

Please Start Here

General Information	
Jurisdiction Name	Mountain View
Reporting Calendar Year	2022
Contact Information	
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

12_28_22

Jurisdiction	Mountain View	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Notes			
1					2	3	4	5								6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted- (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*		
Summary Row: Start Data Entry Below								232	0	349	0	60	0	2074	2715	553	0							
	160-60-013	685 E MIDDLEFIELD RD	685 E MIDDLEFIELD RD	PL-2022-259	5+	R	12/14/2022			144				716	860		No	No	N/A	Pending	Formal App. has gone through one round of review. Affordability count/levels is still being determined			
	193-02-049	749 W EL CAMINO REAL	749 W EL CAMINO REAL	PL-2022-144	5+	O	6/30/2022	31				2		266	299		No	Yes	N/A	Pending				
	160-52-013 160-52-021	355, 365, 401, 415 EAST MIDDLEFIELD ROAD	355, 365, 401, 415 EAST MIDDLEFIELD ROAD	PL-2022-039	5+	R	2/24/2022			93		57		466	616		No	No	N/A	Pending				
	160-58-004	320 LOGUE AV	320 LOGUE AV	PL-2022-007	5+	O	1/13/2022	28		27				311	366		No	No	N/A	Pending				
	158-11-033 158-11-038 158-11-066 158-11-060	Lot 12	Lot 12	PL-2022-015	5+	R	1/25/2022	80		39				1	120	120	Yes-Approved	Yes	Yes	Approved				
	189-06-021	828 CUESTA DR	828 CUESTA DR	2022-0060	ADU	R	1/10/2022							1	1	1	No	No	No	Approved				
	150-16-056	1435 SAN MARCOS CL	1435 SAN MARCOS CL	2022-0066	ADU	R	1/11/2022							1	1	1	No	No	No	Approved				
	189-05-011	933 BARBARA AVE	933 BARBARA AVE	2022-0127	ADU	R	1/14/2022							1	1	1	No	No	No	Approved				
	193-02-025	1047 CASTRO ST	1047 CASTRO ST	2022-0179	ADU	R	1/20/2022							1	1	1	No	No	No	Approved				
	193-02-025	1045 CASTRO ST	1045 CASTRO ST	2022-0180	ADU	R	1/20/2022							1	1	1	No	No	No	Approved				
	158-25-052	332 JESSIE LN	332 JESSIE LN	2022-0226	ADU	R	1/24/2022							1	1	1	No	No	No	Approved				
	160-04-003	620 ALAMO CT #40	620 ALAMO CT #40	2022-0307	ADU	R	2/3/2022							1	1	1	No	No	No	Approved				
	150-13-012	1761 WAGNER AVE	1761 WAGNER AVE	2022-0476	ADU	R	2/25/2022							1	1	1	No	No	No	Approved				
	189-24-030	1 118 CUESTA DR	1 118 CUESTA DR	2022-0491	ADU	R	2/28/2022							1	1	1	No	No	No	Approved				
	189-24-013	1069 SLADKY AVE	1069 SLADKY AVE	2022-0566	ADU	R	3/9/2022							1	1	1	No	No	No	Approved				
	150-13-029	1859 SAN LUIS AVE	1859 SAN LUIS AVE	2022-0640	ADU	R	3/15/2022							1	1	1	No	No	No	Approved				
	193-09-013	1527 MIRAMONTE AVE	1527 MIRAMONTE AVE	2022-0654	ADU	R	3/16/2022							1	1	1	No	No	No	Approved				
	189-30-097	1312 TODD ST	1312 TODD ST	2022-0690	ADU	R	3/20/2022							1	1	1	No	No	No	Approved				
	160-30-002	275 TYRELLA AVE	275 TYRELLA AVE	2022-0705	ADU	R	3/21/2022							1	1	1	No	No	No	Approved				
	160-16-040	357 WALKER DR	357 WALKER DR	2022-0788	ADU	R	3/29/2022							1	1	1	No	No	No	Approved				
	170-07-078	1788 PILGRIM AVE	1788 PILGRIM AVE	2022-0844	ADU	R	4/2/2022							1	1	1	No	No	No	Approved				
	197-34-004	2379 SUN-MOR AVE	2379 SUN-MOR AVE	2022-0893	ADU	R	4/6/2022							1	1	1	No	No	No	Pending				
