of 14 units per acre may be approved if the proposed average unit size is less than 1,400 square feet, including garage, and the total amount of paving coverage is less than 20 percent of lot area.

Townhomes development is permitted in the City's R2, R3, R4 and CRA zoning districts.



Townhome development does not comply with many of the standard zoning requirements of the R2, R3, R4 and CRA districts therefore PUD permit is required. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unusual shapes and sizes. In addition to a PUD, a developer would need to obtain a tentative map for developments with five or more lots and a Development Review Permit for site plan and architectural review of projects.

Townhomes are also permitted in the following Precise Plans: P-12 (394 Ortega Precise Plan); P-17 (Villa Mariposa); P-19 (Downtown Precise Plan); and the P-32 (Evandale Area). The permit process is a little different in Precise Plans. In place of a PUD an applicant would need to obtain a PC Permit, a Development Review Permit, and either a Parcel Map or Tentative Map.

Rowhouse Guidelines.

A rowhouse is a one-family dwelling unit, which is aligned in rows where each unit faces a street or open space. Rowhouses have alley loaded garages on the opposite side of the front door. Rowhouses provide ownership opportunities with many characteristics of single-family homes, such as the privacy of no upstairs neighbors, large floor area, front porches and attached two-car garages, which differ from the ownership experience of a stacked flat-style building. The Rowhouse Guidelines recommend a minimum lot size of 0.5 acre and a minimum lot width of 100'. Rowhouses differ from Townhouses in that Rowhouses can be built at a higher density and the garages for Rowhouses are in rear of the unit.

Rowhouse development is permitted in the City's R2, R3, R4 and CRA zoning districts. Rowhouse development does not comply with many of the standard zoning requirements of the R2, R3, R4 and CRA districts therefore a PUD permit is required. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unusual shapes and sizes. In addition to a PUD, a developer would need to obtain a tentative map for developments with five or more lots and a DRP for site plan and architectural review of projects.

Rowhouses are also permitted in the following Precise Plans: P-12 (394 Ortega Precise Plan); P-17 (Villa Mariposa); P-19 (Downtown Precise Plan); the P-32 (Evandale Area) and the P-35 (Whisman Area Plan). The permit process is a little different in Precise Plans but the timing is same as a conventional zoning district. In place of a PUD an applicant would need to obtain a PCP, a DRP and either a Parcel Map or Tentative Map. All which can be processed concurrently.

R4 Guidelines.

The R4 guidelines (See **Appendix C**) were developed to encourage high-density residential development in standard residential zones. The R4 guidelines are intended to provide guidance to developers who develop stacked flats (apartments and condominiums) and to better integrate these types of developments into existing neighborhoods.

The R4 guidelines require a one acre minimum lot size and allow for densities up to 60 units



per acre. R4 development cannot be contiguous to R1 or R2 zoning districts and should be walking distance of transit stations and nearby arterial streets. The R4 guidelines only apply to the City’s R4 zoning district. If a developer meets all the standards for the district and does not pursue a tentative map, they would need to obtain a DRP Permit. If a tentative map is proposed, a developer would need to attain a PUD, DRP Permit and Tentative Map.

6.1.4 - Parking

Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. As shown in **Table 6-1**, off-street residential parking requirements vary by housing type. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some housing types are also required to provide guest parking. In multi-family developments, 15 percent of the required parking spaces must be conveniently located for guest parking. Other developments such as small-lot single-family homes, townhouses, and row houses must provide additional guest parking above the parking for the individual units. The additional guest parking requirements range from 0.3 spaces per unit for row houses to 0.6 spaces per unit for townhouses. The combined off-street parking for residents and guests ranges from 2.3 spaces per row house unit to 2.6 spaces per townhouse unit. Mountain View’s parking requirements are comparable to or lower than those in nearby jurisdictions such as Sunnyvale, Cupertino, Santa Clara, and San Jose. The Zoning Ordinance also requires bicycle parking for most housing types to encourage alternative forms of transportation.

Table 6-1: Off-Street Parking Requirements

Housing Unit	Parking Required	Bicycle Parking Required
Companion Unit	1 space per bedroom	None
Multi-Family	Studio: 1.5 spaces per unit , 1 space shall be covered 1-bedroom unit less than or equal to 650 sf; 1 space shall be covered 1-bedroom unit greater than 650 sf-2 spaces per unit. 1 space shall be covered Units with 2 or more bedrooms- 2 spaces per unit, 1 space shall be covered. Guest parking: 15% of the parking spaces required will be reserved for guest parking ^(a)	1 space per unit



Housing Unit	Parking Required	Bicycle Parking Required
Rooming and Boarding Houses	Parking Study Required	Parking Study Required
Senior Care Facility	Parking Study Required	Parking Study Required
Senior Congregate Care	1.15 spaces per unit (half spaces covered)	None
Single-Family/Duplex	2 spaces per unit (1 covered)	None.
Efficiency Studios	1 space per unit, plus 1 space per non-resident employee ^(b)	1 space per 10 units
Small Lot, Single-Family	2 spaces per unit (1 covered). 0.5 spaces per unit for guest parking	1 space per unit
Townhouse	2 spaces per unit (1 covered). 0.6 spaces per unit for guest parking	1 space per unit
Rowhouse	Studio: 1.5 spaces per unit 1-Bedroom or more: 2 spaces covered per unit; 0.3 spaces per unit for guest parking	1 space per unit

Source: Mountain View Municipal Code Section A36.37.040, 2013.

Notes:

(a) The zoning administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest parking.

(b) Reduction of up to 0.5 spaces may be granted through the conditional use permit process.

The Zoning Administrator may grant a reduction in off-street parking requirements through a Conditional Use Permit. Applicants must demonstrate that changes in conditions or issues justify a reduction and that the reduction would not result in a parking deficiency. In addition, the Zoning Ordinance includes several specific exceptions to parking standards. Efficiency studios require one space per unit. However, the Zoning Administrator may grant a reduction of up to 0.50 spaces per dwelling unit through a Conditional Use Permit for efficiency studios that are located in close proximity to a public transit stop and serve a substantial number of low- and very low-income tenants or seniors. Applicants for a conditional use permit requesting a parking reduction must submit a parking management plan that ensures parking space availability.

During the previous planning period the City approved several residential projects with modified parking requirements. Specifically, in 2013 the City approved a mixed-use development project, San Antonio Center Phase I, to utilize shared parking based on the mix of residential and commercial uses. The City also approved a senior housing project at 574 Escuela Avenue with reduced parking standards after researching senior housing parking utilized in surrounding jurisdictions. Additionally in 2010, the City approved a subsidized housing project for families at 135 Franklin Street that reduced the number of required parking spots by 35 as compared to other Downtown projects proposed. In April



2012, the Environmental Planning Commission also discussed the creation of “Model Parking Standards” for high density residential projects, which would put in place lower parking requirements based on the number of bedrooms per unit. The model parking standard requires one parking space for studio and one-bedroom units, two parking spaces for two-bedroom units or more units, and 15-percent of the required vehicle spaces available for guests. The “Model Parking Standard” has been used for several recently approved high-density residential projects: 865 and 881 El Camino Real, 2650 West El Camino Real, 1720 West El Camino Real, 100 Moffett, and 1984 W El Camino Real.

6.1.5 - Cumulative Impacts of Development Standards

The cumulative impacts of Mountain View’s development standards and parking requirements established in the Zoning Ordinance and Precise Plans do not appear to unduly constrain residential development in the City. A review of planned and completed residential developments in Mountain View during the 2007-2014 planning period indicates that developers are able to achieve reasonable densities while complying with the required development standards. Developments in the R1 and R2 zoning districts have historically achieved an average of 86 percent of the maximum number of units allowed per density standards. Multi-family developments in the R3, R4, CRA, and Planned Development districts also historically achieved reasonable densities. Since 2003, projects in these districts achieved an average of 83 percent of the maximum allowable density.

6.1.6 - Inclusionary Housing

In 1999, the City of Mountain View adopted an Inclusionary Housing Ordinance as part of its Zoning Ordinance. Developers wanting to build three or more ownership units, five or more rental units, or six or more residential units in a mixed-tenure project must provide at least 10 percent of the total number of dwelling units within the development as below-market rate (BMR) units. All BMR units provided by developers must be integrated throughout the development and should be comparable to market-rate units in terms of size and design. Many other Santa Clara County jurisdictions have inclusionary housing programs with similar requirements to Mountain View’s ordinance. For example, the cities of Sunnyvale and Santa Clara also have a 10 percent inclusionary requirement, while Cupertino and Palo Alto have requirements starting at 15 percent of total dwelling units.⁴

Although concerns exist that inclusionary housing may constrain production of market rate homes, studies have shown evidence to the contrary. The cost of an inclusionary housing requirement must ultimately be borne by either (1) developers through a lower return, (2) landowners through decreased land values, or (3) other homeowners through higher market rate sale prices. In fact, the cost of inclusionary housing and any other development fee “will always be split between all players in the development process.”⁵ However, academics have pointed out that, over the long term, it is probable that landowners will bear most of the costs of inclusionary housing, not other homeowners or the

⁴ California Commission for Rural Housing and Non-Profit Housing Association of Northern California, *Inclusionary Housing in California: 30 Years of Innovation*, 2003.

⁵ W.A. Watkins. "Impact of Land Development Charges." *Land Economics* 75(3). 1999.



developer.⁶

In addition, a 2004 study on housing starts between 1981 and 2001 in communities throughout California with and without inclusionary housing programs evidences that inclusionary housing programs do not lead to a decline in housing production. In fact, the study found that housing production actually increased after passage of local inclusionary housing ordinances in cities as diverse as San Diego, Carlsbad, and Sacramento.⁷

The City of Mountain View recognizes the need for a financially feasible program that does not constrain production. As such, developers may pay an in-lieu fee when the 10 percent requirement results in a fraction of a unit or when the price of the homes in the development is too expensive to be practical for a BMR unit. Currently, developments with a projected sales price of more than \$654,400 per unit may also pay the in-lieu fee rather than provide units. This sales price ceiling is adjusted annually to reflect changes in the cost of living. For ownership units, the in-lieu fee is calculated as three percent of the actual sales price of the unit. BMR in-lieu fees are only allowed for rental projects if the calculation results in a fraction of a unit. In those rental units comprising the fraction, the BMR fee is three percent of the appraised value of the fractional units in developments with nine or more units or 1.5 percent of the appraised value of the fractional units in developments with five to eight units. The in-lieu fee option offers developers greater flexibility in satisfying their BMR housing requirements, and helps mitigate potential constraints to production.

The City uses BMR in-lieu fees for new subsidized housing projects that target households with the greatest housing needs. BMR in-lieu fees allow the city to assist households earning less than 50 percent of AMI. For example, BMR in-lieu fees will be used for a downtown family development that will provide rental housing for extremely low- and very low-income families in Mountain View. This group would generally not be served by BMR units provided directly by developers. For-sale BMR units typically provides housing for moderate-income households earning between 80 percent and 120 percent of AMI and rental BMR housing provides units for households earning between 50%-80% AMI. In-lieu fees are also used in conjunction with other outside funding sources such as Low-Income Housing Tax Credits and State Multi-family Housing Program funds.

One local developer interviewed for the previous Housing Element Update believed that Mountain View's BMR program works fairly well, reporting several positive aspects of the policy. The simple in-lieu fee formula based on a percentage of the sales price allows developers to estimate up-front what their BMR fees will be. In addition, the fact that the in-lieu fees are collected at the close of escrow helps developers manage their cash flow.

The City has three different sources of local affordable housing funds: BMR in-lieu fees, Housing Impact Fees on new commercial/office development and Rental Housing Impact Fees on new apartment development. As of July 1, 2013 the City had a balance of \$15.5 million in its Affordable Housing Fund, of which \$11.27 million were BMR funds. Of the total amount in the Affordable Housing Fund, \$10.0 million was collected in a single year (Fiscal Year 2012-13). The fund balance allows the Council to subsidize new affordable housing projects and other housing initiatives.

⁶ Mallach 1984, Hagman 1982, Ellickson 1985.

⁷ David Rosen. "Inclusionary Housing and Its Impact on Housing and Land Markets." NHC Affordable Housing



While the Inclusionary Housing Ordinance has played an important role in affordable housing production in Mountain View, the City is continuously reviewing the program following recent state court decisions regarding inclusionary housing, specifically *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles*. The court's 2009 decision in, has had an impact on the City's ability to enforce the mandatory requirement that affordable BMR rental units be included in new residential developments..

6.1.7 - Park Dedication

The City of Mountain View requires developers of residential subdivisions as well as single-family dwellings, duplexes, multi-family dwellings, mobile homes, townhomes, companion units and other dwelling units to dedicate park land, pay an in-lieu fee, or both as a condition of approval. If a proposed residential development includes land that has been designated as a park or recreational facility in the General Plan, the developer may be required to dedicate land. Developers are required to pay an in-lieu fee if the development occurs on land on which no park is shown or proposed, where dedication is impossible, impractical, or undesirable, or if the proposed development contains 50 or fewer units. The in-lieu fee is based on the fair market value of the land that otherwise would have been required for dedication.

The required land dedication varies by the proposed subdivision's density, ranging from 0.0081 acres per dwelling unit for low density development (i.e., one to six units per acre) to .0060 acres for high density development (i.e., more than 26 units per acre). In 2013, the park land dedication in-lieu fee ranged from approximately \$15,000 to \$25,000 per unit, depending on the fair market value of the land. One developer reported that Mountain View's park in-lieu fee is relatively high because it is tied to the fair market value of land. The park in-lieu fee has increased in tandem with the escalating land values in the City.

However, Mountain View's park land dedication and in-lieu fees are comparable to similar requirements established in other Santa Clara County jurisdictions. Like Mountain View, the City of San José also bases its park in-lieu fee on fair market value of land. In 2013, San José's fees were comparable to the fees charged by Mountain View. San José's park fees for single-family detached units ranged from \$8,700 to \$38,900, depending on the area of the City. Park fees for multi-family units in San José ranged from \$6,100 to \$27,500, depending on location and the size of the development.

The City of Palo Alto's park dedication requirements vary depending on whether the project involves a subdivision or parcel map. The impact fee is much lower than Mountain View's for projects not requiring a subdivision or parcel map. Palo Alto collects \$10,639 per single-family unit and \$6964 per multi-family unit. However, the requirement is substantially higher for projects involving a subdivision or parcel map. The City requires developers to dedicate 551 square feet per single-family unit or pay an in-lieu fee of \$56,517. The requirement for multi-family units is land dedication of 382 square feet per unit or an in-lieu fee of \$38,899 per unit.

During the previous planning period the City of Sunnyvale's parkland dedication in-lieu fee was slightly lower than Mountain View's; however in 2011 Sunnyvale increased their



parkland dedication requirement from 3 to 5 acres per 1,000 residents. Sunnyvale determines the in-lieu fee annually based on the value of land and is approved by the City Council each fiscal year. The current in-lieu fee is \$20,000 per unit for medium and high density residential development (over 14 dwelling units per acre), however this amount is expected to double to approximately \$40,000 by 2014.

Mountain View allows developers to receive credit for private open space provided within their developments. Developers may receive credits for up to 50 percent of their park land dedication requirements for recreational spaces such as turf fields, children play areas, picnic areas, swimming pools, and recreation areas. The City's ordinance currently exempts efficiency studios from paying the park in-lieu fee. Companion units (also known as accessory dwelling units or second units), however, are required to pay the park in-lieu fee. As noted previously, this requirement can pose a constraint on companion unit production.

6.1.8 - Fees and Exactions

Like cities throughout California, Mountain View collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, wastewater treatment plant fees, and a variety of handling and service charges. Typical fees collected in the City are outlined below in **Table 6-2**. As shown, fees range from \$36,591 per multi-family unit to \$71,616 per single-family home. New condominiums start at \$660,000 in Mountain View, while new single-family homes have an average price of \$847,000. Based on these sales prices, total fees and exactions in the City would represent five to six percent of condominium sales prices and eight percent of new single-family sales prices. City Staff report that most development fees in Mountain View are adjusted for cost of living increases annually.⁸

⁸ ESA obtained development impact fees and exactions from City of Mountain View Master Schedule of Fees, 2012-2013, Mountain View Whisman School District, and Mountain View Los Altos Union High School District.



Table 6-2: Estimated Residential Development Impact Fees

Fee	Fee Amount	Single-Family ^(a)	Townhouse ^(b)	Multi-Family ^(c)
Sanitary Sewer Off-site Facilities Fee	\$0.0069/Sq.Ft.	\$13	\$11	\$8
Sanitary Sewer Existing Facilities Fee	\$77.25/Front Foot	\$3,476	\$1,545	\$510
Water Main Existing Facilities Fee	\$89.00/Front Foot	\$4,005	\$1,780	\$588
Off-site Storm Drainage Fee				
First Class Rate (direct connection)	\$0.258/Net Sq. Ft.	--	--	\$310
Second Class Rate (subdivisions)	\$0.124/Gross Sq. Ft.	\$605	\$231	--
Map Checking Fee	\$4,717 (First 2 lots) + \$12 each add'l lot	\$481	\$481	--
Park Land Dedication In-lieu Fee	\$15,000-25,000/unit depending on land value	\$20,000	\$20,000	\$15,000
Below Market Rate In-lieu Fee	3% of sale price or appraised value	\$25,410	\$20,100	\$9,000
Whisman School District Fee	\$2.13/Sq.Ft.	\$4,047	\$3,408	\$2,556
Los Altos Union HS District Fee	\$1.07/Sq.Ft.	\$2,033	\$1,712	\$1,284
Development Review Permit	\$1,158 for buildings < 2,000 Sq. Ft. \$2,315 for buildings > 2,000 Sq. Ft.	\$1,158	\$1,158	\$2,315
Building Permit Fee	Calculated by Building Department	\$10,388	\$6,261	\$5,020
Total		\$71,616	\$56,687	\$36,591

Source: City of Mountain View Master Schedule of Fees, 2012-2013; City of Mountain View Whisman School District, 2013; City of Mountain View Los Altos Union HS District, 2013.

Notes:

(a) Fees estimated for a 1,900 square foot, 3 bedroom, 2.5 bathroom unit in a 10-unit subdivision; average valuation of \$847,000 according to Zillow.com on August 2013.

(b) Fees estimated for a 1,600 square foot, 2 bedroom, 2 bathroom townhouse unit in a 10-unit subdivision; average valuation of \$670,000 according to Zillow.com on August 2013.

(c) Fees estimated for a 1,200 square foot, 2 bedroom, 2 bathroom apartment in a 50 unit development; assuming a valuation of \$300,000 per unit in August 2013.

Although development fees and exactions do increase the cost of producing housing, Mountain View's fees do not appear to create an undue constraint on residential development in the City. According to area developers, impact fees in Mountain View are standard and comparable to fees assessed by other Bay Area jurisdictions. The City of San Jose prepared a Cost of Development survey for fiscal year 2010-2011 which summarizes the key fees costs incurred during the development and construction process of five prototype development projects. According to the survey, Mountain View's development taxes, impact fees, and service fees for single-family homes and multi-family developments were in the middle range of the eight cities considered in the study. Mountain View's taxes and fees for single-family homes were comparable to those in Palo Alto, and higher than



those in Sunnyvale, San Jose and Morgan Hill. Taxes and fees for multi-family units in Mountain View were also lower than a number of cities in the County, including Palo Alto, and comparable to Sunnyvale, San Mateo and Morgan Hill.

The experience of recently approved and developed affordable housing projects in Mountain View confirms that development fees are largely in-line with standards in surrounding jurisdictions and do not constitute a constraint to affordable housing development. For example, one recent project had total development fees of \$35,850 per unit, or 7.8 percent of costs per affordable, multi-family unit. As compared to the 2007-2014 planning period, development impact fees have risen slightly in line with housing sales prices. Generally, fees as a percentage of the development cost have been maintained entering into the 2015-2023 planning period.

6.1.9 - On- and Off-Site Improvements

Residential developers are responsible for constructing road, water, sewer, and storm drainage improvements on new housing sites. Where a project has off-site impacts, such as increased runoff or added congestion at a nearby intersection, additional developer expenses may be necessary to mitigate impacts. The City's Subdivision Ordinance (Section 28 of the Municipal Code) establishes the on- and off-site improvement requirements that developers must adhere to. Specifically, subdivision developers must improve all streets, highways, or public ways that are part of or adjacent to the development. Improvements may include necessary paving, curbs, gutters, sidewalks, bikeways, catch basins, pipes, culverts, bridges, storm drains, sanitary sewers and laterals, water mains and services, fire hydrants, street lighting, street monuments, and street signs and street trees. The Ordinance requires all underground utilities to be constructed prior to the surfacing of streets, service roads, alleys, and highways. The minimum standard street width in Mountain View is at least 60 feet. However, in special circumstances, the City Council may authorize a narrower width. Streets must be aligned to conform to and provide for the continuation of adjacent, pre-existing streets and must be at least as wide as the pre-existing streets to which they relate. Mountain View's Department of Public Works, Engineering Division performs inspections for compliance with regulations and ordinances pertaining to capital projects and private developments.

Local developers indicated that Mountain View's site improvement requirements are standard, comparable to other jurisdictions in the area, and do not constitute a significant constraint to development.

6.1.10 - Processing and Permit Procedures

The City of Mountain View has a unique process for approving new residential developments. Unlike most cities, where Planning Commissions review and grant approvals for proposed projects, Mountain View's Environmental Planning Commission is a non-entitlement body. Instead, the City's Zoning Administrator makes entitlement decisions that are traditionally held by Planning Commissions in other jurisdictions. The Zoning Administrator approves residential projects that propose a subdivision of less than five lots. Residential



projects that propose a subdivision five or more lots require City Council approval.

The Zoning Administrator receives design comments and recommendations from the City's Development Review Committee (DRC). The DRC consists of the Deputy Zoning Administrator (Staff person) and two advising architects, reviews the architectural and site design of new projects and improvements to existing sites. The DRC approves smaller projects such as additions to new single-family and two-family homes in the R3 zoning district, but makes recommendations for all other types of residential projects.

Projects with 4 or less lots that only require a Parcel Map can be approved by the Zoning Administrator. Projects with 5 or more parcels require a tentative map and the Zoning Administrator provides recommendation to the City Council. The City Council then makes the final decision on the project.

The following unit types are allowed permitted in the City's R2, R3, R4 and CRA zoning districts: Small-Lot Single-Family, Rowhouses, and Townhomes. Since these unit types do not meet the development standards in the R2, R3, R4 and CRA districts a PUD Planned Unit Development permit is required. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unusual shapes and sizes. In addition to a PUD permit, a developer would need to obtain a tentative map for developments with five or more lots and a Development Review Permit for site plan and architectural review of projects. The permits can be processed concurrently and typical takes 9-12 months.

Small-Lot Single Family, Rowhouses, and Townhomes units in Precise Plans districts require a Planned Community (PC) Permit. In place of a PUD an applicant would need to obtain a PC Permit a Development Review Permit and either a Parcel Map or Tentative Map. The timing for a PC permit is similar to a project with PUD permit and typically takes 9-12 months to process.

If a zone change or General Plan amendment is required for a project, the City Council first considers this "gatekeeper" request. This means the Council decides whether the request should be processed by Staff. The Council considers estimated resources required to process the application, estimated cost, existing and scheduled City resource commitments, and summary of other General Plan, precise plan or zoning considerations affecting the proposed text amendment. The intent of this process is not to approve or deny an application, but rather schedule City resources for review of the project. Once a project has been authorized by Council it will progress through the process as described above.

Design Review by DRC

The DRC considers a proposed project's conformance with City-adopted design guidelines and the development standards of the zoning district. Mountain View's guidelines are meant to assist property owners and developers in designing a project to meet the City's expectations for high-quality development. The City has the following residential guidelines

- **Single-Family Home Design Guidelines.** These guidelines provide suggestions for new homes and additions to existing single-family homes in the R1 District.



- **Small-Lot, Single-Family Guidelines.** Updated in August 2000, these guidelines are for developing small-lot single-family residences in R2 or R3 zoning districts.
- **Rowhouse Guidelines.** Established in April 2005, these guidelines outline the standards and guidelines for developing residential rowhouses in the R2 or R3 districts.
- **Townhouse Guidelines.** Amended in October 2004, this document outlines the standards and guidelines for townhouse development in the R2 or R3 districts.
- **R4 Guidelines.** Established in June 2006, this document summarizes the standards and guidelines for determining potential sites for the R4 High Density District.

In general, the guidelines apply to site development and building design criteria. Site development guidelines include neighborhood compatibility, connectivity, private and common usable open space, parking, and utilities. Building design criteria vary by across the four residential types but include components such as building orientation, massing, materials, landscaping, rooflines, and garage treatment.

The DRC is intended to be a working meeting between the applicant and Staff, and act as a collaborative process between the applicant and DRC. According to City Staff, small projects are generally reviewed and approved by the DRC in one meeting. In the past, larger projects may have required multiple meetings during which design modifications were made at the request of the DRC. Developers interviewed early in the Housing Element Update process indicated that the City's design review system could occasionally prove time consuming, and require multiple meetings with the DRC. There was not always consensus within the DRC on what constitutes good architecture and design for projects. The City recognized this challenge and streamlined the process. Now DRC typically provides recommendations for residential projects in two meetings. This revision not only streamlines the process, but also provides developers with greater certainty regarding the length of their project's design review.

Zoning Administrator Approvals

The Zoning Administrator makes final decisions on single-family residences with major floor area ratio exceptions, residential development with a subdivision of fewer than five lots, commercial and industrial projects that conform to the existing zoning, Temporary Use Permits (including temporary emergency shelters), variances, planned unit developments, and planned community permits when specified within a precise plan. The Zoning Administrator makes recommendations for current development projects that require City Council approval. The Zoning Administrator holds a public hearing before making findings and determining the conditions of approval.