	197-34-018	22529 REDCLIFF CT	22529 REDCLIFF CT	2022-0929	ADU	R	4/12/2022							1	1	1	No	No	No	Pending				
	193-16-048	1572 NILDA AVE	1572 NILDA AVE	2022-0954	ADU	R	4/14/2022							1	1	1	No	No	No	Pending				
	197-33-029	13136 FRANKLIN AVE	13136 FRANKLIN AVE	2022-1006	ADU	R	4/20/2022							1	1	1	No	No	No	Approved				
	197-31-040	2223 GRANT RD	2223 GRANT RD	2022-1014	ADU	R	4/21/2022							1	1	1	No	No	No	Approved				
	193-15-020	1592 TYLER PARK WAY	1592 TYLER PARK WAY	2022-1026	ADU	R	4/22/2022							1	1	1	No	No	No	Approved				
	189-55-042	1946 WILSON CT	1946 WILSON CT	2022-1060	ADU	R	4/25/2022							1	1	1	No	No	No	Approved				
	161-03-004	819 ALICE AVE	819 ALICE AVE	2022-1073	ADU	R	4/26/2022							1	1	1	No	No	No	Approved				
	150-11-017	1772 HACKETT AVE	1772 HACKETT AVE	2022-1123	ADU	R	5/2/2022							1	1	1	No	No	No	Approved				
	197-27-017	2521 WESTFORD WY #A	2521 WESTFORD WY #A	2022-1213	ADU	R	5/6/2022							1	1	1	No	No	No	Approved				
	150-14-022	1857 SAN RAMON AVE	1857 SAN RAMON AVE	2022-1406	ADU	R	5/25/2022							1	1	1	No	No	No	Approved				
	158-09-039	643 SIERRA AVE	643 SIERRA AVE	2022-1560	ADU	R	6/9/2022							1	1	1	No	No	No	Pending				
	193-23-004	175 CUESTA DR	175 CUESTA DR	2022-1589	ADU	R	6/13/2022							1	1	1	No	No	No	Pending				
	160-28-010	250 N WHISMAN RD	250 N WHISMAN RD	2022-1777	ADU	R	7/8/2022							1	1	1	No	No	No	Pending				
	197-24-028	863 DOVERTON SQ	863 DOVERTON SQ	2022-1852	ADU	R	7/18/2022							1	1	1	No	No	No	Approved				
	148-38-025	119 FAIR OAKS ST	119 FAIR OAKS ST	2022-1903	ADU	R	7/26/2022							1	1	1	No	No	No	Approved				
	150-21-022	134 BEATRICE ST	134 BEATRICE ST	2022-1907	ADU	R	7/26/2022							1	1	1	No	No	No	Pending				
	197-26-003	1236 LEVIN AVE	1236 LEVIN AVE	2022-1921	ADU	R	7/28/2022							1	1	1	No	No	No	Approved				
	197-22-046	329 LEVIN AVE	329 LEVIN AVE	2022-1953	ADU	R	8/3/2022							1	1	1	No	No	No	Approved				
	193-03-004	1009 LANE AVE	1009 LANE AVE	2022-2208	ADU	R	8/30/2022							1	1	1	No	No	No	Pending				
	158-30-032	315 LORETO ST	315 LORETO ST	2022-2363	ADU	R	9/16/2022							1	1	1	No	No	No	Pending				
	150-16-044	930 SAN MARCOS CL	930 SAN MARCOS CL	2022-2396	ADU	R	9/20/2022							1	1	1	No	No	No	Pending				
	160-05-036	510 WALKER DR	510 WALKER DR	2022-2418	ADU	R	9/21/2022							1	1	1	No	No	No	Pending				
	158-11-004	424 OAK ST	424 OAK ST	2022-2455	ADU	R	9/26/2022							1	1	1	No	No	No	Pending				

154-30-058	623 PALO ALTO AVE	623 PALO ALTO AVE	2022-2830	ADU	R	10/10/2022							1	1		No	No	No	Pending		
148-07-014	211 MONROE DR	211 MONROE DR	2022-2866	ADU	R	10/12/2022							1	1		No	No	No	Pending		
154-31-014	677 PETTIS AVE	677 PETTIS AVE	2022-2892	ADU	R	10/14/2022							1	1		No	No	No	Pending		
158-06-022	912 BUSH ST	912 BUSH ST	2022-2930	ADU	R	10/19/2022							1	1	1	No	No	No	Approved		
193-22-062	1713 BEGEN AVE	1713 BEGEN AVE	2022-2984	ADU	R	10/28/2022							1	1	1	No	No	No	Approved		
154-08-027	1380 CALIFORNIA ST	1380 CALIFORNIA ST	2022-3004	ADU	R	10/31/2022							1	1		No	No	No	Pending		