Environmental Planning Commission

The Environmental Planning Commission (EPC) provides recommendations for General Plan amendments, zoning amendments, Precise Plan amendments and new Precise Plans. The EPC also reviews and makes recommendations to the City Council regarding updates to the City's General Plan, including the Housing Element. Unlike Planning Commissions in other jurisdictions, the EPC is a non-entitlement body that does not review development



projects. As described previously; the Zoning Administrator is responsible for development review of projects.

City Council Approvals

The City Council makes final decisions on tentative and final subdivision maps, planned community permits when specified within a precise plan, General Plan and Zoning map and Ordinance amendments, and any permit or entitlement application referred by the Zoning Administrator. The Council also approves updates to the City's General Plan, including the Housing Element. The Council also reviews appeals on determinations by the DRC and the Zoning Administrator. Council decisions are made based on recommendations provided by the EPC, DRC and Zoning Administrator, and public input.

Building Permit Processing

The Building Inspection Department currently takes four weeks to review a building permit application for a single-family home. Building permit applications for planned community developments take approximately six weeks for the initial review. Subsequent review is a two-week cycle.

Processing Times

Table 6-3 presents the typical permit processing time for various approvals in Mountain View. As shown, actions requiring ministerial review are typically approved within two weeks. Other approvals have longer processing times. Projects requiring a zoning change, general plan amendment, or Environmental Impact Report, face entitlement processes of nine months to one year.

Table 6-3: Typical Permit Processing Times

Type of Approval	Typical Processing Time
Ministerial Review	Over the counter – 2 weeks
Conditional Use Permit	8-10 weeks
Temporary Use Permit	1 week
Zoning Change	9-12 months
General Plan Amendment	9-12 months
Design Review	2-6 months
Tentative or Final Subdivision Map	3-6 months
Planned Community Permit	9-12 months
Initial Environmental Study	3-6 months
Environmental Impact Report	9-12 months

Source: City of Mountain View, 2013.



Table 6-4 provides a summary of the typical approvals required for various housing types. Single-family homes and companion units are processed over the counter. Subdivisions require a parcel map or tentative map and can take up to three or four months to process. Condominiums and Planned Unit Developments require City Council approval and can take up to one year.

Table 6-4: Typical Processing Procedures by Project Type

Project Type	Typical Approvals Required	Time Frame
Single-Family Home	Over the counter	
Companion Unit	Over the counter	
Subdivision		
Fewer than 5 units	Parcel Map	2-3 months
5 units or more	Tentative Map	3-4 months
Multi-Family and Mixed Use (R-3 and R-4 districts)		
Apartments without a map	Zoning Admin approval	6-8 months
Condominiums	City Council approval	9-12 months
PUD	City Council approval	9-12 months

Source: City of Mountain View, 2013.

6.1.11 - Codes and Enforcement

Mountain View has adopted the 2010 California Building Code, the 2010 California Mechanical Code, the 2010 California Plumbing Code, the 2010 California Electrical Code, the 2010 California Fire Code, the 2010 California Residential Code, , the Mountain View Green Building Code, the 2008 California Energy Code (Title 24, Part 6), and the 2009 Handicapped Accessibility Regulations (Title 24). City codes are updated regularly as these codes and standards are updated at state and national levels.

The City has adopted several minor amendments to the 2010 California Building Code, however the amendments have been adopted to prevent unsafe or hazardous building conditions. The City’s Building Code is reasonable and would not adversely affect the ability to construct housing in Mountain View.

6.1.12 - Provisions for a Variety of Housing Types

Multi-family Rental Housing

Multi-family housing, including rental and ownership products, is the primary permitted use in the City’s R3 and R4 zoning districts, as well as in several of the City’s Precise Plan districts. A Conditional Use Permit is required for multi-family housing in the R2 and CRA districts. However, the City has found that multi-family residential uses are desirable in the CRA zoning district particularly along El Camino Real. The densities of these proposed



projects are consistent with the new 2030 General Plan densities. During the 1999-2006 planning period, the City approved roughly 1,040 units in multi-family structures with 5 or more units throughout the City. Recent approvals within CRA and Precise plan areas include:

Project	Address	Number of Units
Carmel Village	555 San Antonio Road	330
Madera Apartments	455 W Evelyn Avenue	203
Domus	2650 El Camino Real	193
Manzanita West	1720 El Camino Real	169
Verano on the Boulevard	865 El Camino Real	150
Mountain View Villas	574 Escuela	44 beds

Additional information on recently adopted and constructed multi-family housing developments in the CRA zone is presented in **Table 7-2** of the Housing Resources section.

Emergency Shelters

Effective January 1, 2008, California SB 2 requires all jurisdictions to have a zoning district that permits at least one year-round emergency shelter without a Conditional Use Permit or any other discretionary permit requirements. Jurisdictions must identify a zone where emergency shelters are permitted by-right within one year from the adoption of the housing element.

The City of Mountain View identified several possible zones to permit emergency shelters by-right based on their compatibility, access to transit and services, and suitability to accommodate permanent shelters for the homeless, and determined that the most appropriate zone is the City's General Industrial (MM) district. The MM district allows for processing, assembling, research, wholesale, warehousing, data centers, personal storage facilities, or other storage uses. Conditional uses include offices, veterinary clinics, lodges, private clubs and halls, educational and recreation uses, religious institutions, and assorted retail and commercial uses. In total, the district covers 248.6 acres located in two major areas near the center of the city.

In particular, the MM area surrounding Pioneer Way offers enough capacity for at least one emergency shelter. The area contains 43.7 acres across 36 parcels with an average size of 1.2 acres. Primary uses in the area include aging industrial buildings suffering from deferred maintenance, with an average year built of 1967. The buildings are mainly single-story structures with a significant amount of surface parking on the site. Approximately 43 percent of the total acreage in the Pioneer Way area (19 acres) has an improvement-to-land ratio below 1.0, an indicator of redevelopment potential as a homeless shelter. These 14 parcels range in size from 0.6 to 2.4 acres, and have an average size of 1.3 acres, sufficient to accommodate an emergency shelter for the City's homeless population of



139 persons, listed on **Table 4-33**.⁹ Additionally, the area is well-served by transit, with the Evelyn Avenue VTA light rail station adjacent to it, and located approximately ½ mile from Downtown, a major transit node.

The City amended the zoning ordinance in December 2011 to permit emergency shelters by-right in the MM district which included objective development and management standards for emergency shelters. The permit processing and development standards encourage and facilitate the development of emergency shelters and no discretionary permits are required for approval of a permanent emergency shelter. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and provide information to appropriate organizations that serve the needs of homeless and extremely low-income persons are met.

Transitional and Supportive Housing

Transitional housing, configured as rental housing, operates under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible tenant after a predetermined period. In contrast, supportive housing, has no limit on the length of stay, is linked to on-site or off-site services, and is occupied by a target special needs population such as low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health, and may include case management, mental health treatment, and life skills.

Pursuant to SB 2, the City amended the Zoning Ordinance in December 2011 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. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning treats the transitional housing the same as other multi-family uses proposed in the zone. To ensure consistency with SB 745, the City will also amend the Zoning Code in 2014 to add a definition of target population. Per Government Code Section 65582, target population is defined as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Efficiency Studios

Efficiency studios, also known as single-room occupancy (SRO) units, often provide affordable housing opportunities for lower-income residents. Mountain View's Zoning Ordinance requires efficiency studios to have a minimum floor area of 150 square feet and include a private bathroom and partial kitchen. The average size of efficiency studios cannot exceed 325 square feet. Efficiency studios are allowed with a Conditional Use

⁹ The Santa Clara County Homeless Census found 139 homeless persons in the City in 2013.



Permit in the CRA zoning district and with a planned community permit in areas of the Downtown Precise Plan area that specifically lists efficiency studios as a permitted or provisional use. To help encourage development of this product type, the City's Zoning Ordinance allows a reduction of parking standards by the Zoning Administrator, and a waiving of City fees with Council approval (including park fees and transient occupancy taxes).

- The City's Zoning Code previously established a cap of 180 new efficiency studios be developed within the City after December 24, 1992. However, as 118 efficiency studios were approved as part of San Antonio Place, the City repealed the limit in 2013 as it was deemed to be a constraint to the development of new units. Projects containing efficiency units are now reviewed and approved as they are submitted to the City.

Mobile Homes and Factory-Built Housing

Manufactured housing and mobile homes are a permitted use in all of the City's residential zoning districts. However, mobile home parks are only permitted in the RMH zoning district. The City of Mountain View currently has approximately 1,200 mobile homes in mobile home parks. These units make up less than four percent of the City's housing stock.

Mobile homes provide affordable housing with low yard and housing maintenance, which attracts a high number of seniors. The parks are distinctive because the homes are owned by residents, while they rent the land beneath them. Separate ownership carries the risk of conversion of the parks to another land use and possibly resulting in the loss of affordable housing. The State requires a conversion report with applications for park conversions. The conversion report must provide appropriate measures to mitigate potential impacts of mobile home park conversions on displaced residents, and strategies to assist displaced residents to obtain replacement housing.

In addition to State regulations, the City adopted a mobile home conversion ordinance (Chapter 28, Article X), which also requires a conversion report and identification of measures to mitigate the impacts of conversions. In recognition of mobile homes' value as an affordable housing option, the City has a mobile home park General Plan designation and a mobile home park zoning designation that also provide protection for existing mobile home parks. The City maintains a number of programs to preserve this supply including Program 1.12 to preserve mobile home and manufactured housing units in the City. The 2030 General Plan update ensured the preservation of "Mobile Home Park" designation as a separate residential land use category on the General Plan land use map. The City still requires a Conversion Impact Report to convert a property with a mobile home to another use.



Table 6-5: Mountain View Mobile Home Parks

Park Name	Address	Number of Spaces
Moorpark Mobile Home Park	501 Moorpark Way	138
Sahara Village Mobile Home Park	191 El Camino Way	206
New Frontier Mobile Home Park	325 Sylvan Avenue	141
Santiago Villa Mobile Home Park	1075 Space Parkway	358
Sunset Estates Mobile Home Park	433 Sylvan Avenue	144
Moffett Mobile Home Park	440 Moffett Boulevard	143
TOTAL		1,130

Source: City of Mountain View, 2013.

6.1.13 - Constraints for Disabled Persons

California Senate Bill 520 (SB 520), passed in October 2001, requires local housing elements to evaluate constraints for persons with disabilities and develop programs which accommodate the housing needs of disabled persons.

Procedures for Ensuring Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities. Reasonable accommodations refer to modifications or exemptions to particular policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or reductions to parking requirements.

Many jurisdictions do not have a specific process specifically designed for people with disabilities to make a reasonable accommodations request. Rather, cities provide disabled residents relief from the strict terms of their zoning ordinances through existing variance or Conditional Use Permit processes.¹⁰ In December 2013, the City amended the zoning ordinance to incorporate procedures for reasonable accommodation that complies with state requirements. The process for reasonable accommodation includes submittal of an application form, an administrative review by City Staff, and a decision within 30 days after the application is submitted. An application for a reasonable accommodation is granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by an individual with a disability as defined under the Fair Housing Acts.

¹⁰ Lockyer, Bill, California Attorney General. Letter to All California Mayors. May 15, 2001. http://caag.state.ca.us/civilrights/pdf/reasonab_1.pdf



- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.

There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

Zoning and Other Land Use Regulations

In conformance with State law, Mountain View's Zoning Ordinance permits residential care homes with six or fewer residents in all residential zones as permitted by state law. Residential care homes with six or fewer residents are not subject to special development requirements, policies, or procedures which would impede them from locating in a residential district. Residential care homes with seven or more residents are allowed through a Conditional Use Permit in all residential zones.

The City of Mountain View will amend its zoning ordinance to include a definition for the term "family" that is consistent with State law. The City currently defines a family as "one or more persons living together (related or unrelated individuals) in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit and shared household expenses, responsibilities and activities. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, convents, residential care facilities, nor does it include such commercial group living arrangements as boarding houses, lodging houses and hotels." As a result, there is no restriction of occupancy of a housing unit by unrelated individuals.

Building Codes and Permitting

The City's Building Code does not include any amendments to the 2010 California Building Code that might diminish the ability to accommodate persons with disabilities.

6.1.14 - Tree Preservation

The City of Mountain View has a Tree Preservation Ordinance that is intended to prevent uncontrolled and indiscriminate destruction of mature trees in order to preserve the health, safety, and welfare of the City. The Ordinance protects Heritage Trees, which are defined as:

- A tree which has a trunk with a circumference of 48 inches or more measured at 54 inches above the natural grade;



- A multi-branched tree which has major branches below 54 inches above the natural grade with a circumference of 48 inches measured just below the first major trunk fork;
- Any quercus (oak), sequoia (redwood), or cedrus (cedar) tree with a circumference of 12 inches or more when measured at 54 inches above natural grade; or
- A tree or grove of trees designated by resolution of the city council to be of special historical value or of significant community benefit.

Heritage trees may not be removed on public or private property without a valid heritage tree permit from the City. Applications for the removal of heritage trees in connection with a discretionary development project permit are subject to review by the City's Development Review Committee, Zoning Administrator, or City Council. Applications for permits are approved, conditionally approved, or denied by the official or hearing body which acts on the associated development permit application.

According to City Staff, the City strives to preserve trees where possible. They may require developers to build around trees. In some cases, developers are allowed to replace trees at a two-to-one ratio or three-to-one ratio, depending on the type of tree. Because a large share of residential development in Mountain View involves is infill development involving demolition and replacement, building footprints are often already in place and tree preservation issues do not arise as a major concern to developers.

6.1.15 - Governmental Constraints Findings

- **Overall, Mountain View's Zoning Ordinance generally does not act as a constraint to new housing production.** The development standards and parking requirements for the existing six zoning districts that permit residential development are reasonable. When appropriate, the Zoning Administrator may approve a conditional use permit to reduce the number of parking spaces for a development with smaller units.
- **Companion units are allowed in the R1 zoning district when the site exceeds the required minimum lot size by 35 percent.** The City assesses park fees for companion units, which typically range from \$15,000 to \$25,000 a unit. These requirements may act as constraints to the production of companion units, however the City did see the development of 10 units during the 2007-2014 planning period.
- **Mountain View's Inclusionary Housing Ordinance offers sufficient flexibility to developers and does not pose a constraint to production.** Mountain View's Inclusionary Housing Ordinance requires projects of a certain size to provide at least 10 percent of the total number of dwelling units as below-market rate or pay an in-lieu fee. The in-lieu fee option provides developers with greater flexibility in satisfying their inclusionary housing requirements, and helps mitigate potential constraints to production.
- **The City's development impact fees and exactions appear reasonable and comparable to those of other jurisdictions.** The park land dedication in-lieu fee is comparable to fees in Palo Alto, Sunnyvale, and San José. Overall, development



fees and exactions total approximately \$71,616 for a single-family home, \$56,687 for a townhouse, and \$36,591 for an apartment unit. Since the previous planning period development impact fees have increased by less than two percent of the total amount of fees charged.

- **Mountain View's unique planning process for approving new residential developments can help facilitate the entitlement process.** The City's Zoning Administrator makes entitlement decisions that are traditionally held by Planning Commissions in other jurisdictions. The Zoning Administrator approves residential projects that propose a subdivision of fewer than five lots. Residential projects that propose a subdivision five or more lots require City Council approval. The City's Development Review Committee (DRC) reviews and makes recommendations to the Zoning Administrator for the architectural and site design of all new projects and rehabilitation of larger residential projects. The DRC approves smaller projects. However, local developers have indicated that the design review process with the DRC can occasionally be time consuming and labor intensive. The City is considering strategies to streamline this process, as noted in Program 4.5 of this Housing Plan.
- **In order to comply with SB 2, Mountain View has amended its zoning ordinance to permit permanent emergency shelters** as a permitted use in the MM zoning district.
- **The City has also amended the zoning ordinance 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. .
- **The City's zoning ordinance includes a process for reasonable accommodation requests for people with physical disabilities.** Federal and state fair housing laws require jurisdictions to make reasonable accommodations to their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities.



6.2 - Non-Governmental Constraints

In addition to governmental constraints, there may be non-governmental factors which may constrain the production of new housing. These could include market-related conditions such as land and construction costs as well as public support for new development.

6.2.1 - Housing Market Activity and Availability of Financing

Following the 2008 recession, housing development is already making a comeback. During the 2007-2014 planning period, local residential developer reported that the decline in the housing market and current economic downturn represented a constraint to new housing production. Despite high home values in Mountain View through the recession, annual sales volume decreased between 2004 and 2010. As a result of local, state, and national housing and economic trends, local developers predicted that far fewer housing units will be produced from 2010 to 2012. During that time, it was determined that in many cases, the highest and best use of land was no longer for-sale housing. Since 2012, the housing market has made a dramatic comeback with housing prices and rents steadily rising which is one sign of an increased demand for housing. The number of proposed residential projects in the City, predominately rental housing, has also increased drastically in 2013, suggesting that residential uses may have regained their value.

According to subsidized housing developers, the availability of financing presents the biggest barrier to producing new subsidized housing. Local developers reported in 2009, that there was very little private financing available for both construction and permanent loans. Construction loans were available in rare cases, because of the capacity of a development group or the unusual success of a project. However, developers suggest lenders are currently offering loans up to 50 percent of the building value, compared to 70 to 90 percent historically. Since 2009, construction loans now become easier to qualify for, resulting in new residential development activity throughout the City.

In addition to private financing, Federal, state and local public funding sources are critical resources for the development of housing for households of all incomes. Public sources supplement as well as leverage private sources for the construction, rehabilitation and preservation of housing units and for rental and purchase assistance subsidies for tenants and buyers. Appropriations by Federal, State and local government fluctuate from year to year, and are not available at a steady level or a level that keeps pace with increases in development costs, inflation, and rising affordable housing need. Beginning with the Housing Act of 1937, the federal government has enacted housing legislation in each decade to acknowledge the need for quality housing for all residents, affirm the federal government's commitment to addressing the need, and establish programs to support quality housing. Through tax incentives and expenditures, the federal government supports homeownership and the development of for-sale, rental and homeless housing and services.



The most significant federal resources are provided through tax incentives, including tax credits, tax deductions, and lower tax rates. The federal Low Income Housing Tax Credit (LIHTC), instituted in 1986, facilitates the investment of cash from private entities who in return receive a tax credit benefit. In 2005, the federal government provided \$121 billion in such tax incentives. Nationally, the LIHTC has been considered an exceedingly successful program. Per the California Tax Credit Allocation Committee, in 2012, a total of \$87 million in tax credits were allocated to the State of California. While federal allocations to California for LIHTCs have generally increased over time, fewer low-income units are funded each year as development costs per unit have increased. LIHTCs are very competitive—applications typically exceed available funds by two-to-one ratio.

In support of homeownership, the federal government also provides home mortgage interest and property tax deductions to homeowners, as well as lower tax rates on long term capital gains. These tax incentives supporting homeownership dwarf the LIHTC, in effect subsidizing far more households at higher incomes than low-income households. Federal expenditures in support of affordable housing development and services have declined significantly in the past two years. Once the fiscal stimulus in the immediate aftermath of the Great Recession ended, federal housing funds began a steep decline. In the 2012 federal budget approval process, budget cuts resulted in a 12 percent reduction to HUD's Community Development Block Grant (CDBG) fund and a 38 percent reduction to HOME funds.

6.2.2 - Land Costs

Land costs in Mountain View are generally high due to the high demand and limited supply of available land. Local developers indicated that land prices are slowly adjusting during this economic downturn. However, developers generally reported that the market is not efficient and land owners' expectations of what their land is worth declines slowly. Unless land owners are compelled to sell their property for some reason, many will wait for the market to recover.

Nonetheless, one developer did report that at the height of the housing boom, land prices in Mountain View were in the range of \$3 million to \$4 million per acre, with higher land values associated with property being developed at higher densities. While prices declined during the previous planning period to as low as \$2.5 million per acre, the recent recovery in the housing market has seen home prices and consequently land costs skyrocketing back to pre-recession levels. An informal online survey of land for sale in August 2013, showed 7 parcels for sale ranging from \$2 million to \$3.5 million per acre.

The cost of land can be a particular constraint to the production of affordable housing in the City. A local subsidized affordable housing developer indicated that land costs in Mountain View are higher than in other cities in Santa Clara County such as San Jose, making the development of subsidized housing more difficult. While land costs in San Jose are approximately \$50,000 per unit, Mountain View land costs range from \$60,000 to \$250,000 per unit.

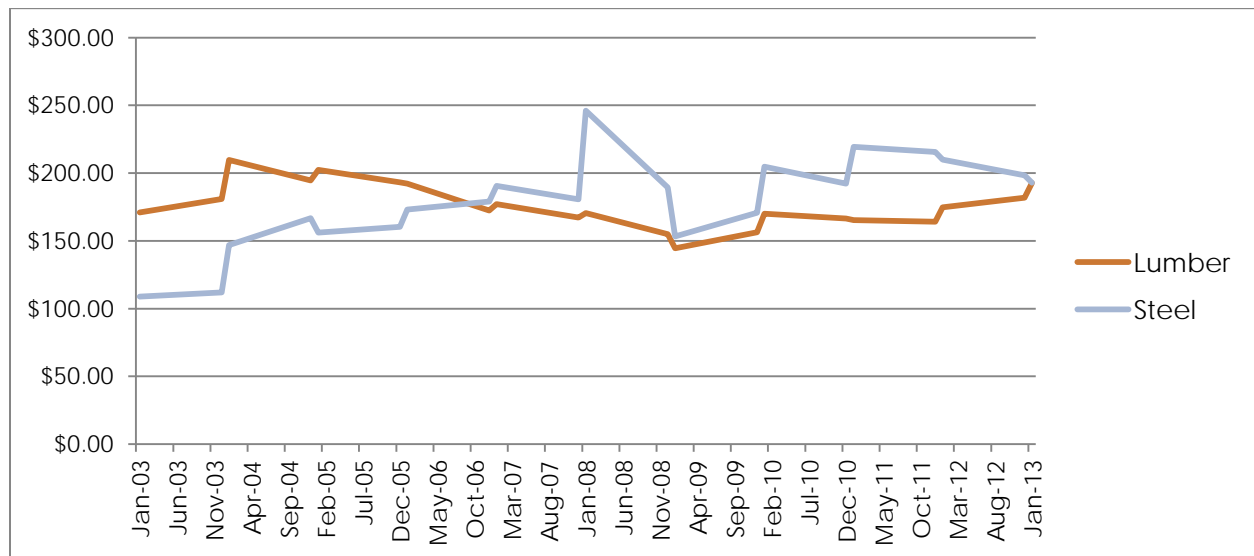


6.2.3 - Construction Costs

Various construction cost estimating firms provide developers and jurisdictions with cost projections for residential development. For example, R.S. Means provides construction cost manuals for calculating the average cost per square foot of residential construction throughout the Northern California region. Regionwide numbers, however, tend to be diluted by lower cost areas and may not accurately reflect the higher costs of building in Santa Clara County.

According to 2013 R.S. Means, Square Foot Costs, hard construction costs for one to three story apartment building range from approximately \$141 to \$153 per square foot in the San Francisco Bay Area. Costs for a four to eight story apartment project ranges from \$154 to \$168 per square foot. Construction costs, however, vary significantly depending on building materials and quality of finishes. Parking structures for multi-family developments represent another major variable in the development cost. In general, below-grade parking raises costs significantly. Soft costs (architectural and other professional fees, land carrying costs, transaction costs, construction period interest, etc.) comprise an additional 10 to 15 percent of the construction and land costs. Owner-occupied multi-family units have higher soft costs than renter-occupied units due to the increased need for construction defect liability insurance. Permanent debt financing, site preparation, off-site infrastructure, impact fees, and developer profit add to the total development cost of a project.

Figure 6-1: Producer Price Index for Key Construction Costs



Sources: U.S. Dept. of Labor, Bureau of Labor Statistics, 2013.

During the previous planning period, key construction costs (materials and labor) fell nationally in conjunction with the residential real estate market. **Figure 6-1** illustrates construction cost trends for key materials based on the Producer Price Index, a series of



indices published by the U.S. Department of Labor Bureau of Labor Statistics that measures the sales price for specific commodities and products. Lumber prices have declined by 12 percent between 2008 and 2013. As shown in **Figure 6-1**, steel prices have fallen sharply (23 percent) since January 2008. Despite the decrease in cost for construction materials the high demand for housing in the South Bay region, allows developers to typically keep market-rate home prices and rents at high levels.

6.2.4 - Public Opinion

Other constraints to housing production in Mountain View include public opinion, specifically community concern about higher-density development. Developers acknowledged that projects will almost always encounter some form of resistance from neighbors and residents. This is the case not just in Mountain View, but in many jurisdictions. Within Mountain View, public opinion on new residential development at a range of densities varies by neighborhoods. Nevertheless, engagement with the local neighborhood associations can be critical for projects. According to developers, neighborhood association concerns can be influential in the City decision making process. Without a supportive local neighborhood association, projects can face notable challenges in securing approval.

Extensive community outreach can help to mitigate concern over new residential development. For example, the developer of an affordable efficiency studio project reported that proactive efforts to educate and engage the community through numerous meetings were successful in addressing community concerns. By the time the project went to the City Council for approval, there were no residents who opposed the project.

6.2.5 - Non-Governmental Constraints Findings

- **Following the decline in housing development due to the economic downturn that occurred during the previous planning period the housing market is improving presenting a new set of constraints.** It is likely that more housing units will be produced over the next few years due to the increased demand; however the lack of available financing resulting from tightening credit markets may still constrain development. Developers suggest that lenders are currently offering loans up to 50 percent of the building value, compared to 70 to 90 percent historically.
- **Land costs in Mountain View are generally high due to the high demand and limited supply of available land.** Although land costs are slowly adjusting following the economic downturn, developers generally reported that the market can be slow to respond to changes in home values. Land costs can be a particular constraint to the production of subsidized housing in Mountain View. Program presented under Housing Element Goals 1, 3 and 4 help address these costs, as well as the financing challenges discussed above, by supporting the development of subsidized housing.
- **In previous years, key construction costs fell nationally in conjunction with the residential real estate market.** However, despite the decrease in construction cost,



the high demand for housing in the South Bay region, allows developers to typically keep market-rate home prices and rents at high levels.

- **Public opinion, particularly community concern over higher-density development, may constrain housing production in Mountain View.** Projects in many jurisdictions, including Mountain View, often encounter some form of resistance from neighbors and residents. Engagement with local neighborhood associations and other community involvement processes can help to mitigate concern over new residential development. Housing Element Program 4.7 addresses this issue by encouraging developers to facilitate early and ongoing outreach with surrounding neighborhood groups while planning for new residential development.

6.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

6.3.1 – Seismic Hazards

Mountain View is located in the seismically active San Francisco Bay Area. Mountain View City Hall is located approximately 6.7 miles northeast of the Alquist-Priolo Earthquake Fault Hazard Zone (A-PEFZ) for the San Andreas Fault, and approximately 11.2 miles southwest of the A-PEFZ for the Hayward Fault. The complex and potentially active Berrocal/Monte Vista-Shannon fault zone has its northern terminus about 2.7 miles to the southwest, while the inactive Cascade, Stanford and San Jose, faults all cross the City of Mountain View from the southeast to the northwest. There are, however, no known active faults present within the City, and the fault rupture hazard for the City is considered to be very low. Future development of housing would be required to undergo separate environmental review, including analysis of increased risks to human health or safety related to fault rupture, ground shaking, ground failure, and liquefaction.

6.3.2 – Flooding

Portions of the City are within the 100-year flood zones as determined by FEMA Flood Insurance Rate Maps. Currently, none of the identified Housing Sites are located in a flood zone. If it is determined that a future housing site or development is located in the flood zone, that project would need to obtain a flood development permit as described in Section 8.160 of the Municipal Code. There are no dams or reservoirs within the City, with the exception of the irrigation ponds at the Shoreline Golf Links. The City is not located within a dam failure inundation zone. The Stevens Creek Reservoir is located upstream from the City on Stevens Creek, but its dam failure inundation zone does not cross into Mountain View's jurisdictional boundary. In addition, creeks within the City are maintained for flooding and slope protection by the Santa Clara Valley Water District (SCVWD), and future housing development within the City would not be affected by any levee failures along the creek



channel. Future housing development within the City would not expose residents to flooding risks as a result of a failure of a levee or dam.

6.3.3 – Fire Hazards

The most serious fire threat within the City is building and structure fires. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson. No Fire Hazard Severity Zones for State responsibility areas or Very High Fire Hazard Severity Zones for local responsibility areas have been identified within or adjacent to the City of Mountain View. Future housing development within the City would be required to comply with the materials and construction methods for exterior wildfire exposures and vegetation management practices described in the 2010 California Building Code and Chapter 47 in the California Fire Code and/or any other ordinances adopted by the City of Mountain View thereafter.

6.3.4 – Noise

The ambient noise environment in the City of Mountain View is impacted by a variety of noise sources, including traffic, railroad, airport, and stationary noise sources. The City addresses noise in the Noise Chapter of the General Plan and in Chapter 5: Animals and Fowl, Chapter 8: Buildings, and Chapter 21: Miscellaneous Offenses and Smoking Regulations of the City Code. The City's exterior noise acceptability guidelines for new development show that environments with ambient noise levels of up to 55 dBA are considered normally acceptable for residential development and conditionally acceptable up to 65 dBA. The interior noise acceptability is 45 dBA and conditionally acceptable up to 50 dBA. In addition, the City Code restricts the operation of loud noise producing equipment used in construction or demolition on weekdays to the hours of 7:00 a.m. to 6:00 p.m., and restricts such activities from occurring on Saturdays, Sundays, and holidays unless prior written approval is granted by City Staff. Future housing development in the City would be required to comply with City policies regulating noise, as well as undergo separate environmental review, including analysis of the following noise-related topics: exposure of persons to excessive noise levels, including airport noise; exposure of persons to excessive ground borne vibration; generation of excessive noise; and increases in ambient noise levels.



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City of Mountain View 2015-2023 Housing Element

7. Housing Resources

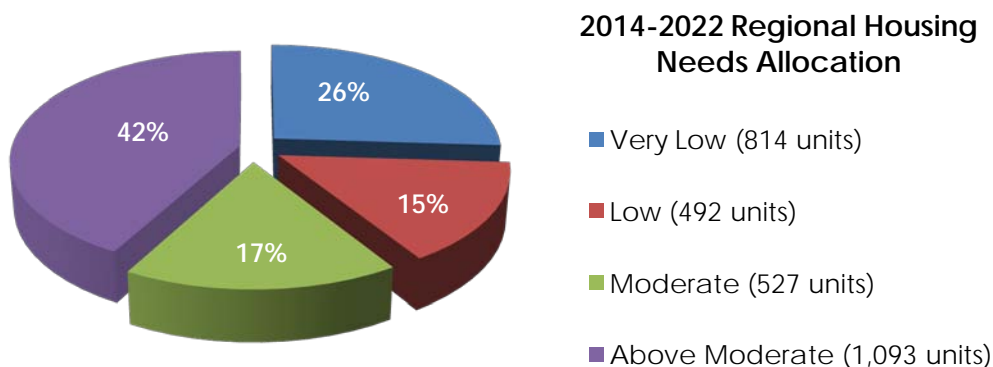
This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Mountain View. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

As noted in Section 5, the Housing Element planning period is calculated by HCD to start 18 months from the adoption of the Regional Transportation Plan (RTP) prepared for the Bay Area, also known as Plan Bay Area. Consequently, the due date for Housing Elements was determined to be January 31, 2015 and the Housing Element planning period extends from January 31, 2015 to January 31, 2023. The 2014-2022 RHNA allocation must be accommodated within the 2015-2023 Housing Element.

7.1 – Sites Inventory

As shown previously in **Table 5-1**, the City of Mountain View was allocated 2,926 units as their fair share of the regional housing need assessment. The City's 2014-2022 RHNA allocation is also illustrated in **Figure 7-1** below. This allocation includes 814 units for very low-income households, 492 units for low-income households, 527 units for moderate-income households and 1,093 units for above moderate-income households. The City is responsible to plan for new housing development through their zoning code and is required to provide a sites specific inventory within the 2015-2023 Housing Element to accommodate their regional housing needs allocation. The following sections describe the analysis and land resources available to accommodate the City's 2014-2022 RHNA.

Figure 7-1: City of Mountain View 2014-2022 RHNA





7.1.1 - Site Selection Process

To accommodate the 2014-2022 RHNA, sites from the 2007-2014 Housing Resources section were evaluated to determine their viability for the 2015-2023 Housing Element planning period. Where necessary, additional sites were added to accommodate the City's increased RHNA allocation, and to replace sites that were developed during the previous planning period. Generally, the sites inventory focuses on properties that are zoned for housing in the R1, R2, R3, R4, CRA, and within Precise Plan zoning districts that allow residential uses. The following criteria were used to narrow down the list of sites to properties that would be more likely to redevelop over the course of this Housing Element planning period (2015-2023):

- **Suitability of non-vacant, underutilized sites.** The lack of vacant land in Mountain View and the relatively high value of new residential development, means that the City regularly sees the redevelopment of underutilized sites, including ones that contain functioning residential and commercial uses. The City considered a number of factors in determining whether non-vacant underutilized sites were appropriate for redevelopment. This study defines underutilized sites as properties that:
 - Show deferred maintenance or remain vacant;
 - Show potential for existing uses to be discontinued;
 - Have landowners or developers that expressed interest in redevelopment;
 - Have existing residential units but could accommodate five or more additional units under existing zoning;
 - Have structural improvement to land value (I/L) ratio of less than 1.0 (meaning the land is worth more than the existing improvements);
 - Have commercial buildings that fall far short of the site's development potential; and/or
 - Have underutilized surface parking lots occupying a major portion of the site.
- **Non-conforming land uses.** Many of the residentially-zoned sites identified have older non-residential buildings. Again, residential uses are expected to replace these non-conforming uses over time, due to the comparatively high value of new residential development in Mountain View.
- **Common ownership and potential for lot consolidation.** Although some sites may be comprised of multiple parcels, the entire site is considered together due to the limited number of owners present and the likelihood that the parcels would be developed together as a single project. For many of the sites identified in the inventory, landowners and developers have already approached the City to explore development schemes. In each case, the landowners and developers have been considering the site as a whole, including all parcels listed in this analysis. The inventory focused on sites with a maximum of three owners, accounting for the fact that lot consolidation is more likely with fewer owners. In most cases there are just one or two owners and in some instances, the City is one of the landowners.



The City of Mountain View encourages lot consolidation by allowing for higher density development on larger parcels in some zoning districts and Precise Plan Areas. For example, in the R3-1 District, a 15,000 square foot parcel can accommodate five units (3,000 square feet of lot area per unit). However, for each additional 1,000 square feet of lot area, a developer can build one residential unit. A one-acre parcel (43,560 square feet) would be able to accommodate 33 units, or one unit for every 1,320 square feet. Another way to demonstrate the benefit associated with lot consolidation is to compare the development potential on two 15,000 square foot parcels with that of one 30,000 square foot parcel. The two 15,000 square foot parcels would each accommodate five units, for a total of 10 units across both properties. On the other hand, a single 30,000 square foot parcel would be able to accommodate 20 units, double the amount developable if the lots were not consolidated. As these examples show, this system of increased densities by parcel size provides incentives for lot consolidation by allowing developers to reach a particular site's greatest potential in terms of density and total number of units when individual parcels are consolidated into one larger site. In addition, this Housing Element includes a Program to encourage lot consolidation through marketing and technical assistance (see Program 1.5).

- **Lot area.** The inventory concentrated on sites that were 0.5 acres or larger, recognizing the challenge of site planning on smaller properties. In fact, 33 of the 43 sites identified through the inventory are at least one-acre in size and only one site is less than 0.5 acres in size.
- **Permitted density.** In accordance with the State's "default density" standards (see Section 7.1.2), sites that could accept a minimum of 20 units per acre were considered appropriate for very low- and low-income units. moderate-income

In addition to the criteria discussed above for identified sites, the City considered a number of factors when determining the number of residential units that could be accommodated on the selected sites. These factors are described below:

- **Realistic capacity on residential-only sites.** Development standards such as building height restrictions, minimum setbacks, and maximum lot coverage requirements may make it difficult for developers to build to the maximum density allowed by the General Plan and Zoning Code on a particular site. Furthermore, sites that are zoned for mixed-use development may have commercial space that may reduce the number of residential units on the site. For the 2015-2023 sites inventory the City assumed that developers can maximize their site based on the permitted densities. This means that sites zoned exclusively for residential development could achieve 85 percent capacity. For example, on a one-acre site, if 20 dwelling units are permitted, an applicant is permitted to build up to 17 units taking into account that a portion of the site will be utilized for landscaping, improvements, and other development requirements.
- **Residential capacity on mixed-use sites.** Mountain View is a desirable residential market with high demand and low vacancy rates. As mentioned in the Housing Needs Assessment section, Mountain View rental vacancy rates have historically been lower than county and state wide figures. Vacancy rates remained low even



through the most recent recession. According to the 2010 Census, rental vacancy rates stood at just 1.9 percent, which is lower than the 5.0 percent benchmark for a healthy rental market. In addition, in the second quarter of 2013, the median home sales price in Mountain View was estimated to be around \$860,000.

Because of the desirability and high value of residential property in Mountain View, developers are often reluctant to include ground floor commercial space in residential buildings, even when land is zoned for mixed-use development. The City must often encourage or request that ground-floor commercial space be included in projects, and commercial space typically represents a small proportion of the total development, typically around ten percent. As shown in the examples provided in **Table 7-1**, this is evident in the mixed-use projects approved in Mountain View since 2007. The City of Mountain View anticipates that this trend may continue and land zoned for mixed-use will largely remain dedicated to residential uses.

Table 7-1: Achievable Residential Density for Completed Projects, 2007-2013

Project Name	Zone	Approval Date	Site Area	Maximum Permitted Density ^(a)	Actual Units Developed	Actual Units/Max Permitted Units
1701-1707 El Camino Real	CRA	May 2007	0.5 ac	43	16	76%
1984 El Camino Real	CRA	Dec 2013	2.5 ac	60	160	107%
455 West Evelyn	P(18)	April 2010	3.6 ac	60	203	94%
135 Franklin Street	P(19)	June 2010	1.0 ac	50	50	100%
2545-2585 Middlefield Rd.	CRA	April 2011	1.9 ac	43	32	40%
2650, 2656 El Camino Real	CRA	June 2012	2.9 ac	60 ^(a)	193	111%
1720, 1730 El Camino Real	CRA	Mar 2013	2.5 ac	60 ^(a)	169	98%
865, 881 El Camino Real	CRA	April 2013	2.3 ac	60 ^(a)	150	109%

Source: City of Mountain View, 2013.

^(a) The maximum permitted density was calculated based on densities permitted by the 2030 General Plan, adopted July 2012.

7.1.2 – Zoning to Accommodate Housing for Lower-Income Households

It is important to note that State law requires the City to identify sites that can accommodate Mountain View’s housing need for very low- and low-income households. As permitted by State law, Mountain View may utilize “default” density standards to demonstrate that sites are adequate for lower-income households. As a “suburban” jurisdiction within the Bay Area Metropolitan Statistical Area, Mountain View’s default density standard is 20 units per acre. Consequently, if a site permits residential densities of at



least 20 units per acre, units associated with that site may be counted as meeting the housing need for lower-income households.

Mountain View's R3-1, R3-1.25, R3-1.5, R4, and CRA zoning districts all allow residential development at 20 or more units per acre. In addition, the Downtown, Villa-Mariposa, Evandale, South Whisman, Evelyn Avenue, and Whisman Precise Plans all permit residential densities of at least 20 units per acre in some or all of the Plan area.

7.1.3 - Very Low and Low-Income Housing Sites

As discussed in the previous section, the minimum default density required for the City of Mountain View to accommodate their lower income RHNA allocation is 20 dwelling units per acre. To accommodate their 2014-2022 lower income RHNA allocation the City has identified eight sites with a CRA zoning designation, which allows up to 60 units per acre, primarily located along El Camino Real, one of the City's primary mixed-use arterials. The sites identified contain older commercial buildings, and have great redevelopment potential. Altogether, the eight CRA sites could accommodate a total of 877 net units.

The CRA sites allow for higher densities up to 60 dwelling units per acre with a (P) district approval, and are located near services and transit. The challenges of the sites include potential noise impacts, land use compatibility issues with adjacent commercial uses, and the irregular shape of some of the lots. Additionally, certain sites require lot consolidation which can prove challenging.

Despite these issues, the City has a recent successful track record of approving projects in the CRA zoning district and along El Camino Real. In the past four years, the City has approved a number of projects in CRA areas, including a 193-unit apartment project at 2650 El Camino Real, a 169-unit apartment project at 1720 El Camino Real, a mixed-use development with 160 units at 1984 El Camino Real, 184-units at 100 Moffett, and a 150-unit apartment complex at 865 El Camino Real. In April of 2011, a 32-unit residential only project was approved in the CRA district at 2545-2585 W. Middlefield Road, and a 26 unit studio project was approved for developmentally disabled adults at 1581 El Camino Real.

There are also currently 32 Precise Plan areas in the City of Mountain View. Precise Plans are generally more flexible than traditional zoning standards and establish development and design standards for specific locations, which have the same legal status as traditional zoning district standards.

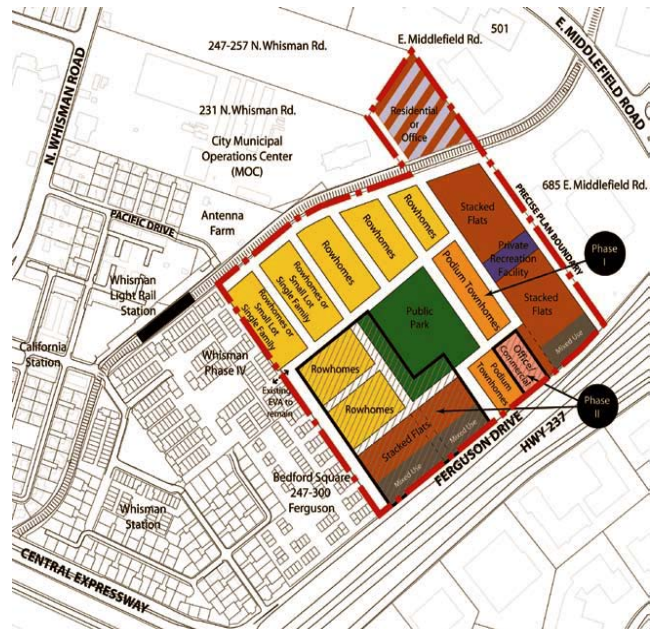
- **Villa Mariposa (P-17).** A two-acre vacant property at 1710 Villa Street, in the Villa-Mariposa Precise Plan, would accommodate 49 units, with an allowed density of up to 30 units per acre. The site has one owner, and is adjacent to existing residential uses.
-
- **Downtown (P-19).** The Downtown Precise Plan allows development at 30-50 units per acre, and is identified as a potential location for 43 units on three sites. Downtown sites are located in close proximity to transit and services. The redevelopment of existing surface lots, as suggested by the sites inventory, could lead to a potential



loss of parking spaces serving local businesses. A parking study would be required when housing is proposed on a surface lot to determine if the loss of spaces would have a significant impact on the area, and what mitigations would be necessary. The Downtown Precise Plan requires the sites identified to provide all residential and commercial parking requirements on site.

Recent redevelopment proposals within the Downtown Precise Plan include a subsidized housing project has been approved at 135 Franklin Street that would provide 51 units for households earning up to 60 percent of Area Median Income (AMI). As another indicator of the City’s commitment to development in Downtown, the City owns the property at 424-458 Bryant, and previously issued a Request for Proposals (RFP) for a mixed-use project on- with 58 rental units, including six units serving very low- and low-income households secured through a development agreement.

- **Evandale (P-32).** The inventory includes a site in the Evandale Area Precise Plan, located along Fairchild and Evandale Avenues. These sites could accommodate a total of 40 units. This capacity assumes a density bonus, assuming that 20 percent of the units are affordable, 10 percent are for very low-income households, or 50 percent are for seniors, per the Precise Plan. The property contains a small convenience store and motel. The Precise Plan encourages the area to convert to residential uses, and the site is adjacent to existing multi-family residential developments.
- **South Whisman (P-37).** The South Whisman Plan Area encompasses approximately 38 acres, loosely bounded by Ferguson Drive and Highway 237 to the east, industrial properties fronting East Middlefield Road to the north, the Whisman Station residential neighborhood to the south, and the light rail transit line to the west. The South Whisman Precise Plan is expected to develop in two phases. The Precise Plan is intended to guide the development of a new residential community of up to 1,120 housing units with a mix of housing types and up to 37,000 square feet of supporting neighborhood commercial uses.



The Precise Plan area will generally include a mix of residential types and densities, ranging from small-lot single-family and rowhomes near the existing Whisman Station neighborhood, to higher density development closer to East Middlefield Road. Phase I allows for densities ranging from 8 to 60 units per acre (depending on the location within the Plan area), and could accommodate up to 717 units.

The Plan area is within walking distance to the Whisman Light Rail Station and



adjacent to existing residential development. A developer has expressed interest in Phase I, which has an office building on-site to be replaced with housing, demonstrating the viability of these properties for redevelopment.

Figure 7-2 provides a map illustrating the location of sites appropriate to accommodate the City's 2014-2022 very low- and low-income RHNA allocation. As many of the sites are considered to be underutilized, the City has prepared a detailed analysis of sites designated as potential locations for very low- and low-income units. Details regarding environmental and infrastructure conditions at each site were provided by the City's Public Works Department.

Following the detailed sites descriptions, **Table 7-2** summarizes the sites inventory, providing the address, parcel numbers, General Plan and zoning designations, lot area, density, and realistic unit capacity based on ownership patterns. As mentioned previously, Mountain View's zoning ordinance will be updated to be consistent with the 2030 General Plan, however, in the interim the calculated maximum residential densities are based on the General Plan land use designations, which is the current process for approving recent residential projects in the City. Generally, the 2030 General Plan allows up to 60 dwelling units per acre in most mixed-use sites locations.

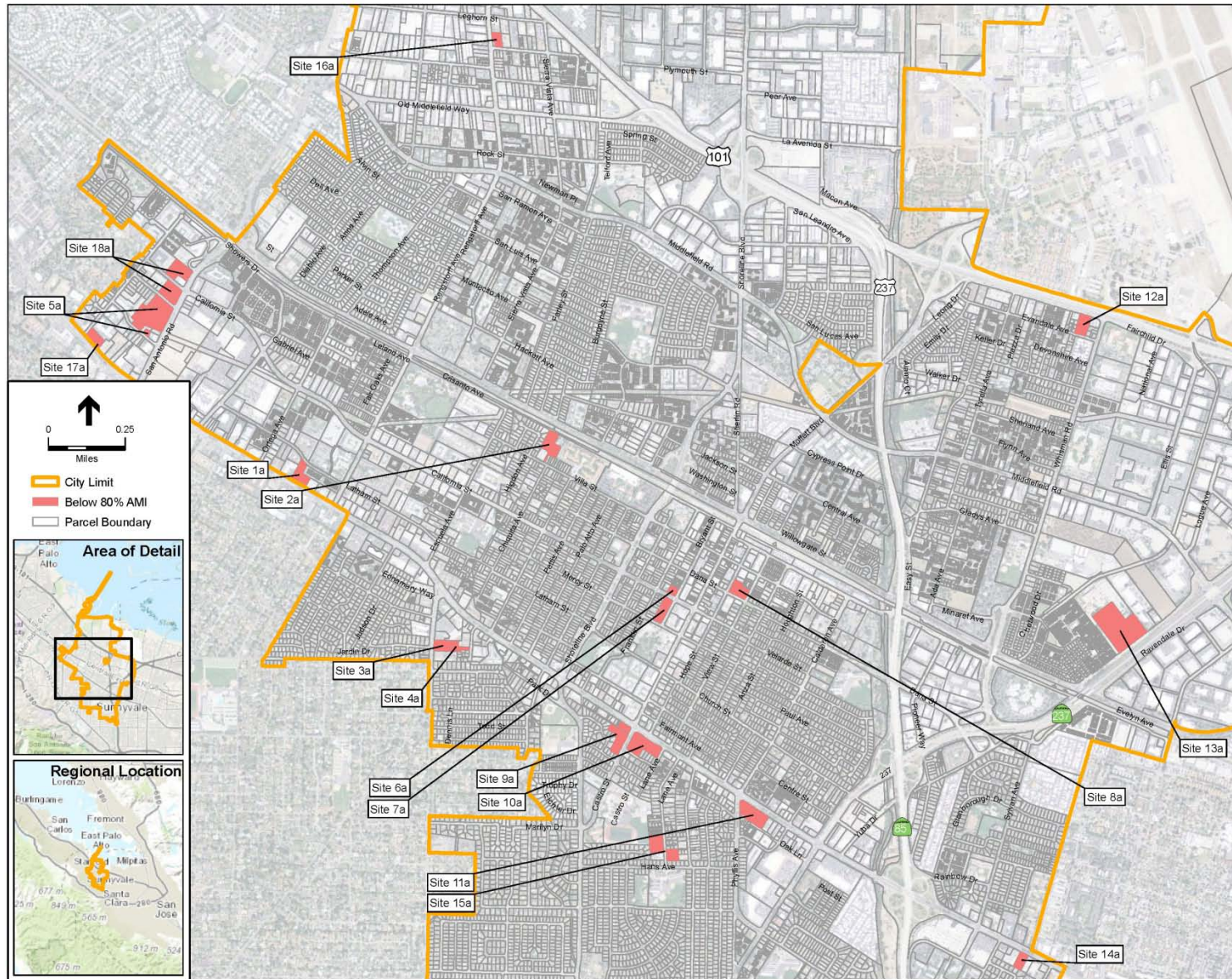


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City of Mountain View 2015-2023 Housing Element



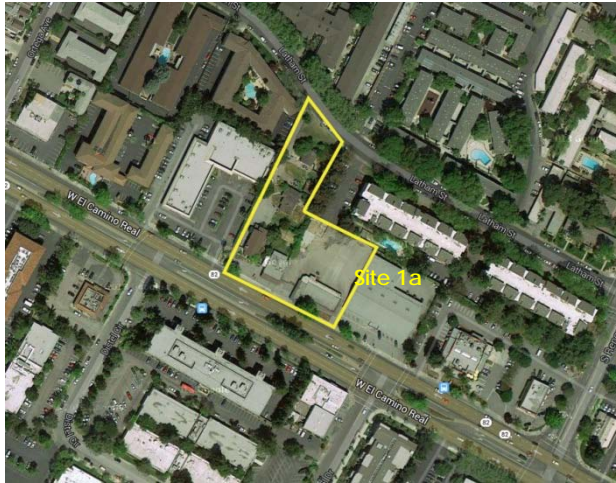
Figure 7-2: Site Inventory for Lower Income Households (0-80% of AMI)





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City of Mountain View 2015-2023 Housing Element



Site 1a: 2246 & 2268 W. El Camino Real and 2241 & 2243 Latham Street

Lot Area (acres): 1.73

Existing Zoning: CRA and R3-1.25

Average Allowable Density (units/acre): 60

Realistic Unit Capacity: 48

Site 1a is comprised of four parcels totaling roughly 1.73 acres. Currently three of the four parcels are within the R3-1.25 zone and owned by a one property owner. The remaining parcel is under a different land owner and located in the CRA zone. As the site is designated Mixed Use Corridor in the

General Plan, the site allows for densities up to 60 dwelling units per acre.