148-38-025	121 FAIR OAKS ST	121 FAIR OAKS ST	2022-3015	ADU	R	11/1/2022							1	1		No	No	No	Pending		
197-33-018	13170 LORENE CT	13170 LORENE CT	2022-3127	ADU	R	11/15/2022							1	1		No	No	No	Pending		
154-34-023	604 MARIPOSA AVE	604 MARIPOSA AVE	2022-3145	ADU	R	11/16/2022							1	1		No	No	No	Pending		
189-21-035	1893 SPRINGER RD	1893 SPRINGER RD	2022-3230	ADU	R	11/30/2022							1	1		No	No	No	Pending		
158-27-050	85 PATRICIA CT	85 PATRICIA CT	2022-3276	ADU	R	12/6/2022							1	1	1	No	No	No	Approved		
193-20-042	1600 BEGEN AVE	1600 BEGEN AVE	2022-3280	ADU	R	12/6/2022							1	1	1	No	No	No	Approved		
161-11-011	870 El Camino Real	870 El Camino Real	PL-2019-087	5+	R	3/24/2022	33		9				191	233	233	No	Yes	Yes	Approved		
158-45-001	730 CENTRAL AV	730 CENTRAL AV	PL-2021-007	5+	R	3/26/2022	2				1		18	21	21	No	Yes	Yes	Approved	First submitted 2021, deemed complete 2022	
150-26-004	1265 Montecito Ave	1265 Montecito Ave	PL-2021-152	5+	R	7/5/2022	58		27				1	86	86	No	Yes	Yes	Approved		
148-15-020	334 San Antonio	334 San Antonio	PL-2021-0130	5+	O	7/6/2022			10				52	62	62	No	Yes	Yes	Approved	First submitted 2021, deemed complete 2022	
														0							

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN +	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							189	0	94	0	28	0	621		932
	158-49-001	555 W MIDDLEFIELD ROAD	555 W MIDDLEFIELD ROAD	PL-2017-004	5+	R	16		16		16		275	5/10/2022	323
	154-35-013	601 - 649 ESCUELA AV & 1873 LATHAM ST	601 - 649 ESCUELA AV & 1873 LATHAM ST	PL-2019-063	5+	R			2		2		21	2/8/2022	25
	161-11-011	870 E EL CAMINO REAL	870 E EL CAMINO REAL	PL-2019-087	5+	R	33				9		149	9/27/2022	191
	158-45-001	730 CENTRAL AV	730 CENTRAL AV	PL-2021-007	5+	R	2				1		18	6/22/2022	21
	189-33-027	1057, 1059, 1061 EL MONTE AV	1057, 1059, 1061 EL MONTE AV	PL-2021-031	5+	R							62	2/23/2022	62
	148-15-020	334 SAN ANTONIO RD	334 SAN ANTONIO RD	PL-2021-130	5+	O			10				52	10/25/2022	62
	116-14-136	1265 PEAR AV	1265 PEAR AV		5+	R									0
	153-15-032	1001 N SHORELINE BLVD	1001 N SHORELINE BLVD	2022-3216	5+	R									0
	153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD	2022-1965	5+	R									0
	153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD	2022-1967	5+	R									0
	153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD	2022-1968	5+	R									0
	147-34-001	2445 TAMALPAIS ST	2445 TAMALPAIS ST	2022-1964	ADU	R							1	12/19/2022	1
	147-35-025	211 THOMPSON SQUARE A	211 THOMPSON SQUARE A	2021-0208	ADU	R							1	2/8/2022	1
	147-45-003	565 SAN ANTONIO RD	565 SAN ANTONIO RD	2021-3014	ADU	R							1	6/2/2022	1
	148-07-015	209 MONROE DR	209 MONROE DR	2021-0393	ADU	R							1	6/10/2022	1
	150-09-010	1948 HACKETT AV	1948 HACKETT AV	2021-3197	ADU	R							1	5/23/2022	1
	150-11-017	1772 HACKETT AV	1772 HACKETT AV	2022-1123	ADU	R							1	7/28/2022	1
	150-13-012	1761 WAGNER AV	1761 WAGNER AV	2022-0476	ADU	R							1	3/15/2022	1
	150-14-022	1857 SAN RAMON AV	1857 SAN RAMON AV	2022-1406	ADU	R							1	9/26/2022	1
	150-16-056	1435 SAN MARCOS CL	1435 SAN MARCOS CL	2022-0066	ADU	R							1	1/14/2022	1