Existing structures on Site 1a include a daycare and four single-family homes built in the mid-1950's. The four single-family homes are located on the western portion of the site and are accessed through a shared driveway off of Latham Street. The homes are the only single-family residences in the vicinity, surrounded by numerous multi-family residential developments on Latham Street and a mix of higher density commercial and residential development along El Camino Real. The value of the land far surpasses that of the improvements at the site, with an improvement to land value ratio of 0.08. Given the potential to develop up to 48 units on site, it is reasonable to expect redevelopment to occur during the Housing Element planning period. In fact, Planning Division Staff report that they have received informal inquiries from developers regarding Site 1a, further evidence of its suitability for redevelopment. The site has no apparent environmental constraints and is well-served by the necessary infrastructure.





Site 2a: 1710 Villa Street

Lot Area (acres): 2.07

Existing Zoning: P-17

Allowable Density (units/acre): 30

Realistic Unit Capacity: 53

Site 2a, which consists of a single parcel, has one owner, and is currently vacant. The site, has no apparent environmental constraints and is well-served by the necessary infrastructure. Constraints include limited frontage onto Villa Street, and the site's adjacency to the Caltrain right-of-way.





Site 3a: 1057 El Monte Avenue

Lot Area (acres): 1.22
Existing Zoning: R3-1
Allowable Density (units/acre): 35
Realistic Unit Capacity: 36

Site 3a contains a single-story office building constructed in 1953. The site's land value exceeds that of the improvements, with an improvement to land value ratio of 0.30. The office building is a non-conforming use, and the owner is required by the City's Municipal Code to terminate this use after a certain period unless a use permit is secured. As such, the owner has expressed interest in developing the property and potentially consolidating it with the adjacent parcel at 918 Rich Avenue (Site 4a). Site 3a generally has adequate infrastructure to serve new development, but minor upgrades maybe necessary.



Site 4a: 918 Rich Avenue

Lot Area (acres): 0.72
Existing Zoning: R3-1
Allowable Density (units/acre): 35
Realistic Unit Capacity: 21

Site 4a is a vacant property adjacent to Site 3a at 1057 El Monte Avenue. The property, which is comprised of a single parcel, is adequately served by existing infrastructure, though minor upgrades may be necessary. Specifically, a project on this site would require upgrades to remove the sewer easement and water main improvements may include extensions to loop the system. These issues are not expected to pose an undue development constraint. The City reports that the property owner has expressed interest in developing the site, and has provided preliminary site plans.



Site 5a: 420 San Antonio Road

Lot Area (acres): 6.19

Existing Zoning: CRA

Allowable Density (units/acre): 60

Realistic Unit Capacity: 376 units proposed by developer in April 2013.

In 2013, the City initiated a gatekeepers request to review a proposed development of 376-units on approximately 6.2 acres. The site is currently developed with a large restaurant, a Tire store, a laundry mat, and two one-story office buildings.



The project currently proposes densities of roughly 60 dwelling units to the acre, which can accommodate a portion of the City's lower income RHNA allocation. A project on this site would be required to contribute toward future utilities. The project is near other significant residential development, public transit, shops and services.





Site 6a: 380 Bryant Street and California Street

Lot Area (acres): 0.47
Existing Zoning: P-19, Downtown Precise Plan
Allowable Density (units/acre): 38
Realistic Unit Capacity: 9

Site 6a, is a three-parcel site with a single owner located in the Downtown Precise Plan Area. The site contains a surface parking lot with no other existing improvements. Site 6a has strong access to transit and services and no apparent environmental constraints. The City would require studies to verify it is adequately served by existing water, sewer, and storm systems. Minor upgrades may be necessary.



Site 7a: 424-458 Bryant Street and 907- 941 California Street

Lot Area (acres): 1.45
Existing Zoning: P-19, Downtown Precise Plan
Allowable Density (units/acre): 50
Realistic Unit Capacity: 6 BMR units

Site 7a, in the Downtown Precise Plan Area, consists of a series of City-owned surface parking lots. The site is comprised of eight parcels, all owned by the City of Mountain View.



The City recently issued an RFP for a mixed-use rental project for site that will include at least 10 percent affordable units. The estimated unit capacity for the site is 58 units, of which six would serve low- income households under a development agreement to be prepared for the project. The site enjoys strong access to transit and services and has no apparent environmental constraints. The City would require studies to be conducted to verify it is adequately served by existing water, sewer, and storm systems. Minor upgrades may be necessary.



Site 8a: 660 & 676 W. Dana Street & Hope Street

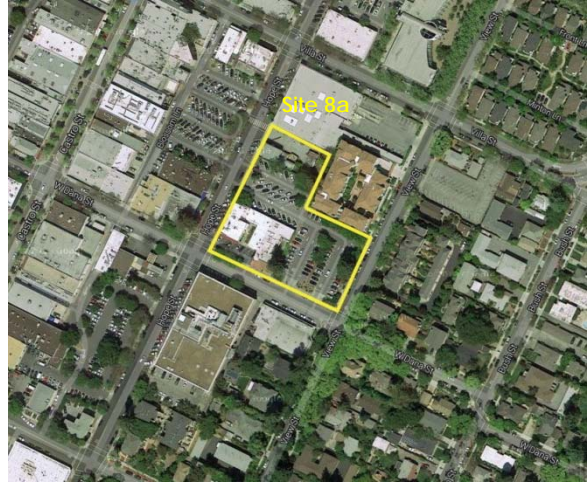
Lot Area (acres): 1.41

Existing Zoning: P-19, Downtown Precise Plan

Average Allowable Density (units/acre): 40

Realistic Unit Capacity: 28

Site 8a consists of four parcels with three owners, with the City of Mountain View owning two of the parcels. The site contains a City-owned surface lot and two single-story commercial buildings. The buildings were constructed in 1950 and 1952, and currently have a number of vacancies. The site has no apparent environmental constraints, though minor upgrades may be necessary to water and storm systems. Site 8a is located away from Castro Street, but still enjoys strong access to transit and services.

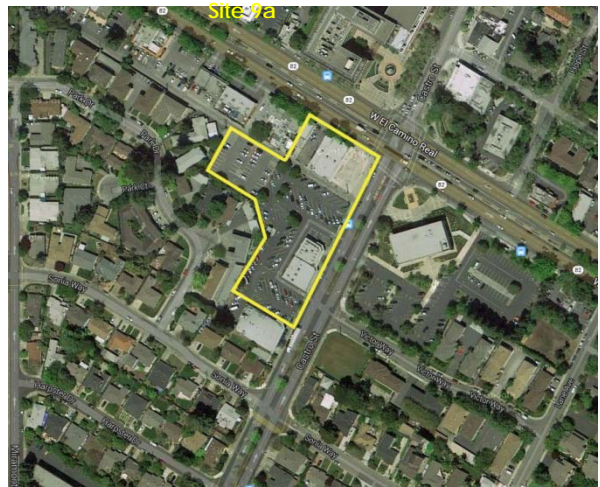




Site 9a: 801 W. El Camino Real

Lot Area (acres): 2.39
Existing Zoning: CRA
Allowable Density (units/acre): 60
Realistic Unit Capacity: 72

Site 9a consists of nine parcels totaling approximately 2.4 acres. There is great potential for lot consolidation at the site, with just three owners, one of which is the City of Mountain View. The two private owners each own several parcels while the City owns a single parcel located at the end of the site. Site 9a currently contains three older, single-story commercial buildings (built in 1951, 1955, and 1963), as well as a City-owned surface parking lot. With its large amount of surface parking, its location at the southern entrance to Downtown, and the older, low-density commercial buildings on-site, this area represents a prime redevelopment opportunity. The site is walking distance to the City’s downtown and close to services and transit. While the majority of the parcels are served by California Water Service Company, the site will most likely require upgrades or conversion to the City system. No other environmental constraints have been identified.





Site 10a: 695 & 749 W. El Camino Real

Lot Area (acres): 3.09
Existing Zoning: CRA
Allowable Density (units/acre): 60
Realistic Unit Capacity: 93

Site 10a is a two-parcel site with a single owner. The site currently contains a bank with a vacant lot, a large surface parking lot, and a restaurant with deferred maintenance and numerous Building Code violations. The buildings located on-site were constructed in 1945 and 1977 and the improvement to land

value ratio is 0.21, a strong indicator of the site's appropriateness for redevelopment. The site is suitable for the development of higher density housing as it is walking distance to the City's downtown and close to services and transit. It is well-served by existing infrastructure and has no apparent environmental constraints.





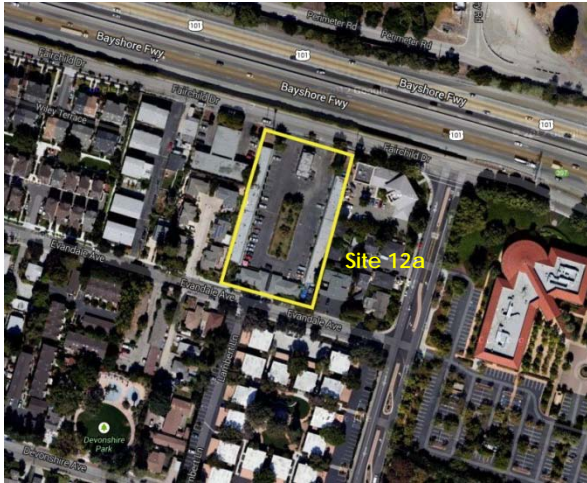
Site 11a: 111-133 W. El Camino Real

Lot Area (acres): 2.75 acres
Existing Zoning: CRA
Allowable Density (units/acre): 60
Realistic Unit Capacity: 82

Site 11a is comprised of six parcels with two land owners. As five of the parcels are owned by a single private landowner and the City of Mountain View owns the sixth parcel, it is likely that the site could be redeveloped as a single project. Site 11a currently contains a vacant lot used for car storage by a local auto dealer. It is located along a major arterial roadway,

West El Camino Real, well-served by transit and infrastructure, close to the Grant Park Plaza shopping center, and has no apparent environmental constraints.





Site 12a: 228 Evandale Avenue, 236 Evandale Avenue, & 277 Fairchild Drive

Lot Area (acres): 1.56
Existing Zoning: P-32
Allowable Density (units/acre): 30
Realistic Unit Capacity: 40

Site 12a consists of three parcels totaling 1.56 acres. The site is currently has one owner increasing the likeliness that the site would be redeveloped as a single project. As shown below, on two of the parcels comprising Site

12a there is an aging motel with multiple Building Code violations. The single-story motel buildings are located along the perimeter of the site surrounding a large surface parking lot. The third parcel contains a small retail store. The site is adequately served by existing infrastructure, with only minor upgrades to the water mains along the property frontages. The property is adjacent to the Middlefield-Ellis-Whisman Superfund Area (MEW Study Area), further discussed in **Section 7.2** of this Housing Element. As such, environmental mitigations would likely be required during the construction process and as part of the building design.





Site 13a: South Whisman Area Phase II (364 Ferguson Drive front half of property)

Lot Area (acres): 8.96
Existing Zoning: P-37
Allowable Density (units/acre): 35
Realistic Unit Capacity: 276

Site 13a, is a single parcel located in a former industrial area that has gradually been converting to residential uses over time. To further encourage this trend, the City approved the South Whisman Precise Plan to facilitate this transition. The property owner concurs with this change and has supported the Precise Plan goals. Existing uses on the property, which include aging industrial facilities and office buildings, will be demolished as part of Phase I of the South Whisman Area project. With the adoption of the Precise Plan in 2009 the current uses became non-conforming and many of the buildings cannot be re-leased resulting in permanent vacancies.

The property is in the GTE and MEW Study Areas, further discussed in **Section 7.2** of this Housing Element. As such, environmental mitigations would likely be required during the construction process and as part of the building design. Development studies have indicated that sewer and storm systems are required along the property frontage and downstream. Minor upgrades may be necessary for the water system.





Site 14a: 861 E. El Camino Real

Lot Area (Acres): 0.97

Existing Zoning: CRA

Allowable Density (units/acre): 60

Realistic Unit Capacity: 29

Site 14a is a single parcel containing a vacant single-story furniture store constructed in 1963. The building has not been occupied in several years and the parking lot suffers from deferred maintenance. There are currently residential uses located to the south of the site. The site is adequately served by existing sewer and storm infrastructure and has no known environmental constraints.





Site 15a: 1150-1180 Boranda

Lot Area (Acres): 2.44
Existing Zoning: R3-2
Allowable Density (units/acre): 25
Realistic Unit Capacity: 52

Site 15a consists of 5 parcels zoned R3-2, which permits densities up to 25 dwelling units per acre. Existing uses on Site 15a include a vacant lot and several single-family homes on the west side of Boranda. Constructed in the 1930's, the improvement to land ratio for these parcels is 0.25 or less indicating they are prime for redevelopment. On the east side of Boranda, there are two parcels, one with a single-family home constructed in the 1940's and a single-story multi-family rental complex constructed in 1958. Combined the value of the land surpasses that of the improvements to the site, with an improvements to land value ratio of 0.34. The residential structures on this site, generally, suffer from deferred maintenance and the City has received inquiries about possible redevelopment of this site to housing. The site is adjacent to existing residential uses. It is likely, a project on this site would be required to contribute to future utilities; however there are no known environmental constraints.





Site 16a: 913 North Rengstorff

Lot Area (Acres): 0.74
Existing Zoning: R3-2
Allowable Density (units/acre): 25
Realistic Unit Capacity: 16

Site 16a is a single vacant parcel with no structural improvements. The site is currently paved and used for vehicle storage. There are currently residential uses located to the south and east of the site with a large commercial center to the north. As the site is located along Rengstorff Avenue, residents would have easy access to the

freeway and major employment centers. It is likely, a project on this site would be required to contribute to future utilities; however there are no known environmental constraints.





Site 17a: 2690 W. El Camino Real

Lot Area (Acres): 1.29
Existing Zoning: CRA
Allowable Density (units/acre): 60
Realistic Unit Capacity: 39

Site 17a consists of two parcels with a single land owner, located on the southeast corner of El Camino Real and Del Medio Avenue. The site currently includes a brushless carwash constructed in 1968. The majority of the site is paved parking with the car wash facility located in the center of the site. The combined land to improvement ratio is roughly 0.06, which is

extremely low. There are currently multi-family residential uses surrounding the site on all sides, and the proposed El Camino Real Precise Plan would provide incentives to encourage the redevelopment of the site to a higher density use. It is likely, a project on this site would be required to contribute to future utilities; however there are no known environmental constraints.





Site 18a: 282-384 San Antonio

Lot Area (Acres): 4.13
Existing Zoning: CRA
Allowable Density (units/acre): 60
Realistic Unit Capacity: 123

Site 18a consists of six parcels with CRA zoning located in the western half of the City along San Antonio Road. While the parcels are not currently held under a single owner it is still likely that redevelopment of the site could occur as one comprehensive project. The site allows up to 60 dwelling units per acre and multi-family

development at higher densities is already under construction across San Antonio. Existing uses on Site 18a include: a gas station, a restaurant constructed in 1964, an auto repair business, a Bank of America that is likely to relocate and a music school. All the buildings are single story with large surface parking areas. The value of the land surpasses that of the improvements to the site, with a value ratio of 0.68; however the improvement to land ratio varies from parcel to parcel. Additionally, several of the commercial businesses on this site suffer from deferred maintenance. The site is adjacent to existing residential uses, including the recently constructed, Carmel the Village multi-family apartments located at 555 San Antonio. The site has no apparent environmental constraints and is well-served by the necessary infrastructure.





Table 7-2: Sites for Lower Income Households (0- 80% AMI)

Site No.	Address	APN	GP	Zoning	Allowable Density	Acres	Realistic Unit Capacity ⁽¹⁾	Existing Use	Status	Infrastructure	Other Constraints
1a	2246 and 2268 W. El Camino Real	14836025	Mixed Use Corridor	CRA, R3-1.25	60 DUA	0.25	8	Daycare and 4 single-family homes	Two Owners; 48 Net units	Adequately served. Minor upgrades may be necessary.	None
		14836026				0.65	20				
		14836037				0.40	12				
		14836038				0.42	13				
Subtotal						1.73	48				
2a	1710 Villa	15402001	Medium Density Residential I	P-17	30 DUA	2.07	53	Vacant Parcel	One Owner	Adequately served. Minor upgrades may be necessary.	None
Subtotal						2.07	53				
3a	1057 El Monte	18933027	Medium High Residential I	R3-1	35 DUA	1.22	36	1-story office building built in 1953	One Owner	Water main improvements needed, Remove sewer easement, Other improvements may be necessary.	None
Subtotal						1.22	36				
4a	918 Rich	18933028	Medium High Residential I	R3-1	35 DUA	0.72	21	Vacant Parcel	One Owner	Water main improvements needed, Remove sewer easement, Other improvements may be necessary.	None
Subtotal						0.72	21				
5a	420 San Antonio	14816032	Neighborhood Mixed Use	CRA	60 DUA	1.06	32	Restaurant, laundry mat and 2 one-story office buildings	One Owner - Study for 376 unit rental units underway	Adequately served. Minor upgrades may be necessary.	None
		14816034				0.19	6				
		14816039				0.04	1				
		14816040				1.92	58				
		14816041				0.57	17				
		14816042				1.22	37				
		14816043				1.19	36				
Subtotal						6.19	376^(b)				
6a	380 Bryant	15812039	Downtown Mixed Use	P-19	38 DUA	0.17	3	Vacant	One Owner	Depending on the size of the project improvements may be required. Water and sewer	None
		15812040				0.14	3				



City of Mountain View

Site No.	Address	APN	GP	Zoning	Allowable Density	Acres	Realistic Unit Capacity ⁽¹⁾	Existing Use	Status	Infrastructure	Other Constraints
		15812041				0.16	3			upgrades compete as part of 1997 CID.	
Subtotal						0.47	9				
7a	424-458 Bryant and 907-941 California	15811033	Downtown Mixed Use	P-19	50 DUA	0.11	4	City owned parking lot	RFP for mixed use project with 6 units for VL income and 52 units for moderate income	Depending on the size of the project improvements to the downtown grid may be required.	None
		15811034				0.11	4				
		15811035				0.03	1				
		15811036				0.07	3				
		15811037				0.16	7				
		15811038				0.17	7				
		15811039				0.12	5				
		15811055				0.68	27				
Subtotal						1.45	6^(b)				
8a	660 & 676 Dana	15822018	Downtown Mixed Use	P-19	40 DUA	0.15	3	City owned parking lot, restaurant /office building	Two Owners	Adequately served. Minor upgrades may be necessary.	None
		15822019				0.26	5				
		15822020				0.38	8				
		15822025				0.62	12				
Subtotal						1.41	28				
9a	801 W El Camino Real	18901024	Mixed Use Corridor	CRA	60 DUA	0.38	11	Vacant lot and commercial/retail buildings	Two private owners and City owned lots	Some parcels still served by the California Water Service Company and will need to be converted to the City system.	None
		18901125				0.51	15				
		18901126				0.25	8				
		18901127				0.51	15				
		18901128				0.27	8				
		18901133				0.13	4				
		18901148				0.12	4				
		18901152				0.11	3				
18901153	0.11	3									
Subtotal						2.39	72				
10a	695 & 749 W El Camino Real	19302049	Mixed Use Corridor	CRA	60 DUA	1.93	58	Bank, restaurant and a vacant lot	One Owner	Adequately served. Minor upgrades may be necessary.	None
		19302050				1.16	35				
Subtotal						3.09	93				
11a	111-133 W El Camino Real	19313009	Mixed Use Corridor	CRA	60 DUA	0.14	4	Vacant	One City owned lot and one private owner	Adequately served. Minor upgrades may be necessary.	None
		19313010				0.35	11				
		19313030				0.38	11				
		19313031				0.71	21				
		19313032				0.57	17				
		19313033				0.59	18				
Subtotal						2.75	82				



City of Mountain View

Site No.	Address	APN	GP	Zoning	Allowable Density	Acres	Realistic Unit Capacity ⁽¹⁾	Existing Use	Status	Infrastructure	Other Constraints
12a	228 & 236 Evandale, 277 Fairchild	16007011	Medium-High Density Residential I	P-32	30 DUA	0.58	15	Motel and a small retail store	One Owner	Water master plan identified fire flow deficiency. Water upgrades are necessary.	MEW Study area
		16007012				0.09	2				
		16007013				0.90	23				
Subtotal						1.56	40				
13a	364 Ferguson (South Whisman Area Phase II)	16061037	Medium-High Density Residential I	P-37	35 DUA	8.96	276	Office building, Walking distance to Rail station	One Owner	Sewer and storm water upgrades needed. Minor upgrades to water system may also be necessary.	GTE and MEW Study areas
Subtotal						8.96	276^(b)				
14a	861 E El Camino Real	19807005	Mixed Use Corridor	CRA	60 DUA	0.97	29	Appliance store	One Owner	Adequately served. Minor upgrades may be necessary.	None
Subtotal						0.97	29				
15a	1150-1180 Boranda	19308002	Medium Density Residential I	R3-2	25 DUA	0.53	11	Single-family homes	Three Owners	Adequately served. Minor upgrades may be necessary.	None.
		19308003				0.65	14				
		19308004				0.37	8				
		19307021				0.43	9				
		19307022				0.46	10				
Subtotal						2.44	52				
16a	913 North Rengstorff	15302039	Medium Density Residential I	R3-2	25 DUA	0.74	16	Single Family Home/ Vehicle Storage Lot	One Owner	Adequately served. Minor upgrades may be necessary.	None.
Subtotal						0.74	16				
17a	2690 W El Camino Real	14816001	Mixed Use Corridor	CRA	60 DUA	1.03	31	Car Wash	One Owner	Adequately served. Minor upgrades may be necessary.	None.
		14816004				0.26	8				
Subtotal						1.29	31				
18a	282-384 San Antonio	14815015	Mixed Use Corridor	CRA	60 DUA	0.84	25	One-story commercial buildings and surface parking	Multiple Owners	Adequately served. Minor upgrades may be necessary.	None.
		14815016				0.17	5				
		14815018				1.05	32				
		14815020				0.66	20				
		14815021				0.40	12				
		14815022				0.98	29				
Subtotal						4.1	123				
TOTAL						43.6	1,388				

Source: City of Mountain View, 2014

(a) Assumes a conservative buildout of 50% of the maximum density on mixed use sites and 85% of the maximum buildout of residential only sites although historic land use and entitlement patterns in Mountain View show much higher capacity for residential development on mixed use sites. Net existing units.



(b)The total number of projected units may not equal the rows added due to net unit calculations or projects proposed on-site.

In total, the sites described above have a net realistic capacity of 1,388 units, which is sufficient to satisfy the City's need to accommodate 814 very low and 492 low-income units (at total need of 1,306 units).

7.1.4 - Moderate-Income Housing Sites

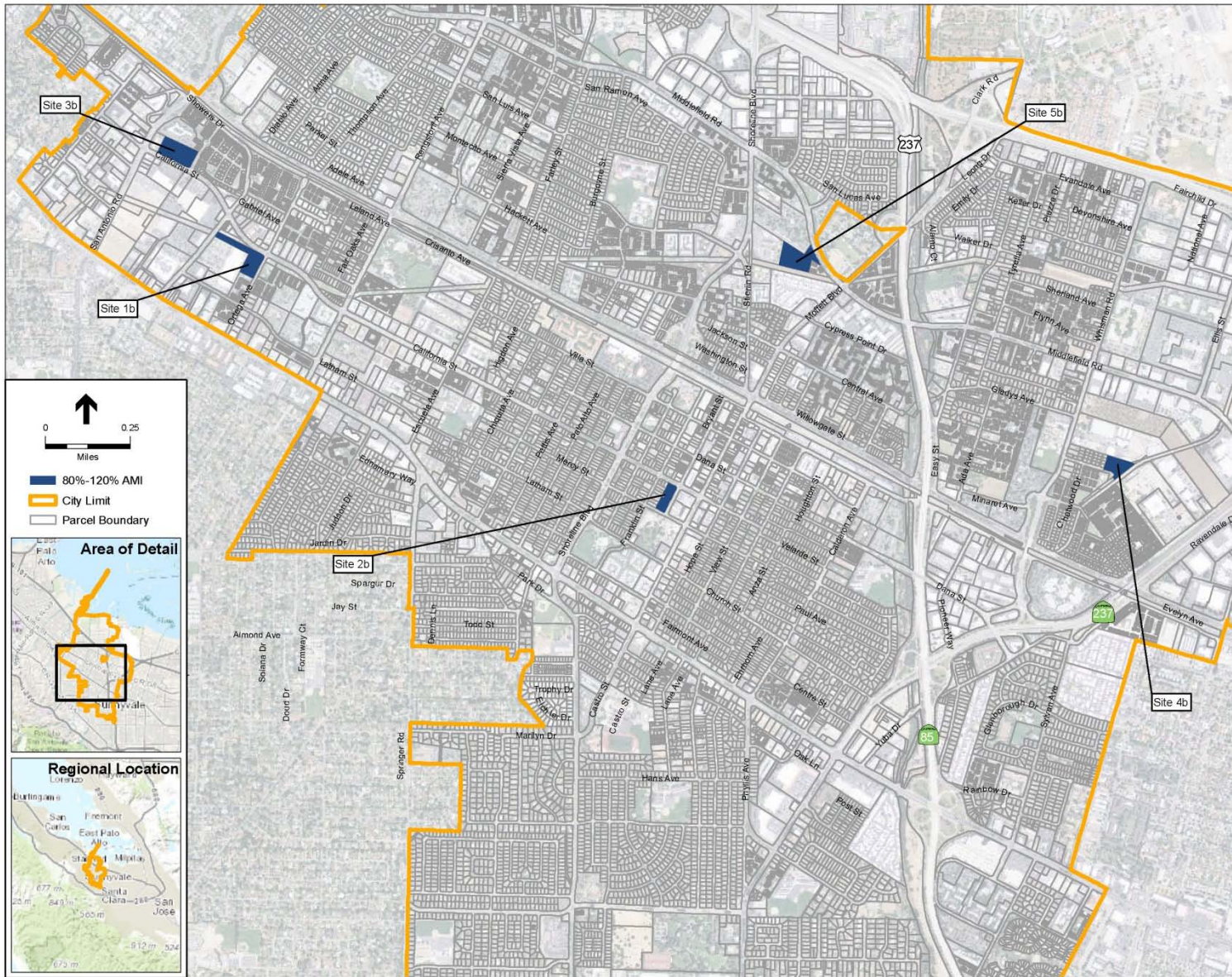
For the 2015-2023 planning period the City was assigned 527 units to accommodate moderate-income households, which are households earning between 80 to 120 percent of the area median income. The City has identified sites that are zoned R-3 and sites within precise plan areas to accommodate their moderate-income RHNA allocation.

To accommodate moderate-income housing development the sites inventory identifies five sites designated for mixed use and residential, all within precise plan areas. In total, the analysis concludes that these properties allow densities between 25 and 60 dwelling units per acre and can accommodate 602 units. Permitted densities are based on the lot size and a sliding scale which permits higher densities on larger lots and new residential projects would largely occur on underutilized properties that require redevelopment.

Figure 7-3 illustrates the location of sites that can accommodate the development of housing for moderate-income households, while **Table 7-3** provides a detailed status of each site, including: parcel number, location, acreage, realistic development capacity and information on the existing on site uses.



Figure 7-3: Site Inventory for Moderate Income Households (80-120% of AMI)





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City of Mountain View 2015-2023 Housing Element



Table 7-3: Sites for Moderate Income Households (80-120%AMI)

Site No.	Location	APN	GP	Zoning	Allowed Density ^(b)	Lot Area	Realistic Capacity ^(a)	Existing Use	Status	Infrastructure Capacity	Environ. Constraints																																																																																																																											
1b	394 Ortega Precise Plan	14829021	Mixed Use Corridor	P-12	60	1.58	47	Single-family homes	One owner	Adequately served. Minor upgrades may be necessary.	None																																																																																																																											
		14829024				1.62	49					Subtotal						3.19	96					2b	424-458 Bryant St. and 907-941 California St.	15811033	Downtown Mixed Use	P-19	50	0.11	3	City owned parking lot	RFP for mixed use rental project. All lots owned by City.	PWD would require studies to determine capacity. Water and sewer may need upgrades. Some upgrades completed as part of 1997 CIP.	None	15811034	0.11	3	15811035	0.03	1	15811036	0.07	2	15811037	0.16	4	15811038	0.17	4	15811039	0.12	3	15811055	0.68	17	Subtotal						1.45	52^(b)					3b	2580 California Street	14817003	Mixed Use Center	P-9	60	3.63	306	Grocery Store	One owner; Study for 306 units underway	Adequately served. Minor upgrades may be necessary.	None	Subtotal						3.63	306^(b)					4b	Whisman Precise Plan	16061027	Medium Density Residential	P-35	25	3.18	68	Vacant	Walking distance to light rail station	Sanitary sewer master plan requires upgrade of sewer main.	GTE area	Subtotal						3.18	68					5b	575 North Shoreline Blvd	15324004	Medium Density Residential	R3-2	25	3.2	68	Mountain View Buddhist Temple	One owner	Adequately served. Minor upgrades may be necessary.	None	15324010	0.6	12	TOTAL		
Subtotal						3.19	96																																																																																																																															
2b	424-458 Bryant St. and 907-941 California St.	15811033	Downtown Mixed Use	P-19	50	0.11	3	City owned parking lot	RFP for mixed use rental project. All lots owned by City.	PWD would require studies to determine capacity. Water and sewer may need upgrades. Some upgrades completed as part of 1997 CIP.	None																																																																																																																											
		15811034				0.11	3																																																																																																																															
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		15811037				0.16	4																																																																																																																															
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		15811039				0.12	3																																																																																																																															
		15811055				0.68	17																																																																																																																															
Subtotal						1.45	52^(b)																																																																																																																															
3b	2580 California Street	14817003	Mixed Use Center	P-9	60	3.63	306	Grocery Store	One owner; Study for 306 units underway	Adequately served. Minor upgrades may be necessary.	None																																																																																																																											
Subtotal						3.63	306^(b)																																																																																																																															
4b	Whisman Precise Plan	16061027	Medium Density Residential	P-35	25	3.18	68	Vacant	Walking distance to light rail station	Sanitary sewer master plan requires upgrade of sewer main.	GTE area																																																																																																																											
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5b	575 North Shoreline Blvd	15324004	Medium Density Residential	R3-2	25	3.2	68	Mountain View Buddhist Temple	One owner	Adequately served. Minor upgrades may be necessary.	None																																																																																																																											
		15324010				0.6	12																																																																																																																															
TOTAL						14.3	602																																																																																																																															

Source: City of Mountain View, 2014.

Notes:

(a) Assumes a conservative buildout of 50% of the maximum density on mixed use sites and 85% of the maximum buildout of residential only sites although historic land use and entitlement patterns in Mountain View show much higher capacity for residential development on mixed use sites. Net existing units.

(b)The total number of projected units may not equal the rows added due to net unit calculations or projects proposed on-site.

In total, the sites described above have a net realistic capacity of 602 units, which is sufficient to satisfy the City’s need to accommodate 527 moderate-income units.



7.1.5 – Above Moderate-Income Housing Sites

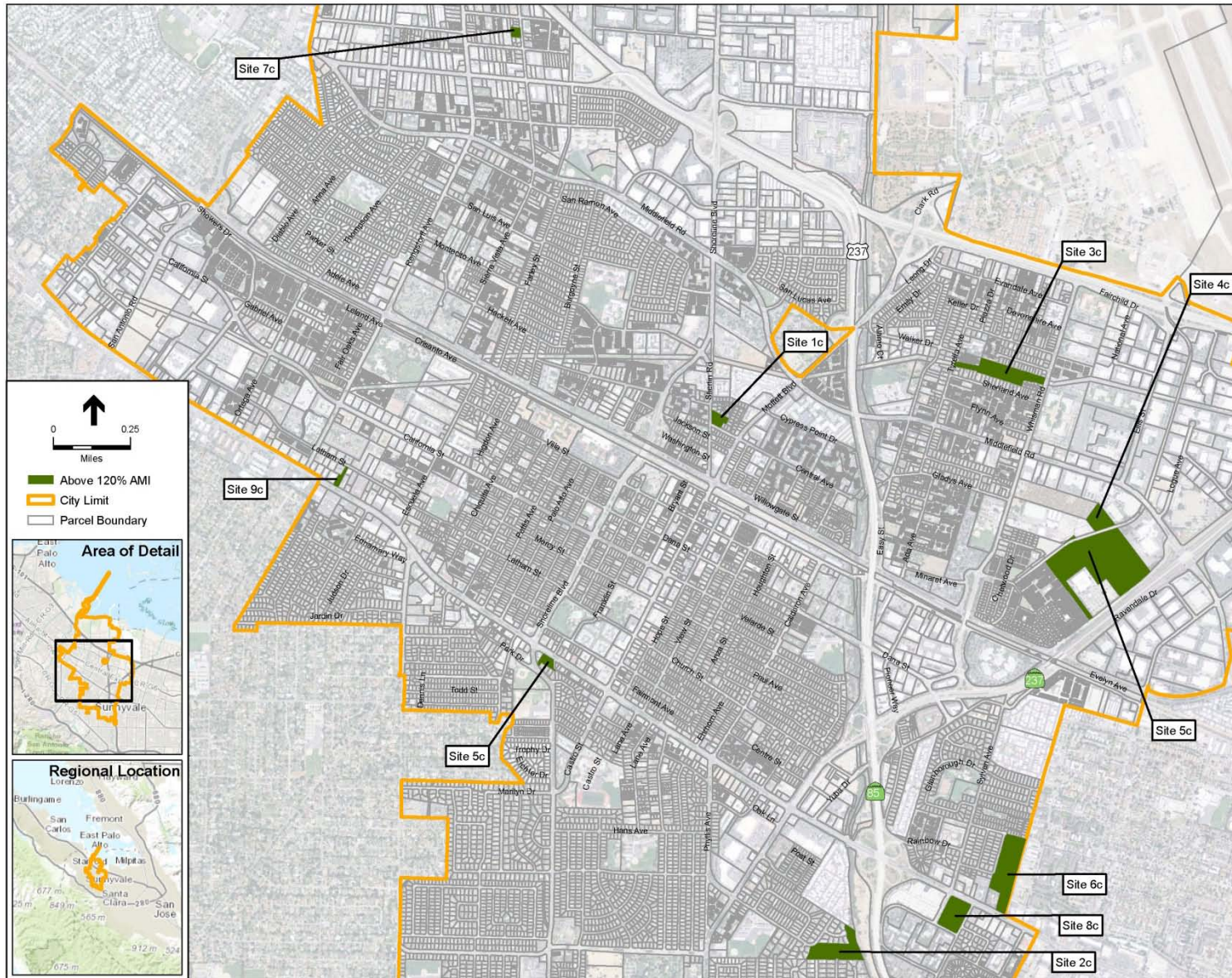
For the 2015-2023 planning period the City of Mountain View was assigned a total of 1,093 units to accommodate above moderate households. These are households earning more than 120 percent of the area median income. To facilitate the development of above moderate-income housing, the City has identified sites that permit lower density residential uses within the R-1 and R-2 zoning districts and the South Whisman Phase I Precise Plan area. As the City's above moderate-income RHNA allocation is higher for the 2015-2023 planning period, the City has added seven new potential sites to accommodate their RHNA allocation.

The 2009-2014 sites inventory previously identified five sites to accommodate the City's 4th cycle RHNA allocation. During the previous planning period, these sites were not developed; consequently, they have remained in the inventory for the 2015-2023 planning period as viable sites. Of the five original sites, four are zoned R1 or R2, which allows for development between 4 and 12 units per acre. These residentially zoned sites can accommodate a total of 89 units under currently permitted densities. The City's R1 and R2 zoning districts offers a range of density options as permitted densities are calculated on a sliding scale based on the size of the lot. Due to the high cost of land in Mountain View and the relatively low densities in these districts, the analysis assumes all units produced on these sites are market rate.

To accommodate additional units, the City added seven new sites for the 5th planning period. Of the new sites identified, six are zoned for mixed use and allow up to 60 units per acre based on the 2030 General Plan and one site is zoned R-3, which allows up to 25 units per acre. **Figure 7-4** illustrates the location of sites that can accommodate the development of housing for above moderate-income households, while **Table 7-4** provides a detailed status of each site, including: parcel number, location, acreage, realistic development capacity and information on the existing on site uses.



Figure 7-4: Site Inventory for Above Moderate Households (120%+ AMI)





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City of Mountain View 2015-2023 Housing Element



Table 7-4: Sites for Households Above Moderate Income Households (120%+ AMI)

Site No.	Location	APN	GP	Zoning	Allowed Density ^(b)	Acres	Realistic Capacity ^(a)	Existing Use	Status	Infrastructure Capacity	Environ. Constraints
1c	313 and 333 Stierlin Rd and 980 Central Ave	15326040	Low and Medium Low Density Residential	R2	12 DUA	0.7	7	Single-family Home	One owner - Net 7 units	Adequately served. Minor upgrades may be necessary.	None
		15326011		R1	6 DUA	0.3	2				
		15326012		R1	6 DUA	0.2	1				
Subtotal						0.7	7				
2c	1991 Sun Mor Ave	19740027	Low Density Residential	R1-10	4 DUA	5.0	17	Single-family Home	One owner - Net 16 units	Water and storm drain upgrades needed. Other upgrades may be necessary.	None
Subtotal						5.0	16				
3c	450 N. Whisman	16016044	Medium Low Density Residential	R2	12 DUA	6.4	65	Vacant	One owner	Adequately served. Minor upgrades may be necessary.	MEW study area
Subtotal						6.4	65				
4c	South Whisman Phase I 364-500 Ferguson Dr.	16060003	Medium High Density Residential	P-37	8-60 DUA	10.6	717	Office buildings and vacant land		Sewer and storm drain upgrades needed. Other upgrades may be necessary.	GTE and MEW study area
		16060007				7.9					
		16060015				0.7					
		16061055				9.7					
Subtotal						28.9	717				
5c	1101 El Camino Real W	18902030	Mixed Use Corridor	CRA	60 DUA	0.9	52	Carwash	One owner; Study for 52 condominium units underway	Adequately served. Minor upgrades may be necessary.	None
Subtotal						0.9	52				
6c	870 El Camino Real E.	16111011	Mixed Use Corridor/ Medium Density Residential	R2-9 and R3-2	15 - 60 DUA	9.3	333	180-unit apartment building	One owner; Study for 333 apartment units resulting in a net of 153 units	Adequately served. Minor upgrades may be necessary.	None
Subtotal						9.3	153^(b)				
7c	858 Sierra Vista Ave.	15302021	Medium Density Residential	R3-2	25 DUA	0.6	13	Single Family Home	One owner; Study for 4 single-family units underway	Adequately served. Minor upgrades may be necessary.	None
Subtotal						0.6	13				



Site No.	Location	APN	GP	Zoning	Allowed Density ^(b)	Acres	Realistic Capacity ^(a)	Existing Use	Status	Infrastructure Capacity	Environ. Constraints
8c	715 E. El Camino Real	19801003	Mixed Use Corridor	CRA	60 DUA	4.6	138	Lucky's Grocery Store to be relocated	One owner;	Adequately served. Minor upgrades may be necessary.	None.
Subtotal						4.6	138				
9c	2026 W El Camino Real	15437018	Mixed Use Corridor	CRA	60 DUA	0.5	16	Vacant commercial buildings	One owner	Adequately served. Minor upgrades may be necessary.	None.
Subtotal						0.5	16				
TOTAL						56.9	1,176				

Source: City of Mountain View, 2014.

(a) Assumes a conservative buildout of 50% of the maximum density on mixed use sites and 85% of the maximum buildout of residential only sites although historic land use and entitlement patterns in Mountain View show much higher capacity for residential development on mixed use sites. Net existing units.

(b) The total number of projected units may not equal the rows added due to net unit calculations or projects proposed on-site.

In total, the sites described above have a net realistic capacity of 1,176 units, which is sufficient to satisfy the City's need to accommodate 1,093 above moderate-income units.

7.1.6 - Summary of Sites Analysis

The sites identified above can accommodate an estimated 3,168 units. **Table 7-5** indicates that the sites identified could collectively accommodate 1,388 very low- and low-income units, 602 moderate-income units, and 1,176 above-moderate-income units. Given these figures, the sites inventory indicates that the City has a surplus of 240 units over its RHNA requirement under existing zoning and General Plan land use designations, with an excess unit capacity in each income group.

All unit counts expressed here are net of any existing units on the site, and assume that mixed use sites are built to a conservative 50 percent of the maximum permitted density and residential sites are built to 85 percent of their maximum permitted density. **Table 7-5** summarizes the number of sites and units that could be accommodated in each zone as compared to the City's 2014-2022 RHNA allocation.



Table 7-5: Summary of Unit Capacity by Site Area

Area/Zone	Max Density	Realistic Capacity ^(a)			Total ^(b)
		Lower	Mod	Above Mod	
R-1	(c)	0	0	17	17
R-2	(c)	0	0	71	71
R-3	(d)	125	80	13	218
El Camino Real/CRA	60 DUA	877	0	359	1,236
Precise Plan Areas					
San Antonio Center (P9)	60 DUA	0	306	0	306
Ortega (P12)	14 DUA	0	96	0	96
Villa-Mariposa (P17)	30 DUA	53	0	0	53
Downtown (P19)	50 DUA	43	52	0	95
Evandale (P32)	30 DUA	40	0	0	40
Whisman Station (P35)	25 DUA	0	68	0	68
South Whisman (P37)	60 DUA	267	0	717	984
Subtotal ^(b)		1,388	602	1,176	3,166
2014-2022 RHNA		1,306	527	1,093	2,926
TOTAL (surplus)		82	75	83	240

Source: City of Mountain View, 2014.

(a) Assumes buildout at 50% of the maximum density on mixed use sites and 85% buildout on residentially zoned sites based on historic land use and entitlement patterns in Mountain View. Net existing units.

(b) Sum of income columns and total rows may not be consistent due to rounding.

7.2 - General Environmental Constraints

7.2.1 - Environmental Contamination

A small number of the sites identified in the tables above are within the Middlefield-Ellis-Whisman Superfund Area (MEW Study area). The MEW Study Area formerly contained several manufacturing and industrial facilities, including semiconductor, other electronics, and metal finishing facilities in an area bound by US 101, N. Whisman, Ellis Street and E. Middlefield Road. While in operation, these former facilities required the storage, handling, and use of a variety of chemicals, particularly volatile organic compounds (VOCs). During operations, some of the chemicals leaked or were otherwise released to the ground, impacting soil and groundwater. In 1981 and 1982, investigations in the area of these facilities indicated that the toxic materials had led to a contaminated groundwater plume. The MEW Study Area is currently under the oversight of the United States Environmental Protection Agency (EPA) and includes three National Priorities List (NPL) sites, including Fairchild Semiconductor Corporation, Raytheon Company Superfund site; and Intel



Corporation; and portions of the former Naval Air Station Moffett Field Superfund site.¹¹ The area is currently under remediation.

As described above, two of the identified development sites for very low- and low-income housing fall within the MEW Study Area – Sites 12a and 13a. In addition, the MEW Study Area also contains a small section of the South Whisman Precise Plan and two above moderate-income Sites 3c and 4c.

Other housing sites are within the GTE Government Systems area, which is an area roughly bound by Central Expressway, N. Whisman Road, Ferguson Road and about a quarter mile south of E. Middlefield Road. Similar to the MEW, this area contained several manufacturing and industrial facilities that leaked or released chemicals into the soils, particularly VOCs. The GTE area is under the oversight of the EPA and the area is undergoing remediation by the parties responsible. One of the sites identified for very low-and low-income households (Site 13a) falls within the GTE Area, as does the South Whisman and Whisman Precise Plan areas (moderate-income Sites 4b and above moderate-income site 4c).

The environmental conditions presented by the MEW Study Area and GTE Area do not pose an undue constraint to development, though would likely add some marginal development cost to these properties. Although no evidence exists of specific concentrations of toxic materials on any given site, location in the MEW Study Area and the GTE Area requires environmental mitigation. This finding is based on an Initial Study commissioned by the City of Mountain View to examine the environmental impacts of rezoning 291 Evandale Avenue (within the MEW Study Area). The Study found that environmental impacts associated with residential development on the property would either be less-than-significant or less-than-significant-with-mitigation. Required mitigation measures to address possible contamination on the property include:

- Completion of a Phase I and Phase II Environmental Site Assessment
- Compliance with all applicable State and local regulations pertaining to hazardous materials
- Safe removal of asbestos
- Preparation of a Health and Safety Plan
- Additional control measures to prevent exposure to toxic materials, namely:
 - The parking garage will be constructed on a continuous concrete slab
 - An uninterrupted vapor barrier shall be installed below the concrete slab of the garage
 - The garage will be adequately ventilated
 - Elevators shall be constructed so as not to interrupt the vapor barrier and shall not open into enclosed spaces.

¹¹ The NPL list is the list of hazardous waste sites in the United States eligible for long-term remediation action financed under the federal Superfund, or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program to clean up abandoned hazardous waste sites.



The Initial Study finds that implementation of these actions would reduce the impact to a less-than-significant level.

As evidence of the development potential of these properties, the City has approved projects in the MEW Study Area. Most recently, these include a residential project at 291 Evandale Avenue. In addition, in 2006, a total of 35 rowhomes and small-lot single-family homes were constructed at 180-216 Evandale, a portion of which is in the MEW Study Area. Moreover, the presence and location of the MEW Study Area has been well documented since the early-1980's. As such, developers account for any added mitigation costs in their negotiations with land owners in the MEW Study Area, and local land values reflect these added costs.

As described above, the Whisman, and South Whisman Precise Plans are within the GTE area. The South Whisman Precise Plan EIR stated that due to groundwater contamination, similar mitigations as for 291 Evandale would need to be implemented during construction and as part of the project, in order to reduce impacts to a less-than-significant level. Again, the presence and implications of any toxics are well documented, and are not expected to present an undue constraint on development, as they would be accounted for in the area land values. Developer interest in the South Whisman Precise Plan area (as discussed in Section 5.3) evidences the development potential of the property. In addition, the Whisman Precise Plan is almost built out except for a 1.90 acre site and is located in the GTE Area.

7.2.2 - Other Environmental Conditions

Other environmental conditions which relate to development potential on the identified sites are listed below:

- An initial environmental analysis indicates that none of the potential sites are located within the 100-year flood zone.
- All of the sites are located in urbanized areas along major streets and transit corridors. For this reason, many of these sites are unlikely to provide suitable habitat for special-status species.
- None of the potential sites are identified as prime farmland, unique farmland, or farmland of statewide importance by the Farmland Mapping and Monitoring Program of the California Resources Agency.
- There are no known active faults within the City, and the fault rupture hazard for the City is considered to be very low.
- None of the housing sites would be located within the 60 dBA CNEL noise contour for Moffett Field Airfield or Palo Alto Airport.
- Many of the sites currently contain commercial and residential uses, which would indicate a general absence of significant environmental concerns that would preclude redevelopment for housing, with the potential exception of cultural resources.

An environmental review has been undertaken for a number of the potential housing sites in



response to proposed projects or amendments to existing plans. These environmental review documents include the following:

- South Whisman Precise Plan – Environmental Impact Report (EIR) found no impacts that would preclude the development of new housing.
- 450 North Whisman – Mitigated Negative Declaration (MND)
- 2545 & 2551 W. Middlefield Road - MND
- 135 Franklin Street – MND

As specific development projects are proposed, CEQA environmental review will be required, and the City would determine at that time the appropriate environmental review document.

7.2.3 - Infrastructure Constraints

As a mature, urban, and built-out community, the City of Mountain View is well-served by existing infrastructure systems. As described in Tables 7-3 through 7-5, the City anticipates that minor upgrades (e.g., expanded sewer and water hookups to the trunk line) would be needed to develop any of the sites for residential uses.

7.3 – Financial Resources

The City of Mountain View has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources.

Federal Block Grant Program Funds

The federal Department of Housing and Urban Development (HUD) provides funds to local governments for housing and community development activities for low-income persons through a number of different grant programs, including the Community Development Block Grant (CDBG) and HOME programs. The CDBG program supports both housing and non-housing community development activities while the HOME program funds affordable rental and ownership housing projects. During fiscal year 2013-2014, the City of Mountain View received \$565,424 in new CDBG funds and \$220,902 in new HOME funds. If the City continues to receive similar allocations, Mountain View will have approximately \$3.5 million in CDBG funds and \$1.5million in HOME funds over the 2015-2023 planning period.

Revitalization District Set Aside Fund

California Community Redevelopment Law (CRL) previously required that the City of Mountain View's Downtown Revitalization District Authority set aside 20 percent of tax increment revenues for affordable housing activities that benefit low-and moderate-income households. The Revitalization District Set Aside Fund has been an important source of funding for affordable housing in Mountain View. Four projects providing 447 subsidized units have been completed with assistance from the LMIHF since 1997. Over \$3 million of



tax increment revenues supported these four projects.

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. On February 1, 2012, the City of Mountain View Downtown Revitalization District Authority was dissolved. The City established a Successor Agency responsible for all enforceable obligations owed.

While the City of Mountain View Downtown Revitalization District Authority has been dissolved the City does still receive funds for housing activities through its Below-Market-Rate (BMR) Housing, Housing Impact Fee, and the Rental Housing Impact Fee programs, discussed in more detail below. While the City has historically been able to rely on these funding sources, new case law, including *Palmer/Sixth Street Properties, L.P. et al. v. City of Los Angeles*, has called into question the City's ability to enforce its existing BMR programs and ordinances on rental projects. The Palmer case contends that an inclusionary housing ordinance that requires developers to provide affordable housing units at regulated rents in order to obtain project approval is hostile to the right afforded under the Costa-Hawkins Act to establish the initial rental rate for a dwelling or unit. Consequently, the City is unable to require BMR rental units. In FY 2012-2013 the City had approximately \$10 million in its Affordable Housing Fund to be utilized for affordable housing related activities.

Moderate-income

Below Market Rate In-Lieu Fees

The City of Mountain View's Inclusionary Housing program allows developers to pay in-lieu fees rather than provide BMR ownership units in most circumstances. The in-lieu fees are calculated as three percent of the sales price of ownership units. City Staff reports that many developers opt to pay the in-lieu fee to comply with the inclusionary housing program. In-lieu fees are used to support new subsidized housing projects affordable to very low-, low-, and moderate-income households.

Housing Impact Fees

The City collects a housing impact fee on new non-residential projects. An updated nexus study was prepared and Housing Impact Fees were increased on December 11, 2013. The impact fee is assessed on a per square foot basis on new office, industrial, hotel, and retail development in Mountain View. Housing impact fee revenues are used to construct, acquire, rehabilitate, or subsidize very low-, low-, and moderate-income housing. The update 2013 fees were set at \$5.00 to \$10.00 per square foot fee for Office/High Tech/Industrial development and \$1.27 to \$2.53 per square foot for Commercial/Retail/Entertainment and Hotel development. These fees are adjusted annually based on the percentage change in the consumer price index for the San Francisco-Oakland-San Jose area.



Rental Housing Impact Fees

A new Rental Housing Impact Fee was adopted by the City on December 11, 2013. The fee was based on a nexus study that concluded new apartment development impacts the demand for affordable housing in Mountain View. The fee was adopted to help mitigate this impact. The Rental Housing Impact Fee will also be used for projects and programs serving very low-, low- and moderate-income households. In 2013, the updated fee was \$10 per square foot of habitable space and is adjusted annually based on the percentage change in the consumer price index for the San Francisco-Oakland-San Jose area.

Low Income Housing Tax Credits (LIHTC)

Created by the 1986 Tax Reform Act, the LIHTC program has been used in combination with City and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a ten-year period, provided that the housing meets the following minimum low-income occupancy requirements: 20% of the units must be affordable to households at 50% of area median income (AMI) or 40% of the units must be affordable to those at 60% of AMI. The total credit over the ten-year period has a present value equal to 70% of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

Mortgage Credit Certificate (MCC) Program

The Mortgage Credit Certificate (MCC) Program was created by the federal government, but the program is locally administered by the County of Santa Clara to assist first-time homebuyers in qualifying for a mortgage. The IRS allows eligible homebuyers with an MCC to take 20% of their annual mortgage interest as a dollar-for-dollar tax credit against their federal personal income tax. This enables first-time homebuyers to qualify for a larger mortgage than otherwise possible, and thus can bring home ownership within reach.

Section 8 Assistance

The Section 8 program is a federal program that provides rental assistance to very low-income persons in need of affordable housing. Section 8 funds are administered by the Housing Authority of Santa Clara County. This program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (i.e., 30% of their income). The voucher allows a tenant to choose housing that may cost above the payment standard but the tenant must pay the extra cost. It is estimated that between 700 and 800 vouchers are issued to families in Mountain View annually.



7.4 – Energy Conservation Opportunities

As shown below, a number of local initiatives are currently underway in the City of Mountain View that relate to energy conservation and development.

7.4.1 - Mountain View Sustainability Program

On August 27, 2007, the Mountain View City Council allocated \$173,000 to initiate the Environmental Sustainability Program. This created a fund for implementation of sustainability projects, and funded a full-time Sustainability Coordinator for one year. It was supplemented in the subsequent Fiscal Year with additional funds for the Environmental Sustainability Program, including continuation of funding for the Sustainability Coordinator Staff position. Initiation of the Environmental Sustainability Program was the precursor to the efforts described below, including the creation of the Environmental Sustainability Task Force and the Council Environmental Sustainability Committee; adoption of the Environmental Sustainability Action Plan; and inclusion of sustainability as an important component of the General Plan Update, including the creation of a Greenhouse Gas Reduction Program.

7.4.2 - Environmental Sustainability Task Force

In January 2008, the Mountain View City Council created an Environmental Sustainability Task Force (ESTF), and in October 2008 it accepted the ESTF's Final Report. The ESTF was tasked with creating recommendations for making Mountain View more environmentally sustainable, including reducing greenhouse gas emissions. It was comprised of more than 65 volunteers, including local business representatives, technical experts, residents and City Staff. The 11 ESTF working groups produced detailed recommendations in the Final Report, in the following areas of sustainability:

- Baseline and Measurements;
- Adaptation to Climate Change;
- Water Availability and Use;
- Waste, Waste Reduction and Recycling;
- Energy and Renewable Energy;
- Transit and Transportation;
- Land Use Planning;
- Built Environment;
- Suburban Natural Ecosystems and Biodiversity;
- Sustainable Quality of Life; and
- Community Outreach and Green Business.



In all, the 11 topics in the ESTF Final Report included a total of 89 policy recommendations to City Council. Since the ESTF Final Report was prepared by a diverse group of citizens, Staff members and professionals offering pro bono help, the topics have varying levels of detail, scenario development and City-specific data.

7.4.3 - Council Environmental Sustainability Committee and Environmental Sustainability Action Plan

Upon receipt of the ESTF Final Report, the City Council appointed three council members to the Council Environmental Sustainability Committee which was tasked with evaluating the 89 recommendations and prioritizing which to include in a draft Environmental Sustainability Action Plan. With input from Staff, the Council Environmental Sustainability Committee identified 25 of the ESTF's original 89 proposed actions as feasible priorities to be completed over the next three fiscal years. These 25 priority actions are included in the committee's Environmental Sustainability Action Plan, which received full Council approval in March 2009. Priority actions related to residential development in Mountain View follow below. The Environmental Sustainability Committee is an ongoing group and effort within the City.

- **Green Building Standards.** The City has developed green building standards for residential buildings to meet the State-mandated greenhouse gas (GHG) reduction requirements.
- **Water Conservation Landscaping Ordinance.** The City adopted the State model ordinance for water conservation landscaping. The model ordinance requires major new projects and re-landscaping projects to develop irrigation budgets and plans consisting of water-efficient irrigation systems and drought-tolerant plants.
- **Staff Training on Green Building Practices.** The City has instituted ongoing training for City Staff on current green building practices.

The Housing Element programs under Goal 6 build on these actions. Additional City policies related to energy conservation were being developed as part of the Mountain View General Plan update. These policies include efforts to improve pedestrian and bicycle access, encourage transit ridership, reduce vehicle miles traveled (VMT) and associated greenhouse gas emissions in the City, and cultivate land use patterns that encourage a sustainable transportation system. These include compact design, connectivity, a mix of uses, neighborhood centers, walkability, and a sense of place.

7.4.4 – Energy Upgrade Mountain View

Energy Upgrade Mountain View (EUMV) is a partnership among the City of Mountain View, Acterra, and Home Energy Analytics intended to help residents save money on their energy bills through low- and no-cost actions. EUMV is a free web-based, interactive program designed to specifically help the City of Mountain View reduce its carbon footprint by working with individual households. Eligible residents, both renters and owners, are able to sign up through the EUMV Navigator online system which will then assist residents to analyze four categories of energy use:



- Base Load—energy continuously consumed in a home, 24 hours a day, such as the energy used by a refrigerator or by electronic devices that stay plugged in.
- Variable Load—energy chosen to use in a home, such as turning on lights or watching TV.
- Heating and Cooling—seasonal energy used by a heating and cooling systems.
- Swimming Pools—energy consumed primarily by a pool pump, pool heater or spa.

The EUMV Navigator will break down energy usage into each of these categories and shows which are costing the homeowner the most. They will then receive recommendations for lowering their energy use within all categories relevant to their home. Acterra representatives are made available to assist homeowners when needed. To date EUMV has helped Mountain View residents save almost \$80,000 on their utility bills and eliminated almost 17,500 Watts of phantom energy.

7.4.5 – Mountain View Green Building Code (MVGBC)

The Mountain View Green Building Code (MVGBC) is a local code that includes green building measures for all new construction and some residential additions and commercial/industrial tenant improvements. The green building requirements exceed the state-mandated California Green Building Code (CALGreen) to meet larger sustainable efforts of the City Council and the community of Mountain View.

The MVGBC references third-party rating systems LEED and GreenPoint Rated (GPR) and requires projects to “meet the intent” of the referenced system at a certain level. Projects are required to incorporate green building measures into their project design, construction and building operations. No project is required to obtain formal certification from the U.S. Green Building Council or Build It Green. Additionally, projects are required to exceed the 2008 Energy Code, by a specific percentage, and comply with the mandatory measures of the CALGreen Code.



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City of Mountain View 2015-2023 Housing Element

8. Progress Report

Section 65581 of the Government Code underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals. The City established five objectives to be achieved in the previous planning period. For each objective, housing programs were established to assist the City in realizing their objectives. **Table 8-1** provides a brief description of the housing programs outlined in the previous Element, the program's objective and the progress/status of the program. In providing the status of the program the table will indicate whether the program will be carried into the next planning period.



Table 8-1: 2007-2014 Housing Accomplishments

Goal 1: Support the production of new housing units serving a broad range of household types and incomes.	
Housing Element Program	Evaluation of Effectiveness
<p>1.1 - Below-Market-Rate Program</p> <p>Objective: Use BMR in lieu fees to support the development of new subsidized housing serving lower-income households. Provide 150 new subsidized units utilizing fees collected into the Housing Fund. No later than 2013, evaluate and, if necessary, update the Below Market Rate Housing Ordinance and Guidelines.</p>	<p>Progress and Effectiveness: 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"> • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51-unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015. <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 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"> • Madera Apartments (7 units) • 865 East El Camino Real (4 units) • 1720-1730 West El Camino Real (5 units) • 2650 West El Camino Real (8 units) • 1984 El Camino Real (7 units) <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>Appropriateness: Throughout the planning period, the City has continued to implement the BMR program, and collects BMR in-lieu fees to support the development and rehabilitation of affordable housing. This program is integral to the development of future housing g, especially given the loss of redevelopment set-aside funds. The City will continue to enforce the BMR Program to the best of their ability, in light of the impacts from the <i>Palmer/Sixth Street Properties v. City of Los Angeles</i> case. As the City has a number of funding sources for their Affordable Housing Fund, this program will be consolidated with Programs 1.2, 1.3 and 1.4 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 1.1.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.2 - Housing Impact Fees</p> <p>Objective: Staff estimates a maximum potential of \$5 million of Housing Impact Fee funds may be collected in upcoming years, dependant on pipeline projects.</p>	<p>Progress and Effectiveness: 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 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>Appropriateness: Throughout the planning period the City has continued to implement and collect a Housing Impact Fee and Rental Housing Impact Fee to support the development and rehabilitation of affordable housing. This program is integral to the development of future housing especially given the loss of redevelopment set-aside funds. As the City has a number of funding sources for their Housing Fund, this program will be consolidated with Programs 1.1, 1.3 and 1.4 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 1.1.</p>
<p>1.3 - Financial Support for Subsidized Housing</p> <p>Objective: Continue to provide financial support to local subsidized housing developments using housing funds such as BMR In-Lieu Fees, Housing Impact Fees, Revitalization District funds, and contributions to the Santa Clara County Housing Trust Fund.</p>	<p>Progress and Effectiveness: 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>Appropriateness: Throughout the planning period the City has continued to provide financial support to local subsidized housing developments using public funds including BMR In-Lieu Fees, Housing Impact Fees, and Revitalization District funds. This program is integral to the development of future housing especially given the loss of Revitalization District funds. As this program has the same intent as Programs 1.1, 1.2 and 1.4 of the 2007-2014 Housing Plan it will be combined and included in the 2015-2023 Housing Plan as Program 1.1.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.4 - Focus on Lower-Income Segments</p> <p>Objective: 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>Progress and Effectiveness: 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"> • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51 unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015. <p>Appropriateness: Throughout the planning period, the City focused on providing a variety of housing opportunities including units for the elderly, families, the developmentally disabled, extremely low-income residents, and those at-risk of becoming homeless. To ensure clarity, this program will be consolidated with Programs 1.1, 1.2 and 1.3 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 1.1.</p>
<p>1.5 - Extremely Low-Income Housing</p> <p>Objective: Encourage development of housing serving extremely low-income households.</p>	<p>Progress and Effectiveness: 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>Appropriateness: As extremely low-income households are a particularly vulnerable resident group, the City will maintain a program that specifically targets their specific needs. This program will be continued and included in the 2015-2023 Housing Plan as Program 1.2.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.6 - Partnerships with Subsidized Housing Developers</p> <p>Objective: Collaborate with subsidized housing developers to optimize their eligibility for financing under various federal, State, County and private programs.</p>	<p>Progress and Effectiveness: During the planning period, the City worked with non-profit housing developers to construct the following projects:</p> <ul style="list-style-type: none"> • Paulson Park, a 104 unit senior community completed in 2008; • Franklin Street Apartments, a 51 unit complex for families completed in 2013; • 819 North Rengstorff Avenue, 49 workforce studio units for very low- and extremely low-income residents estimated to be complete in 2015; • First Community Housing, a 27 studio unit project for the developmentally disabled estimated to be complete in 2015. <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>Appropriateness: The City of Mountain View has been strategic and fortunate to have success collecting fees for their housing fund. The City has used these funds to leverage various federal, State, County and private funding to maximize the development of affordable units. For the upcoming planning period the City will continue to work with developers to leverage outside funding sources and will provide additional resources, such as permitting assistance and land resources as outlined in Programs 1.7 and 1.10 of the 2007-2014 Housing Plan. This program will be continued and included in the 2015-2023 Housing Plan as Program 1.3.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.7 - Low- and Moderate-Income Subsidized Ownership Housing</p> <p>Objective: Work with developers of subsidized ownership housing 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>Progress and Effectiveness: 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 \$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.</p> <p>Appropriateness: The City recognizes that the entitlement process is critical to the development of new affordable units. Any delay can create new hurdles or reduce the viability of the project. For the upcoming planning period the City will continue to assist developers through the entitlement process reducing time and funds spent during the planning process. This program will be combined with Programs 1.6 and 1.10 of the 2007-2014 Housing Plan and continued in the 2015-2023 Housing Plan as Program 1.3.</p>
<p>1.8 - Update Residential Densities in General Plan</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: As this program was completed it will not be included in the 2015-2023 Housing Plan. The City will continue evaluate consistency between the General Plan and Zoning Code and ensure that adequate sites are available to accommodate the RHNA through other programs.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.9 - Update Zoning Ordinance</p> <p>Objective: Consistency between General Plan and Zoning Ordinance</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: As this program has yet to be completed it will be included in the 2015-2023 Housing Plan as Program 1.4.</p>
<p>1.10 - City-Owned Land</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>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 Street Apartments were developed, no properties have been deemed appropriate for residential development.</p> <p>Appropriateness: The City recognizes that land costs can serve as a constraint to the development of affordable housing and will attempt to provide City owned land when feasible and appropriate. For the upcoming planning period the City will continue to assist developers and will combine this program with Programs 1.6 and 1.17 of the 2007-2014 Housing Plan to create a comprehensive approach to providing developer assistance. This program is included in the 2015-2023 Housing Plan as Program 1.3.</p>
<p>1.11 - Lot Consolidation</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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>Appropriateness: The City recognizes that lot consolidation allows for larger cohesive projects which can allow for higher densities and the inclusion of affordable units. The City will continue to work toward the creation of a formal process and in the interim will assist developers at no cost early in the planning process to achieve lot consolidation. This program will be included in the 2015-2023 Housing Plan as Program 1.5.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.12 - Underutilized Sites</p> <p>Objective: The City will proactively encourage the development of underutilized zoned sites.</p>	<p>Progress and Effectiveness: 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>Appropriateness: As Mountain View is largely a built-out community, City Staff recognizes that the majority of new development will occur through redevelopment of underutilized sites and likely as mixed use projects to address the requirements of AB32 and SB375. Staff also understands that there is an opportunity to guide new growth into appropriate areas by meeting with developers and identifying sites in the Housing Element for lower income and market rate units. This program will be combined with Program 1.13 and included in the 2015-2023 Housing Plan as Program 1.6.</p>
<p>1.13 - Mixed-Use Sites</p> <p>Objective: Encourage the development of mixed-use sites.</p>	<p>Progress and Effectiveness: 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> <p>Appropriateness: As Mountain View is largely a built-out community, City Staff recognizes that the majority of new development will occur through redevelopment of underutilized sites and likely as mixed use projects to address the requirements of AB32 and SB375. Staff also understands that there is an opportunity to guide new growth into appropriate areas by meeting with developers and identifying sites in the Housing Element for lower income and market rate units. This program will be combined with Program 1.12 and 1.17 and will be included in the 2015-2023 Housing Plan as Program 1.6.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.14 - Density Bonus</p> <p>Objective: 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>Progress and Effectiveness: 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 2 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>Appropriateness: As the City has completed the required amendments, this program will be modified to provide information and promote its application to qualified housing developers. This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. This program will be modified and included in the 2015-2023 Housing Plan as Program 1.7.</p>
<p>1.15 - Federal and State Policy Initiatives</p> <p>Objective: Support legislation to continue, expand, or develop financing programs for subsidized housing programs.</p>	<p>Progress and Effectiveness: 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>Appropriateness: This program will be included in the 2015-2023 Housing Plan and Program 1.8.</p>
<p>1.16 - Project Design and Integration</p> <p>Objective: Work with developers and the community to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.</p>	<p>Progress and Effectiveness: 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 some instances adjacent to lower density uses.</p> <p>Appropriateness: The City will continue to work with developers to address use transitions through the site plan review process and will suggest mitigation when necessary to provide adequate transitions between higher and lower density uses. This program will be included in the 2015-2023 Housing Plan as Program 1.9.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.17 - Housing in CRA Zoning District and Downtown Areas</p> <p>Objective: 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>Progress and Effectiveness: 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>The City strongly supports well-planned higher density developments in the appropriate areas such as the CRA and Downtown Precise Plan areas. Examples of the densities recently approved by City Council include 865 and 881 El Camino Real at 65 units/acre (entitled); 1720 and 1730 El Camino Real at 67 units/acre (approval process stage); and 455 West Evelyn at 60 units/acre (under construction).</p> <p>To encourage higher density projects in appropriate areas of the City, Staff post the current Housing Element which includes detailed maps with listings of underutilized lots. The City is continuously working with developers to maximize density and affordability when possible and has seen a strong demand for the development of sites as mixed use as the economy continues to improve.</p> <p>Appropriateness: As Mountain View is largely a built-out community, City Staff recognizes that the majority of new development will occur through redevelopment of underutilized sites and likely as higher density, mixed use projects to address the requirements of AB32 and SB375. Staff also understands that there is an opportunity to guide new growth into appropriate areas by meeting with developers and identifying sites in the Housing Element for lower income and market rate units. This program will be combined with Program 1.12 and 1.13 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 1.6.</p>
<p>1.18 - Innovative Housing Programs</p> <p>Objective: Continue to encourage innovative housing programs such as co-housing, shared housing, and intergenerational housing.</p>	<p>Progress and Effectiveness: 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>Appropriateness: As the population of the City changes, Mountain View recognizes that new housing options are needed whether to allow seniors to age in place, and to create new types of living facilities like co-housing. This program will be included in the 2015-2023 Housing Plan as Program 1.10.</p>



Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Housing Element Program	Evaluation of Effectiveness
<p>1.19 - Larger Family Housing</p> <p>Objective: 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>Progress and Effectiveness: 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>Appropriateness: To encourage future development of large units, the City will continue to require that at least 25 percent of all units in a family development be 3 bedrooms, if they are assisted by City funds. This program will be combined with Program 6.1 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Element as Program 1.11.</p>
<p>1.20 - Manufactured Housing</p> <p>Objective: Continue to allow manufactured housing in all residential zones.</p>	<p>Progress and Effectiveness: Section A 26.12.040 of the Municipal Code allows manufactured housing in all residential zones. During the planning period, the City did not receive an application for the siting of a manufactured housing unit.</p> <p>Appropriateness: The City will continue to allow manufactured housing as identified in Section A 26.12.040 of the Municipal Code. This program will be combined with Programs 4.1 and 4.2 of the 2007-2014 Housing Plan which address the approval and preservation of mobile homes and included in the 2015-2023 Housing Plan as Program 3.7.</p>



Goal 2: Provide assistance to households at different income levels to address their housing needs.	
Housing Element Program	Evaluation of Effectiveness
<p>2.1 – First Time Homebuyer Program</p> <p>Objective: Explore the feasibility of implementing a first-time homebuyer’s down payment assistance program.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: As homebuyer assistance is available through the Housing Trust Silicon Valley, this program will not be included in the 2015-2023 Housing Plan.</p>
<p>2.2 – Other Buyer Assistance Programs</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to partner with the Housing Trust Silicon Valley, offering financial support and advertising available programs to residents living in the City. This program will be included in the 2015-2023 Housing Plan as Program 2.1.</p>
<p>2.3 – BMR Program Preferences</p> <p>Objective: Continue to support the City’s BMR program to give priority to City of Mountain View public safety workers, Mountain View public school teachers, and persons who live or work in Mountain View for housing units supplied through the program.</p>	<p>Progress and Effectiveness: 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 The View, multilingual outreach, signs and information posted on the website, outreach through churches and other non-profit organizations, and web announcements.</p> <p>Appropriateness: Recognizing the importance of serving existing residents and employees, the City will continue to prioritize assistance for these groups by focusing marketing efforts as units or funding become available. As this program is similar to Programs 2.5 and 2.6 in the 2007-2014 Housing Plan, they will be combined and included in the 2015-2023 Housing Plan as Program 2.2.</p>
<p>2.4 – City Employee Housing Loan Program</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: During the upcoming planning period, Housing Staff expects this program to be discontinued. This program will not be included in the 2015-2023 Housing Plan.</p>



Goal 2: Provide assistance to households at different income levels to address their housing needs.

Housing Element Program	Evaluation of Effectiveness
<p>2.5 – Outreach to Residents and Workers</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>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.</p> <p>Appropriateness: Recognizing the importance of serving essential employees providing key public services, the City will continue to prioritize assistance for these groups, by focusing marketing efforts as affordable units or funding become available. As this program is similar to Programs 2.3 and 2.6 in the 2007-2014 Housing Plan, they will be combined and included in the 2015-2023 Housing Plan as Program 2.2.</p>
<p>2.6 – Partnerships with Other Local Agencies</p> <p>Objective: Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety personnel, and other qualified employees to increase awareness of subsidized housing programs.</p>	<p>Progress and Effectiveness: 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 the availability of subsidized units.</p> <p>Appropriateness: Recognizing the importance of serving essential service providers, such as teachers or public safety workers, the City will continue to prioritize assistance for these groups by focusing marketing efforts as units or funding become available. This program will be included in the 2015-2023 Housing Plan as Program 2.2.</p>
<p>2.7 – Mortgage Revenue Bonds and MCCs</p> <p>Objective: Continue to refer interested parties to County who administers program</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. As the City has little control over how the County administers their programs, this program will be combined into a County partnership program in which the City will provide information and notice the availability of County housing programs. This program will be modified, but included in the 2015-2023 Housing Plan as Program 2.4.</p>



Goal 2: Provide assistance to households at different income levels to address their housing needs.

Housing Element Program	Evaluation of Effectiveness
<p>2.8 – Tenant Relocation Assistance Program</p> <p>Objective: Implement the Tenant Relocation Assistance Ordinance adopted by Council, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to implement and update the Tenant Relocation Assistance Ordinance during the upcoming planning period. This program will be modified, but included in the 2015-2023 Housing Plan as Program 2.5.</p>



Goal 3: A well-maintained housing stock.

Housing Element Program	Evaluation of Effectiveness
<p>3.1 – Multi-family Housing Inspection Program</p> <p>Objective: Continue the home inspection program and conduct an analysis of it once during the Housing Element 2007-2014 planning period to review its effectiveness.</p>	<p>Progress and 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.</p> <p>Appropriateness: This program will increase in its effectiveness in the future as the age of the housing stock increases. The City will continue to use this program to regulate property maintenance and compliance with the California Building Code and the City’s Municipal Code. This program will be included in the 2015-2023 Housing Element as Program 3.2.</p>
<p>3.2 – Opportunities for Rehabilitation</p> <p>Objective: Work with subsidized housing developers to examine the feasibility of purchasing and rehabilitating seriously deteriorating and neglected apartment buildings.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to look for opportunities to partner with affordable housing developers to complete a substantial rehabilitation. Currently, CDBG and HOME funding for this program is limited; however the City recognizes the importance of maintaining this program, which will allow them to easily administer funds as they become available. The City will continue to discuss the potential for conversion of units from market rate to affordable with housing developers, whenever possible to identify future opportunities. This program will be included in the 2015-2023 Housing Element as Program 3.3.</p>
<p>3.3 – Home Repair Assistance</p> <p>Objective: Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.</p>	<p>Progress and Effectiveness: 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 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>Appropriateness: For the upcoming planning period, the City will continue to partner with an agency to provide minor home repairs and access improvements to lower income households. This program will be included in the 2015-2023 Housing Element as Program 3.4.</p>



Goal 3: A well-maintained housing stock.

Housing Element Program	Evaluation of Effectiveness
<p>3.4 – Soft Story Buildings</p> <p>Objective: Conduct a study that evaluates the City’s policy options, opportunities, and constraints for retrofitting soft-story buildings in Mountain View.</p>	<p>Progress and Effectiveness: 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>Appropriateness: This program will not be included in the 2015-2023 Housing Element. If necessary the City will create a new program to address the findings of the report.</p>
<p>3.5 – Subsidized Housing Maintenance</p> <p>Objective: Ensure that City-subsidized housing projects are well maintained.</p>	<p>Progress and Effectiveness: 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 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>Appropriateness: To preserve and encourage affordable housing in the City, Mountain View recognizes the importance of maintaining existing projects. The City will continue to address complaints as they are reported and will utilize CDBG or HOME funds when they are available to assist with more major rehabilitations. This program will be included in the 2015-2023 Housing Plan as Program 3.3.</p>



Goal 3: A well-maintained housing stock.

Housing Element Program	Evaluation of Effectiveness
<p>3.6 – Condominium Conversions</p> <p>Objective: Continue to regulate conversions of rental multi-family units to condominiums per the Municipal Code (Chapter 28, Article VIII).</p>	<p>Progress and Effectiveness: 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> <p>Appropriateness: The City will continue to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. This program will be included in the 2015-2023 Housing Element as Program 3.5.</p>

Goal 4: Preserve subsidized and affordable units at risk of conversion to market rate housing.

Housing Element Program	Evaluation of Effectiveness
<p>4.1 – Mobile Home Park Land Use Category</p> <p>Objective: Retain “Mobile Home Park” as a separate residential land use category on the General Plan land use map.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to allow and preserve mobile homes as identified in the General Plan and Zoning maps. This program will be combined with Programs 1.19 and 4.2 to cohesively address manufactured housing and mobile home conversion and included in the 2015-2023 Housing Plan as Program 3.7.</p>
<p>4.2 – Conversion Impact Report</p> <p>Objective: Require a conversion impact report before approving a mobile home park conversion.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to allow and preserve mobile homes as identified in the General Plan and the Municipal Code. This program will be combined with Programs 1.19 and 4.1 to cohesively address manufactured housing and mobile home conversion and included in the 2015-2023 Housing Plan as Program 3.7.</p>



Goal 4: Preserve subsidized and affordable units at risk of conversion to market rate housing.

Housing Element Program	Evaluation of Effectiveness
<p>4.3 – Preservation of Subsidized Affordable Housing Stock</p> <p>Objective: Preserve affordable housing stock.</p>	<p>Progress and Effectiveness: 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> <p>Appropriateness: To preserve and encourage affordable housing in the City, Mountain View recognizes the importance of monitoring existing subsidized projects. The City will continue maintain an inventory of subsidized units and will continue to post an AB 987 database on their website. For the 2014-2021 Housing Plan this program will be continued but included as Program 3.6 in the 2015-2023 Housing Plan.</p>
<p>4.4 – Rehabilitation to Subsidized Affordable Housing</p> <p>Objective: 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>Progress and Effectiveness: 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> <p>Appropriateness: As this program is similar to Program 3.5, these two programs will be combined and continued in the 2015-2023 Housing Plan as part of Program 3.3.</p>

Goal 5: Constraints to housing production are addressed, removed, or mitigated.

Housing Element Program	Evaluation of Effectiveness
<p>5.1 – Shared Parking</p> <p>Objective: Consider shared parking on a project-by-project basis, in mixed-use developments that include residential units.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City recognizes the importance of allowing for flexibility in their development standards to encourage and facilitate the development of higher density housing. Consequently, the City will continue to review applications for shared parking on a case-by-case basis. This program will be combined with Programs 5.2 and 5.3 of the 2007-2014 Housing Plan, and included in the 2015-2023 Housing Element as Program 4.2.</p>



Goal 5: Constraints to housing production are addressed, removed, or mitigated.

Housing Element Program	Evaluation of Effectiveness
<p>5.2 – Reduced Parking for Senior and Subsidized Housing</p> <p>Objective: Continue to allow reduction of required parking for senior and subsidized housing projects on a project-by-project basis.</p>	<p>Progress and Effectiveness: 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> <p>Appropriateness: The City recognizes the importance of allowing for flexibility in their development standards to encourage and facilitate the development of housing for seniors and lower income households. Consequently, the City will continue to review applications for reduced parking standards based on parking studies and other applicable data. This program will be combined with Programs 5.1 and 5.3 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Element as Program 4.2.</p>
<p>5.3 – Reduced Parking Near Transit and Services</p> <p>Objective: Consider reduction of required parking for higher-density residential projects near transit or services on a project-by-project basis.</p>	<p>Progress and Effectiveness: 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>Appropriateness: In light of SB375, Mountain View is committed to encouraging the development of higher density uses near transit and incentivizing projects that reduce vehicle trips and allow residents to utilize public transit. As the City has two Caltrain stations and many bus routes, there are numerous opportunities to encourage higher density developments near transit. The City will continue to review applications for reduced parking standards, on a case-by-case basis. This program will be combined with Programs 5.1 and 5.2 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Element as Program 4.2.</p>



Goal 5: Constraints to housing production are addressed, removed, or mitigated.

Housing Element Program	Evaluation of Effectiveness
<p>5.4 – School Impacts</p> <p>Objective: Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.</p>	<p>Progress and Effectiveness: 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>Appropriateness: To ensure that adequate school facilities are available the City will continue to require developers to analyze facility availability through the environmental review process and will require developers to pay fees consistent with State law. This program will be included in the 2015-2023 Housing Plan as Program 4.5.</p>
<p>5.5 – Cap on Efficiency Units</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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>Appropriateness: In December 2013, City effectively removed the identified potential constraint to the development of efficiency units and has successfully approved workforce projects including single room occupancy units. For the 2015-2023 planning period the City will modify this program to monitor the number of units developed and included as Program 4.3.</p>



Goal 5: Constraints to housing production are addressed, removed, or mitigated.

Housing Element Program	Evaluation of Effectiveness
<p>5.6 – Constraints on Companion Units</p> <p>Objective: Conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter 36, Article XII, Section A36.12.040) to remove constraints that may limit the construction of companion units.</p>	<p>Progress and Effectiveness: During the previous planning period approximately 10 companion units were approved by City Staff. In 2013, the City initiated a study of Municipal Code (Chapter 36, Article XII, Section A36.12.040) to address potential constraints to companion units. : In December 2013, the City addressed companion units as part of a minor Zoning Code update to clarify applicable code sections.</p> <p>Appropriateness: The City recognizes second units as an affordable housing option and will continue to allow for second units to be constructed. This program will be included in the 2015-2023 Housing Plan as Program 4.3.</p>
<p>5.7 – Entitlement Process</p> <p>Objective: Identify and implement strategies to streamline the entitlement and building permit process.</p>	<p>Progress and Effectiveness: 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>Appropriateness: The City will continue to analyze their development review process to identify additional strategies to streamline the review process. This program will be included in the 2015-2023 Housing Plan as Program 4.4.</p>
<p>5.8 – Neighborhood Engagement</p> <p>Objective: 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>Progress and Effectiveness: 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>Appropriateness: To ensure compatibility with existing neighborhoods, the City will continue to encourage developers to engage residents early in the planning process. This program will be included in the 2015-2023 Housing Plan as Program 4.6.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.1 –Larger Units</p> <p>Objective: Encourage subsidized and market rate housing developers to provide units that serve larger families as part of their projects.</p>	<p>Progress and Effectiveness: As mentioned previously for Program 1.19, the City of Mountain View actively encourages larger units for families in both market rate and subsidized housing projects. In 2007, when the City conducted an RFP process for subsidized family housing, proposed projects were required to include units for large families. As a result the Franklin Street Apartments located at 135 Franklin Avenue were constructed, including 32 two-bedroom units and 15 three-bedroom units.</p> <p>Appropriateness: To encourage future development of large units, the City will continue to require that at least 25 percent of all units in a subsidized family development are 3 bedrooms, if they are assisted by City funds. This program will be combined with Program 1.19 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Element as Program 1.11.</p>
<p>6.2 -Emergency Rental Assistance and Housing Voucher Programs</p> <p>Objective: Provide funding for the Emergency Rental Assistance and Housing Voucher programs operated by the Community Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.</p>	<p>Progress and Effectiveness: In 2006 the City Council adopted the 2006-2011 Affordable Housing Strategies which included funding for the Emergency Rental Voucher Program 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>Appropriateness: The City will continue to partner with other agencies to offer financial support to very low- and extremely low-income households in need of emergency housing. This program will be combined with Programs 6.3 and 6.4 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 5.1.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.3 - Emergency Resources for Homeless</p> <p>Objective: Continue to support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness.</p>	<p>Progress and Effectiveness: 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 Place Efficiency Studios that include 10 units for persons transitioning out of homelessness.</p> <p>Appropriateness: The City will continue allocate funding for transitional and supportive housing as well as emergency shelters that provide short term housing and emergency assistance to homeless individuals and those at risk of becoming homeless. This program will be combined with Programs 6.2 and 6.4 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 5.1.</p>
<p>6.4 - Regional Homeless Programs</p> <p>Objective: Continue to participate in regional homeless programs and to support short-term shelter and transitional housing programs.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to partner and provide funding for other agencies that assist homeless persons or those at risk of homelessness. This program will be combined with Programs 6.2 and 6.3 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 5.1.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.5 - Supportive and Transitional Housing</p> <p>Objective: Support developers of transitional and supportive housing facilities through applications for State and federal funding or direct financial assistance.</p>	<p>Progress and Effectiveness: 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.</p> <p>As reported under Program 1.1, from 2007 to 2013, the City provided funding for transitional and supportive housing facilities, including: \$9 million in BMR funds for the 49 workforce studios on Rengstorff and \$4.6 million in BMR and HOME funds for the 27-unit project for the developmentally disabled. In 2006 the City also provided \$5.4 million in CDBG, HOME and RDA funds for San Antonio Place, a project with 120 subsidized efficiency studios.</p> <p>Appropriateness: The City of Mountain View has been strategic and fortunate to have success collecting fees for their housing fund, and leveraging these local funds with various federal, State, County and private funding. It is critical to maximize funding for transitional and supportive housing, which often requires high subsidies. For the upcoming planning period, the City will continue to work with developers to leverage outside funding sources and will provide additional resources, as outlined in Programs 6.14 and 6.15 of the 2007-2014 Housing Plan. This program will be continued and included in the 2015-2023 Housing Plan as Program 5.2.</p>
<p>6.6 - Emergency Homeless Shelters as Permitted Use.</p> <p>Objective: Identify Emergency Homeless Shelters as a permitted use in a zoning district within one year of the adoption of the City's Housing Element.</p>	<p>Progress and Effectiveness: 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>Appropriateness: As the City has completed the required rezoning to comply with SB2, this program will not be included in the 2015-2023 Housing Element.</p>
<p>6.7 - Regulation of Supportive and Transitional Housing</p> <p>Objective: Facilitate the development of emergency, transitional, and supportive housing.</p>	<p>Progress and Effectiveness: 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. The City will also amend the Zoning Code in 2014 to add a dentition of target population per Government Code Section 65582.</p> <p>Appropriateness: As the City has completed the required rezoning to compliance with SB2, this program will not be included in the 2015-2023 Housing Element.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.8 – Mediation and Fair Housing Programs</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: The City of Mountain View has a strong commitment to fair housing practices, and places a high priority on promoting and ensuring open and free choice in housing for all persons. It is the City’s intent to maintain and promote a non-discriminatory environment in all aspects of the private and publicly funded housing markets in Mountain View and to foster compliance with the non-discrimination provisions of the Fair Housing Act. During the planning period, the City contracted with Project Sentinel, providing roughly \$30,000 annually, in funding for housing-related services. Project Sentinel is a non-profit corporation, whose primary function is to assist individuals with housing discrimination complaints, rental issues including repairs, deposits, privacy, and conflict mediation. Information for Project Sentinel is provided on the City’s website along with information regarding fair housing services.</p> <p>Project Sentinel has provided the following fair housing services in the City of Mountain View:</p> <ul style="list-style-type: none"> • Conducted trainings and informational community meetings to increase community awareness of fair housing services and rights/responsibilities; • Published fair housing brochures that are available at City Hall and other public facilities such as the Senior Center, Library, and Community Center; • Held at least 4 fair housing presentations for community groups or organizations; • Published fair housing ads in local newspapers, including non-English newspapers on an on-going basis; and • Additionally, the City’s Outreach Workers will continue to distribute information (in various languages) about fair housing services to non-English speaking segments of the community. <p>Appropriateness: The City recognizes that equal access to housing is fundamental to meeting essential needs and pursuing personal, educational, employment and other goals. The City will continue to provide funding for fair housing and mediation services and will sponsor events to educate renters about housing discrimination. This program will be combined with Program 6.9 of the 2007-2014 Housing Plan, as Project Sentinel is the City’s liaison to the Santa Clara County Fair Housing Task Force, and will be included in the 2015-2023 Housing Element as Program 5.3.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.9- Fair Housing Task Force</p> <p>Objective: Continue to participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services.</p>	<p>Progress and Effectiveness: Throughout the planning period, the City has provided funding to Project Sentinel who is an active member of the Santa Clara County Fair Housing Task Force. The Santa Clara County Fair Housing Task Force meets quarterly to coordinate and collaborate on the promotion of fair housing. Through the task force, priorities have been established for fair housing outreach and education. Resources have also been identified within the municipalities, the community, and private industry that can be used to affirmatively further fair housing. Information from the Task Force is distributed by Project Sentinel and City Staff regarding activities are performed, to implement Task Force objectives.</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>Appropriateness: The City will continue to fund Project Sentinel who will continue to participate in the Fair Housing Task Force with the goal of improving fair housing services offered to Mountain View residents. This program will be combined with Program 6.8 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 5.3.</p>
<p>6.10 – Reasonable Accommodation</p> <p>Objective: Amend the Municipal Code to provide an exception to allow equal access for persons with disabilities.</p>	<p>Progress and Effectiveness: 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> <p>Appropriateness: For the 2015-2023 planning period the City will promote the adopted reasonable accommodation procedures on the City website and at City Hall. This program will be modified and included in the 2015-2023 Housing Plan as Program 5.4.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.11– Senior Housing</p> <p>Objective: Support developers of subsidized senior housing facilities through applications for State and federal funding, or with direct financial assistance.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City of Mountain View has been strategic and fortunate to have success collecting fees for their housing fund. The City has used these funds to leverage federal, State, County and private funding to maximize the development of affordable units, including units for seniors, particularly those living on a limited income. For the upcoming planning period, the City will continue to work with developers to leverage outside funding sources to create new subsidized senior housing facilities, as outlined in 1.7, 1.10 and 6.5 of the 2007-2014 Housing Plan. This program will be continued and included in the 2015-2023 Housing Plan as Program 5.5.</p>
<p>6.12– Senior Care Facilities</p> <p>Objective: Encourage a continuum of senior care facilities in Mountain View such as a senior residential community, life care facility, or assisted living facility.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to monitor the senior population and its needs for the 2015-2023 planning period through Program 5.6.</p>
<p>6.13 – Senior Housing Near Senior Center</p> <p>Objective: Encourage senior housing near the Senior Center.</p>	<p>Progress and Effectiveness: On December 11, 2012, the City Council approved a Senior Assisted Living Facility at 574 Escuela, which is 305 feet from the Senior Center.</p> <p>Appropriateness: While it is ideal to locate senior housing in close proximity to the Senior Center, the value and availability of land poses to be a potential constraint to the implementation of this program. This program will not be included in the 2015-2023 Housing Element; however the City will continue to facilitate the development of senior housing by partnering with developers to leverage funding, and will ensure that proposed senior developments are located in areas walkable to services, shops, and the senior center if possible.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness
<p>6.14 – Regional Solutions to Special Needs Housing</p> <p>Objective: Continue to work with non-profit agencies, other jurisdictions, and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless.</p>	<p>Progress and Effectiveness: The City is an active member of the CDBG Coordinators group, and participates through Project Sentinel in the Fair Housing Task force. These groups are both regional efforts that include leaders from the corporate, educational, and labor communities, as well as community fair housing advocates and local jurisdictions providing key opportunities to network, share information, and coordinate on projects. During the planning period, the City successfully supported and funded the development of four subsidized projects, including units for the developmentally disabled, seniors, and extremely low-income individuals. 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>Appropriateness: For the 2015-2023 planning period the City will continue to work with non-profit agencies, other jurisdictions, and developers on regional approaches to housing. This program will be combined with Programs 6.5 and 6.15 of the 2007-2014 Housing Plan and included in the 2015-2023 Housing Plan as Program 5.3.</p>
<p>6.15 – Special Needs Housing</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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>Appropriateness: For the 2015-2023 planning period, the City will continue to encourage the development of special needs housing with convenient access to services, public facilities, and transit whenever feasible. This program will be combined with Program 6.5 and 6.14 and included in the 2015-2023 Housing Plan as Program 5.3.</p>
<p>6.16 – Home Repair/Home Access Program</p> <p>Objective: Continue to fund the Home Repair/Home Access Program that assists lower-income homeowners with minor renovations to make their homes accessible.</p>	<p>Progress and Effectiveness: 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 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.</p> <p>Appropriateness: As this program is similar to Program 3.3, it will be combined and included under Goal 3 in the 2015-2023 Housing Element.</p>



Goal 6: Fair and equal housing opportunities for all segments of the community.

Housing Element Program	Evaluation of Effectiveness																					
<p>6.17 – CDBG and HOME Programs</p> <p>Objective: Apply annually for the City’s maximum entitlements under the Federal Community Development Block Grant and HOME programs.</p>	<p>Progress and Effectiveness: 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:</p> <table border="1" data-bbox="548 499 1073 737"> <thead> <tr> <th></th> <th><u>CDBG</u></th> <th><u>HOME</u></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> <p>Appropriateness: As the City annually applies for their maximum entitlements under the Federal Community Development Block Grant and HOME programs, this program is not necessary and will not be included in the 2015-2023 Housing Plan as a standalone program, but rather incorporated into other programs as a funding source.</p>		<u>CDBG</u>	<u>HOME</u>	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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FY 2013-2014	\$565,424	\$220,902																				
<p>6.18 – Federal Funds for Special Needs Housing</p> <p>Objective: 50% of CDBG and HOME grants for lower-income households, homeless people, and special needs populations.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: As CDBG and HOME funds are intended to serve low-income and special needs groups, this program will be removed and CDBG and HOME funds will instead be noted as a funding source for programs that serve low-income and special needs populations.</p>																					
<p>6.19 – Analysis of Impediments to Fair Housing</p> <p>Objective: Continue to prepare and update the City’s AI, as required by HUD.</p>	<p>Progress and Effectiveness: The City’s most recent Analysis of Impediments (AI) document was updated in FY 2010-11. The actions to address identified needs will be implemented during the remainder of the 2010-15 Consolidated Plan cycle. It is expected that the next AI update will occur in FY 2015-2016 and will be implemented during the 2015-2020 Consolidated Plan cycle.</p> <p>Appropriateness: This program will be included in the 2015-2023 Housing Element as Program 5.8.</p>																					



Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.	
Housing Element Program	Evaluation of Effectiveness
<p>7.1 – Green Building Principles</p> <p>Objective: Continue to encourage developers to use green building principals.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: The City will continue to encourage developers to use green building principals. This program will be combined with Programs 7.2 and 7.3 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 6.1.</p>
<p>7.2 – Green Building Standards</p> <p>Objective: Continue to implement the City’s Green Building Code for all projects.</p>	<p>Progress and Effectiveness: As projects are proposed, the City has continued to implement the City’s Green Building Code.</p> <p>Appropriateness: The City will continue to implement the Green Building Code for all projects during the upcoming planning period. This program will be combined with Programs 7.1 and 7.3 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 6.1.</p>
<p>7.3 – Water Conservation Landscaping Ordinance</p> <p>Objective: Continue to implement the Water in Landscaping Regulations, adopted in May 2010 the regulations intention is to reduce water waste in landscaping.</p>	<p>Progress and Effectiveness: As mentioned previously, the City has adopted a Green Building Code and Water Conservation in Landscape Regulations to require new developments to incorporate green building techniques. As projects are proposed the City has continued to implement their Water Conservation in Landscape Regulations reviewing applications for consistency. 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>Appropriateness: The City will continue to implement the Water Conservation in Landscape Regulations for all projects during the upcoming planning period. This program will be combined with Programs 7.1 and 7.2 of the 2007-2014 Housing Plan and will be included in the 2015-2023 Housing Plan as Program 6.1.</p>



Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.

Housing Element Program	Evaluation of Effectiveness
<p>7.4 – Construction and Demolition Debris Diversion Ordinance</p> <p>Objective: Recycle or reuse 50 percent of construction and demolition debris.</p>	<p>Progress and Effectiveness: Established in 2008, this City has adopted a Construction and Demolition Debris Diversion Ordinance. The purpose of the ordinance is to establish a program for the recycling and salvage of construction and demolition (C&D) debris. C&D debris comprises a significant portion of the waste stream that can be diverted from the landfill, thereby conserving resources, protecting our environment, and extending landfill life. The ordinance requires at least 50% of the debris from construction, renovation and demolition projects be diverted from landfills through salvage and recycling practices. The program makes it easy and convenient for property owners, general contractors and subcontractors to meet their responsibilities under the ordinance.</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 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>Appropriateness: The City will continue to promote the Construction and Demolition Debris Diversion ordinance during the upcoming planning period. This program will be included in the 2015-2023 Housing Element as Program 6.2.</p>
<p>7.5 – Staff Training on Green Building Practices</p> <p>Objective: Continue to train City Staff on current green building practices.</p>	<p>Progress and Effectiveness: 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>Appropriateness: The City will continue to encourage Staff to stay informed of current trends in green building practices throughout the upcoming planning period. This program will be included in the 2015-2023 Housing Plan as Program 6.3.</p>



Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.

Housing Element Program	Evaluation of Effectiveness
<p>7.6 – Energy Efficiency</p> <p>Objective: Encourage and support energy-efficiency improvements and modifications for existing subsidized housing units and low-income households.</p>	<p>Progress and Effectiveness: During the 2007-2014 planning period the City used CDBG and HOME funds for the greening and sustainable rehabilitation of two affordable apartment complexes: Maryce Freelen Place (74 very low-income family units) and San Veron Park (32 very low-income townhome family units). The City also utilized funds to provide oversight on green rehabilitation activities that are in progress at Maryce Freelen Place, San Veron Park and The Fountains (124 very low and low-income senior units) complexes. All three properties were funded in FY 2009-10 for the removal of dilapidated and deteriorated windows and frames and the installation of new energy-efficient windows and casings. The HOME-funded window installation for the Fountains and San Veron Park properties was completed in March 2012. For the Maryce Freelen project, the FY 2009-10 funding consisted of \$165,512 in CDBG-R Stimulus funds approved by Council on April 28, 2009 and \$253,345 in capital CDBG entitlement funds. Up to \$18,390 in CDBG stimulus funds were reserved for administration for that project. In addition to the activities mentioned above, the City has also completed energy efficiency upgrades to various City facilities, including the California Street parking structure, the Municipal Operations Center Building B, the Community Center, the Center for Performing Arts, and City Hall.</p> <p>Appropriateness: To create additional opportunities for subsidized housing developments to incorporate energy efficient design and water conservation measures the City will continue to investigate funding sources and offer city leveraged funds when appropriate. This program will be included in the 2015-2023 Housing Element as Program 6.4.</p>



Goal 8: A Housing Element that is monitored, reviewed, and effectively implemented.

Housing Element Program	Evaluation of Effectiveness
<p>8.1 – Annual Monitoring and Review</p> <p>Objective: 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.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: As required by the State Department of Housing and Community Development, Mountain View Planning Staff will continue to monitor and report on the implementation of their Housing Element by April 1st of each year. This program will be included in the 2015-2023 Housing Plan as Program 7.1.</p>
<p>8.2 – City Council Goal Setting</p> <p>Objective: Consistency between Housing Element and other City goals.</p>	<p>Progress and Effectiveness: 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.</p> <p>Appropriateness: Following the submittal of the annual report to the State Department of Housing and Community Development, Mountain View Planning Staff will provide City Council with a copy to ensure consistency between the Housing Element and other activities occurring in the City. This program will be included in the 2015-2023 Housing Plan as Program 7.2.</p>



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City of Mountain View 2015-2023 Housing Element

Appendix A: Public Outreach

This appendix contains the following materials to illustrate the City’s effort to conduct quality community outreach efforts with regard to the Housing Element update process:

1. List of Stakeholders contacted
2. Meeting flyer for the October 11, 2013 Environmental Planning Commission meeting
3. Comment card provided at the meeting and online
4. Flyers for the December 12, 2013 community meeting in English, Spanish, Chinese and Russian.

Table A-1: Housing Element Stakeholder Groups

Title	Company
Advocates for Affordable Housing	Mid-Peninsula Housing Coalition
Affordable Housing and Valley Transportation Authority	Mountain View Chamber of Commerce
Alpha Omega Group	Mountain View Whisman School District
Avenidas	Mountain View/Los Altos Union High School District
Barry Swenson Builders	Neighborhood Housing Services of Silicon Valley
Bridge Housing	Nuestra Casa
California Apartment Association	Opportunity Fund
Catholic Charities	Ross Construction
Charities Housing	Sacred Heart Community Services
Classics Communities	San Andreas Regional Center
Community Services Agency	SC Unified School District
Community Solutions	SCC Office of Veteran Services
EHC Life Builders	Senior Adults Legal Assistance
Habitat for Humanity Silicon Valley	Shelter Network
Home Builder’s Association of Northern California	Silicon Valley Association of Realtors
Housing Authority of the County of Santa Clara	Silicon Valley Leadership Group
Housing First	Step Up Silicon Valley
Inn Vision	SummerHill Homes
Joint Venture Silicon Valley	Tri-County Apartment Association
League of Women Voters	Trinity United Methodist Church
Legal Aid of Santa Clara County	Ujirani Center
Los Altos School District	Unity Care Group
M.H. Podell Company	VA Palo Alto Hospital
Mental Health Advocacy Project	



City of Mountain View Housing Element

The City of Mountain View is in the process of updating the State-mandated Housing Element.



Please join us at the upcoming
community workshop:

Environmental Planning Commission Study Session
Wednesday, October 16, 2013
7:00 pm

The workshop will be held at:

City Council Chambers
Mountain View City Hall
500 Castro Street
Mountain View, CA 94041

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- Benefits of Housing Element certification
- The contents of the Housing Element
- Recent demographic and housing trends in Mountain View



If you have any questions or would like additional information,
please contact Margaret Netto at (650) 903-6306, or visit the Planning
Division located on the first floor of Mountain View City Hall.



city of mountain view

2014-2022 HOUSING ELEMENT UPDATE



COMMENT CARD

Name/Organization _____ Date _____

Address _____

Email Address _____ Telephone _____

What do you see as the greatest housing need or issue in Mountain View?

What potential opportunities exist to address housing needs in Mountain View?

city of mountain view

2014-2022 HOUSING ELEMENT UPDATE

please
attach
postage
here

ESA
550 Kearny Street
Suite 800
San Francisco, CA 94108



City of Mountain View Housing Element



Come share your ideas on housing issues in Mountain View.



The City of Mountain View is hosting a community workshop to discuss the 2015-2023 Housing Element update. This workshop will provide information about the Housing Element update process, the State-mandated Housing Plan and updates to the El Camino Real and San Antonio Precise Plans. Participants will be able to provide input on housing-related issues through small group discussions. The workshop will be held:

Thursday, December 12, 2013*
6:00 p.m.
City of Mountain View Senior Center
266 Escuela Avenue
Mountain View, CA 94040

*Childcare and light refreshments will be provided.

If you have any questions or would like additional information, please contact Margaret Netto at (650) 903-6306, or Margaret.Netto@mountainview.gov.



Proyectos de Viviendas en Mountain View



Asista y comparta sus ideas en asuntos sobre viviendas en la Ciudad de Mountain View.



El Gobierno de la Ciudad de Mountain View invita a la comunidad a un taller para dialogar sobre los adelantos en el Proyecto de Viviendas (Housing Element) de los años 2015-2023. Este taller proveerá información sobre los adelantos en el proceso de este proyecto, el Plan de Viviendas que exige el Estado y los adelantos en los Planes de El Camino Real y San Antonio. Los participantes tendrán la oportunidad de dar su opinión en todo lo que se refiere a asuntos de viviendas, en mesa redonda de pequeños grupos. El taller se llevará a cabo el:

Jueves 12 de diciembre de 2013*
6:00 Pm.
Centro para Personas de la Tercera Edad de Mountain View
(Senior Center)
266 Escuela Avenue
Mountain View, CA 94040

*Se proveerá cuidado infantil y un pequeño refrigerio

Si tiene alguna pregunta o desea mas información, favor de comunicarse con Margaret Netto al (650) 903-6306, o Margaret.Netto@mountainview.gov. En español al (650) 903-6145



ПОЛОЖЕНИЕ О ЖИЛЬЕ Г. МАУНТИН-ВЬЮ



Приходите поделиться своими
соображениями о жилищной
политике в Маунтин-Вью



Администрация г. Маунтин-Вью проводит собрание общественности в форме семинара, на котором будет обсуждаться обновление городского Положения о жилье на 2015-2023 гг. На собрании будет дана информация о процессе обновления Положения о жилье, об обязательном для штата Калифорния жилищном плане, а также об уточнении детальных планов развития зон El Camino Real и San Antonio. Участникам предоставляется возможность провести дискуссии в небольших группах и внести свой вклад в обсуждение этих вопросов. Дата и место собрания:

Четверг, 12 декабря 2013 года*
6 часов вечера
City of Mountain View Senior Center
266 Escuela Avenue
Mountain View, CA 94040

*Предоставляется присмотр за детьми. Предлагаются лёгкие закуски.

По всем вопросам, а также за дополнительной информацией, обращайтесь к Margaret Netto по телефону (650) 903-6306, или Margaret.Netto@mountainview.gov. С вопросами на русском языке звоните (650) 903-6145 доб.4 или пишите по адресу multilingualcop@mountainview.gov



山景城住房規劃



在山景城住房規劃研討會上分享您的想法



山景城將舉辦社區住房規劃研討會，本研討會將提供2015-2023年最新住房規劃信息進程，還有在El Camino Real 和San Antonio 加州住房最新的具體規劃。

參與者可以在小組討論中對提供的住房相關問題提出意見。研討會將在以下時間和地點舉辦：

2013* 年12月12日,星期四
下午六點
266 Escuela Avenue
Mountain View, CA 94040

*研討會提供托兒服務和茶點

如果您有任何問題或想得到更多的信息
請與 Margaret Netto 聯繫
電話: (650) 903-6306
電子郵件: Margaret.Netto@mountainview.gov



Appendix B: Summary of City Zoning Standards



Table B-1: R1 Zoning District Development Standards

Other References	See also Design Guidelines for Single Family Homes, Zoning Handbook for the Single Family Homeowner and Zoning Calculations: Methods, Definitions, and Clarifications.	
Lot Area	6,000 sq. ft. minimum for interior lots, 7,000 sq. ft. for corner lots; except for larger area required by Section A36.12.030.A(1) based on map designation or smaller area approved under Section A36.12.040.D with a PUD permit.	
Lot Width	60 feet minimum for interior lots, 70 feet for corner lots; except for greater width required by Sections A36.12.030.A(1) or .A(2) based on map designation.	
Density (maximum)	1 dwelling per parcel, except where a companion unit is allowed in compliance with Section A36.12.040.B.	
Floor Area Ratio (See Sections A36.12.030.A(4) and A36.12.040.I)	0.45 for lots of 5,000 square feet or less 0.50 - (0.00001 x Lot Area) for lots between 5,001 and 9,999 square feet	
Setbacks	Examples: 6,000 sq. ft. lot = 0.50 - (0.00001 x 6,000) = 0.44 FAR 7,500 sq. ft. lot = 0.50 - (0.00001 x 7,500) = 0.425 FAR 0.40 for lots of 10,000 square feet or greater	
	See Section A36.12.040.B for setbacks applicable to companion units, Section A36.12.040.D for setbacks applicable to parcels that do not have the required frontage on a public street, Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and street side setback requirements. The following setbacks apply to any new construction, additions or replacement floor area, regardless of the existing building's setbacks.	
	Front	20 ft. minimum for the first floor wall; 5 ft. from the first floor wall for a second floor over an attached garage, where garage projects forward.
	Sides (1st-story)	For lots less than 6,000 sq. ft. or less than 60 ft. wide: 5 ft. minimum and 10 ft. total for both sides; For lots of 6,000 sq. ft. or more and more than 60 ft. wide: 5 ft. minimum and 12 ft. total for both sides.
	Sides (2nd-story)	For lots less than 5,000 sq. ft. or less than 40 feet wide, 5 ft. min. each side and 12 ft. total for both sides; For lots 5,000 sq. ft. or more and greater than 40 feet wide, front half of lot: 7 ft. minimum and 15 ft. total for both sides; Rear half of lot: 12 ft. minimum on each side; For lots of 10,000 sq. ft. or more, and greater than 65 ft. wide: 10 ft. minimum and 25 ft. total for both sides.
	Street sides (corner lots) 15 ft. minimum	
	Rear 1 story portions of structure: 20% of the lot depth or 15 ft., whichever is greater, but not more than 40 ft. maximum, required. Encroachment allowed, see Section A36.12.040.I; 2 story portions of structure: 25% of lot depth, or 20 ft., whichever is greater, but not more than 40 ft. maximum, required.	
Height Limits	See Section 36.40.1 for exceptions to height limits; Section A36.12.040.B for height limits applicable to companion units, and Section A36.12.040.G for height limits applicable to accessory structures.	
	Principal structures Maximum height for 1 story structure: 24 ft; Maximum height for 2 story structure: 28 feet; Maximum 1st floor height at top of wall plate: 15 ft; maximum 2nd floor height at top of wall plate: 22 ft.	
Landscaping Required (See landscaping guidelines in Design Guidelines for Single-Family Houses)	50% of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second story additions.	
Second-Story Decks	The total square footage of all decks and balconies located at floor level of the second story cannot exceed 150 sq. ft. Such decks and balconies are allowed only on the front and rear of houses, except that on corner lots they are allowed on the side facing the street. Second-story decks and balconies are subject to second-story setbacks except that decks and balconies on the rear of a house must be set back 5 ft. in addition to the required rear yard second-story setback and front yard decks and balconies may be set back as provided for in Section A36.12.040.I.5.	
Parking Signs	See Article 36.37 (Parking and Loading). See Section 36.9.6 and Article 36.41 (Signs).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009



Table B-2: R1 Zoning District Minimum Lot Areas

Zoning Designation	Minimum Lot Area	Minimum Width
R1	6,000 sq. ft.	60 feet (corner lots: 70 feet)
R1-7	7,000 sq. ft.	70 feet
R1-8	8,000 sq. ft.	75 feet
R1-10	10,000 sq. ft.	80 feet
R1-10+	As noted by suffix	80 feet

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009.

Table B-3: R2 Zoning District Development Standards

Dwelling Unit Types	The following standards apply to a duplex or two single-family dwellings on a lot.
Lot Area	7,000 sq. ft. minimum or any larger area required by Section A36.12.030.B.1, except
Lot Width	60 feet minimum for interior lots, 70 feet for corner lots; or other width required by Section A36.12.030.B.1.
Density	1 duplex or 2 single-family dwellings per 7,000 square-foot parcel, maximum, or any larger area required by Section A36.12.030.B.1. If lot is less than 7,000 square feet, only one dwelling unit is permitted.
Floor Area Ratio (See Section A36.12.040.I)	0.55 maximum; calculated by dividing total building floor area (including garages) by total lot area.
Setbacks (See Figure A36.12-3)	See Section A36.12.040.I for exceptions to required setbacks, Section A36.12.040.G for setbacks applicable to accessory structures, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements. The following setbacks apply to any new construction, regardless of the existing building's setbacks.
	<p>Front 20 ft. minimum for the first floor wall; 5 ft. from the first floor wall for a second floor over an attached garage, where garage projects forward.</p> <p>Sides (1st-story) 5 ft. minimum and 12 ft. total for both sides.</p> <p>Sides (2nd-story) 7 ft. minimum and 15 ft. total for both sides.</p> <p>Street sides (corner lots) 15 ft. minimum.</p> <p>Rear 1st story portions of structure: 20% of the lot depth or 15 ft., whichever is greater, but not more than 40 ft. maximum, required. Encroachments allowed, see Section A36.12.040.I; 2nd story portions of structure: 25% of the lot depth or 20 ft., whichever is greater, but not more than 40 ft. maximum, required.</p> <p>Interior Minimum separation between principal structures ½ the sum of the heights of the nearest building walls measured to top of wall plate, with 12 ft. minimum.</p>
Height Limits	See Section 36.40.1 for exceptions to height limits and Section A36.12.040.G for height limits applicable to accessory structures.
	<p>Principal structures Maximum height for 1 story: 24 feet Maximum height for 2 stories: 30 feet; Maximum 1st floor height at top of wall plate: 15 ft; maximum 2nd floor height at top of wall plate: 22 ft.</p>
Second-Story Decks	The total square footage of all decks and balconies located at floor level of the second story cannot exceed 150 sq. ft. Such decks and balconies are allowed only on the front and rear of houses, except that on corner lots they are allowed on the side facing the street. Second-story decks and balconies are subject to second-story setbacks except as provided for in Section A36.12.040.I.5.
Landscaping Required (see Landscaping section of Design Guidelines for Single-Family Residential)	50% of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second story additions.
Parking	See Article 36.37 (Parking and Loading).
Signs	See Section 36.10.6 and Article 36.41 (Signs).

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009.



Table B-4: R2 Zoning District Minimum Lot Areas

<u>Zoning Designation</u>	<u>Minimum Lot Area</u>	<u>Minimum Width</u>
R2	7,000 sq. ft.	60 feet corner lots: 70 feet
R2-8	8,000 sq. ft.	75 feet
R2-10	10,000 sq. ft.	80 feet
R2-10+	As noted by suffix	80 feet

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009;

Table B-5: R3 Zoning District Development Standards

Dwelling Unit Types	The following standards apply to multi-family housing. Standards for small-lot single-family developments, townhouse and rowhouse developments are listed separately in Sections A36.12.040.J, A36.12.040.K and A36.12.040.L, respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family dwelling on a lot, and the R2 standards (Section A36.12.030.B.2) apply when there is a duplex or two detached single-family dwellings on a lot.								
Lot Area	12,000 sq. ft. minimum except that lots in small-lot single-family, townhouse and rowhouse developments approved through a PUD permit may be smaller. See Section A36.12.030.C.3 for lot area required for multiple-family dwellings.								
Lot Width	80 ft. or 1/3 the lot depth (up to 200 ft. maximum), whichever is greater.								
Lot Frontage	As provided above for lot width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.								
Floor Area Ratio	1.05, maximum.								
Setbacks	See Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements.								
(See Figure A36.12-4)	<table border="0"> <tr> <td>Front</td> <td>15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate.</td> </tr> <tr> <td>Sides</td> <td>15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.</td> </tr> <tr> <td>Rear</td> <td>15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.</td> </tr> <tr> <td>Between principal structures</td> <td>12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space.</td> </tr> </table>	Front	15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate.	Sides	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.	Rear	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.	Between principal structures	12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space.
Front	15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate.								
Sides	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.								
Rear	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.								
Between principal structures	12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space.								
Site Coverage	35% of site, maximum area covered by structures; in R3-D zone, 40% of site, maximum area covered by structures.								
Pavement Coverage	20% of site, maximum outdoor area dedicated to automobile use; in R3-D zone, 30% maximum outdoor area dedicated to automobile use (see Section A36.30.020.D.1).								
Height Limits	See Section 36.40.1 for exceptions to height limits. 45 ft. maximum; 36 ft. maximum to top of wall plate for R3 only.								
Open Area	55% which shall include a minimum of 40 square feet of private open space (yards, decks, balconies) per unit. In R3-D areas, 35 percent with no private open space requirement. Particular attention shall be given to the inclusion and design of usable common recreation space in projects that may accommodate children of various ages.								
Personal Storage	500 cubic feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area. In R3-D zone, no requirement.								
Parking	See Article 36.37 (Parking and Loading).								
Signs	See Section 36.11.13 Article 36.41 (Signs).								

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009.



Table B-6: R3 Zoning District Minimum Lot Areas

Zone	Minimum Lot Area Required (sq. ft.) by Number of Dwelling Units						Additional units	
	1 unit	2 units	3 units	4 units	5 units			
R3-1	5,000	9,000	12,000	14,000	15,000	1,000	per unit	
R3-1.25	5,000	9,000	12,000	14,000	15,250	1,250	"	
R3-1.5	5,000	9,000	12,000	14,000	15,500	1,500	"	
R3-2	5,000	9,000	12,000	14,000	16,000	2,000	"	
R3-2.2	5,000	9,000	12,000	14,200	16,400	2,200	"	
R3-2.5	5,000	9,000	12,000	14,500	17,000	2,500	"	
R3-3	5,000	9,000	12,000	15,000	18,000	3,000	"	
R3-4	5,000	9,000	12,000	16,000	20,000	4,000	"	
R3-D	5,000	6,000	7,000	8,000	9,000	850 square feet for each additional unit up to 30 units, and 800 square feet for each additional unit for 31 or more units		

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009.



Table B-7: R4 Zoning District Development Standards

Criteria	<p>Primary Criteria (Required for sites that apply for R4 zoning): Cannot be contiguous with R1 or R2 zones; Minimum site size of at least 1 acre; Allowed across the street from R1 zones, only when the street is an arterial (as identified in the General Plan).</p> <p>Secondary Criteria (to be considered for sites that apply for R4 zoning): See R4 guidelines.</p>								
Dwelling Unit Types	The following standards apply to multi-family housing. Standards for small-lot, single-family developments, townhouse developments and rowhouse developments are listed separately in Sections A36.12.040.J, A36.12.040.K and A36.12.040.L respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family dwelling on a lot, and the R2 standards (Section A36.12.030.B.2) apply when there is a duplex or two detached single-family dwellings on a lot.								
Lot Area	Project area--1-acre minimum. Individual lots in small-lot, single-family, townhouse and rowhouse developments approved through a PUD permit may be smaller.								
Lot Width	160 feet, minimum.								
Lot Frontage	As provided above for lot width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.								
Density	60 units per acre, maximum.								
Floor Area Ratio	1.40 maximum for projects that are equal to or under 40 units per acre; 1.95 maximum for projects between 41 and 50 units per acre; 2.30 maximum for projects that are between 51 and 60 units per acre.								
Setbacks	See Section A36.12.040.G for setbacks applicable to accessory structures, Section <table border="0" style="margin-left: 20px;"> <tr> <td>Front</td> <td>15-foot minimum.</td> </tr> <tr> <td>Side</td> <td>1 to 2 stories--10-foot minimum; 3 stories--15-foot minimum.</td> </tr> <tr> <td>Street Side</td> <td>15-foot minimum.</td> </tr> <tr> <td>Rear</td> <td>15-foot minimum.</td> </tr> </table>	Front	15-foot minimum.	Side	1 to 2 stories--10-foot minimum; 3 stories--15-foot minimum.	Street Side	15-foot minimum.	Rear	15-foot minimum.
Front	15-foot minimum.								
Side	1 to 2 stories--10-foot minimum; 3 stories--15-foot minimum.								
Street Side	15-foot minimum.								
Rear	15-foot minimum.								
Height Limits	See Section A36.40.I for exceptions to height limits. 52-foot maximum wall height/62-foot maximum ridge height; 60-foot maximum wall height/70-foot maximum ridge height under certain <table border="0" style="margin-left: 20px;"> <tr> <td>Across the street from R1 zones</td> <td>40-foot maximum wall height at the facade, with upper floors set back 10 feet from the facade and a maximum height of 52 feet wall height/62 feet ridge height.</td> </tr> </table>	Across the street from R1 zones	40-foot maximum wall height at the facade, with upper floors set back 10 feet from the facade and a maximum height of 52 feet wall height/62 feet ridge height.						
Across the street from R1 zones	40-foot maximum wall height at the facade, with upper floors set back 10 feet from the facade and a maximum height of 52 feet wall height/62 feet ridge height.								
Open Area	30 percent of site, minimum <table border="0" style="margin-left: 20px;"> <tr> <td>Private Open Space</td> <td>Average of 40 square feet per unit; Minimum area shall be 40 square feet, where provided.</td> </tr> </table>	Private Open Space	Average of 40 square feet per unit; Minimum area shall be 40 square feet, where provided.						
Private Open Space	Average of 40 square feet per unit; Minimum area shall be 40 square feet, where provided.								
Personal Storage	Minimum of 80 square feet enclosed and secured storage area for bulky personal								
Parking	See Article A36.37 (Parking and Loading).								
Signs	See Article 36.38 (Signs).								

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009.



Table B-8: RMH Zoning District Development Standards

Setbacks	All structures, including but not limited to mobile homes, shall be setback from property lines as follows: (1) Street frontage lot lines: thirty (30) feet (2) Exterior park lot lines not abutting street lines: ten (10) feet.
Minimum site area	Five (5) acres
Density	A maximum of eight (8) mobile home spaces per acre.
Landscaping	Mobile home parks shall be landscaped as follows: (1) Street frontages. Required setbacks shall be provided with a landscaped buffer at least fifteen (15) feet wide, except where cut by access driveways. Landscaping shall occupy a minimum of sixty (60) percent of the required street frontage setback area required by subsection E.1.c. (1), above. (2) a minimum ten (10) foot wide screen planting shall be established between the mobile home park and peripheral property lines. (3) A minimum twenty (20) percent of the total site area for each mobile home shall be permanently landscaped. (4) A minimum of forty-five (45) percent of the total common area(s) of a mobile home park shall be permanently landscaped. (5) At least one (1) fifteen (15) gallon tree shall be provided on each mobile home lot.
Fencing	The perimeter of a mobile home park or subdivision shall be enclosed by a six (6) foot high solid masonry wall (or alternate approved by the zoning administrator), located at the setback line along street frontages, and adjacent to property lines not abutting streets.
Signs	Sign area shall be limited to one (1) identification sign of fifty (50) square feet and one (1) directional sign of twenty-five (25) square feet, subject to zoning administrator approval.

Sources: City of Mountain View Municipal Code (Sec. A36.12.040), 2009.



Table B-9: CRA Zoning District Development Standards

Dwelling Unit Standards	The following standards apply to Multi-Family Housing:								
Lot Area	Standards for Townhouse and Rowhouse Developments are listed separately in Section 20,000 square foot minimum, except that lot sizes in Townhouse and Rowhouse								
Lot Width	None								
Density	43 units per acre maximum								
Floor Area Ratio	1.35 maximum for office, retail and housing (office portion shall not to exceed .35 FAR)								
Setbacks	See Section A36.12.040.I for exceptions to required setbacks and Article 36.27 for special street setback provisions that may override the following front and side setback requirements:								
	<table border="0" style="margin-left: 40px;"> <tr> <td>Front</td> <td>5' behind sidewalk minimum</td> </tr> <tr> <td>Rear</td> <td>15' minimum but not less than the height of the adjacent wall (measured to top of wall plate)</td> </tr> <tr> <td>Sides</td> <td>15'</td> </tr> <tr> <td>Between Principal Structures</td> <td>One-half the sum of nearest opposing walls (measured to top of wall plate)</td> </tr> </table>	Front	5' behind sidewalk minimum	Rear	15' minimum but not less than the height of the adjacent wall (measured to top of wall plate)	Sides	15'	Between Principal Structures	One-half the sum of nearest opposing walls (measured to top of wall plate)
Front	5' behind sidewalk minimum								
Rear	15' minimum but not less than the height of the adjacent wall (measured to top of wall plate)								
Sides	15'								
Between Principal Structures	One-half the sum of nearest opposing walls (measured to top of wall plate)								
Site Coverage	None								
Pavement Coverage for Area Dedicated to Auto	25% of site; Zoning Administrator may approve higher percentage in proportion to commercial in mixed use development								
Height Limits	See Section 36.40.I for exceptions to height limits. 45' to ridge (35' to top of wall plate) except that buildings with commercial space may be 50' to ridge; lower height may be required for portions of buildings adjacent to existing residential.								
Open Area	45% including 40 square feet of private open area per unit; Zoning Administrator may approve reduced open area in proportion to commercial space in mixed used development								
Personal Storage	80 square feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area								
Parking	See Section 36.37 (Parking and Loading)								
Signs for Commercial Uses in Mixed Use Development	See Section A36.38.060.C (Signs). The Zoning Administrator may modify the sign regulations as appropriate for a development that includes residential uses.								

Sources: City of Mountain View Municipal Code (Sec. A36.14.030), 2009.



Table B-10: Companion Unit Development Standards

Minimum lot area	35% larger than required by the applicable zone
Gross floor area	700 sq. ft. of habitable floor area, maximum, and 200 sq. ft. for a garage, maximum, provided the total floor area for the lot does not exceed the maximums in Section A36.12.030.A.3.
Location of unit	<p>Attached to a principal structure Ground level or above the garage.</p> <p>Detached unit Rear half of lot.</p> <p>Above a detached garage Rear half of lot.</p>
Site coverage, detached rear-yard units	30% of the rear yard, maximum, including any other accessory structures and projections of the primary dwelling.
Setbacks	<p>Side 1-story structure: 5 ft. minimum, 12 ft. total; 2-story over attached or detached garage: See Section A36.12.030.A.3 for 2nd story setbacks.</p> <p>Rear 1-story: 10 ft. minimum; 2-story over attached or detached garage: See Section A36.12.030.A.3 for 2nd story setbacks.</p> <p>Interior 10 ft. minimum, from primary dwelling or other structure, if detached.</p>
Height limit	<p>1-story detached: 16 ft. maximum and 9 ft. at top of wall plate;</p> <p>1-story attached: See Section A36.12.030.A.3 for height limits for principal structures;</p> <p>2-story (over garage): 28 ft. maximum.</p>
Parking	See Article 36.37 (Parking and Loading).

Sources: City of Mountain View Municipal Code (Sec. A36.12.040), 2009.



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City of Mountain View 2015-2023 Housing Element

Appendix C: General Plan Consistency Matrix

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City of Mountain View 2015-2023 Housing Element



Table C-1: General Plan Consistency Matrix

Program	Land Use and Urban Design								Mobility		Infrastructure, Resources & Conservation							Public Safety	
	1	2	3	4	5	6	7	8	1	2	1	2	3	4	5	6	7	1	2
Goal 1: New housing units that serve a broad range of household types and incomes.																			
1.1				x															
1.2				x															
1.3				x															
1.4				x															
1.5				x															
1.6				x															
1.7				x	x	x	x			x								x	
1.8				x	x	x	x			x								x	
1.9				x															
1.10				x															
1.11				x						x									
1.12			x	x															
1.13												x	x						
1.14				x	x	x	x			x									
1.15				x															
1.16				x															
Goal 2: Provide assistance to households at different income levels to address their housing needs.																			
2.1				x															
2.2				x															
2.3				x															
2.4				x															
2.5				x															
2.6				x															
2.7				x	x														
2.8				x															
Goal 3: A well-maintained housing stock.																			
3.1				x														x	x
3.2				x															
3.3				x															
3.4				x								x						x	x
3.5				x															
3.6				x															
Goal 4: Preserve subsidized and affordable units at risk of conversion to market rate housing.																			
4.1				x															
4.2				x															
4.3				x															
4.4				x															



Program	Land Use and Urban Design	Mobility	Infrastructure, Resources & Conservation	Public Safety
Goal 5: Constraints to housing production are addressed, removed, or mitigated.				
5.1 Shared Parking	x	x		
5.2 Reduced Parking for Senior and Subsidized Housing	x	x		
5.3 Reduced Parking Near Transit and Services	x	x		
5.4 School Impacts	x			
5.5 Cap on Efficiency Units	x			
5.6 Constraints on Companion Units	x			
5.7 Entitlement Process	x	x		
5.8 Neighborhood Engagement	x	x		
Goal 6: Fair and equal housing opportunities for all segments of the community.				
6.1 Larger Units	x			
6.2 Emergency Rental Assistance and Housing Vouchers	x			
6.3 Emergency Resources for Homeless	x			
6.4 Regional Homeless Programs	x			
6.5 Supportive and Transitional Housing	x			
6.6 Emergency Homeless Shelters as Permitted Use	x			
6.7 Regulation of Supportive and Transitional Housing	x			
6.8 Mediation and Fair Housing Programs	x			
6.9 Fair Housing Task Force	x			
6.10 Reasonable Accommodation	x			
6.11 Senior Housing	x			
6.12 Senior Care Facilities	x			
6.13 Senior Housing Near Senior Center	x			
6.14 Regional Solutions to Special Needs Housing	x	x		
6.15 Special Needs Housing	x			
6.16 Home Repair/Home Access Program	x			
6.17 CDBG and HOME Programs	x			
6.18 Federal Funds for Special Needs Housing	x			
6.19 Analysis of Impediments to Fair Housing	x			
Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.				
7.1 Green Building Principles		x	x	x
7.2 Green Building Standards		x	x	x
7.3 Water Conservation Landscaping Ordinance		x		x
7.4 Construction and Demolition Debris Diversion Ordinance		x		x
7.5 Staff Training on Green Building Practices		x	x	x
7.6 Energy Efficiency		x		x
Goal 8: A Housing Element that is monitored, reviewed, and effectively implemented.				
8.1 Annual Monitoring and Review	x			
8.2 City Council Goal Setting	x			

Source: City of Mountain View, 2010; BAE, 2010.