	150-20-020	359 BURGOYNE ST	359 BURGOYNE ST	2021-0843	ADU	R							1	6/9/2022	1
	153-20-008	773 SAN LUCAS AV	773 SAN LUCAS AV	2021-1575	ADU	R							1	6/13/2022	1
	154-03-015	1642 VILLA ST	1642 VILLA ST	2022-0001	ADU	R							1	4/18/2022	1
	154-30-024	1347 LATHAM ST	1347 LATHAM ST	2021-2898	ADU	R							1	12/22/2022	1
	154-31-029	662 PALO ALTO AV	662 PALO ALTO AV	2020-3342	ADU	R							1	6/10/2022	1
	154-34-025	660 MARIPOSA AV 109	Mariposa Club Apts	2021-2459	ADU	R							1	4/27/2022	1
	154-34-025	660 MARIPOSA AV 110	Mariposa Club Apts	2021-2460	ADU	R							1	4/27/2022	1
	158-04-040	755 CALDERON AV	755 CALDERON AV	2021-2551	ADU	R							1	4/7/2022	1
	158-06-022	912 BUSH ST	912 BUSH ST	2022-2930	ADU	R							1	11/2/2022	1
	158-13-017	281 OAK ST	281 OAK ST	2020-4092	ADU	R							1	7/21/2022	1
	158-24-007	558 BUSH ST	558 BUSH ST	2021-3149	ADU	R							1	3/28/2022	1
	158-27-050	85 PATRICIA CT	85 PATRICIA CT	2022-3276	ADU	R							1	12/16/2022	1
	158-28-076	106 PAUL AV	106 PAUL AV	2021-1628	ADU	R							1	4/6/2022	1
	158-30-075	305 W DANA ST	305 W DANA ST	2021-0381	ADU	R							1	12/5/2022	1
	158-31-002	56 MERCY ST	56 MERCY ST	2020-0892	ADU	R							1	9/26/2022	1
	161-03-004	819 ALICE AV	819 ALICE AV	2022-1073	ADU	R							1	5/11/2022	1
	170-07-078	1788 PILGRIM AV	1788 PILGRIM AV	2022-0844	ADU	R							1	4/18/2022	1
	189-21-098	1116 LINCOLN DR	1116 LINCOLN DR	2022-3287	ADU	R							1	12/9/2022	1
	189-22-059	1815 WALNUT DR	1815 WALNUT DR	2021-3320	ADU	R							1	5/13/2022	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income		
			10	0	46	0	118	0	800		974
158-49-001	555 W MIDDLEFIELD ROAD	555 W MIDDLEFIELD ROAD									0
154-35-013	601 - 649 ESCUELA AV & 1873 LATHAM ST	601 - 649 ESCUELA AV & 1873 LATHAM ST									0
161-11-011	870 E EL CAMINO REAL	870 E EL CAMINO REAL									0
158-45-001	730 CENTRAL AV	730 CENTRAL AV									0
189-33-027	1057, 1059, 1061 EL MONTE AV	1057, 1059, 1061 EL MONTE AV									0
148-15-020	334 SAN ANTONIO RD	334 SAN ANTONIO RD									0
116-14-136	1265 PEAR AV	1265 PEAR AV							220	6/7/2022	220
153-15-032	1001 N SHORELINE BLVD	1001 N SHORELINE BLVD	10		10		10		173	12/9/2022	203
153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD							95	10/10/2022	95
153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD							269	10/10/2022	269
153-24-005	777 W MIDDLEFIELD RD	777 W MIDDLEFIELD RD			36		108		0	10/10/2022	144
147-34-001	2445 TAMALPAIS ST	2445 TAMALPAIS ST							1	12/19/2022	1
147-35-025	211 THOMPSON SQUARE A	211 THOMPSON SQUARE A							1	2/8/2022	1
147-45-003	565 SAN ANTONIO RD	565 SAN ANTONIO RD							1	6/2/2022	1
148-07-015	209 MONROE DR	209 MONROE DR							1	6/10/2022	1
150-09-010	1948 HACKETT AV	1948 HACKETT AV							1	5/23/2022	1
150-11-017	1772 HACKETT AV	1772 HACKETT AV							1	7/28/2022	1
150-13-012	1761 WAGNER AV	1761 WAGNER AV							1	3/15/2022	1
150-14-022	1857 SAN RAMON AV	1857 SAN RAMON AV							1	9/26/2022	1
150-16-056	1435 SAN MARCOS CL	1435 SAN MARCOS CL							1	1/14/2022	1
150-20-020	359 BURGOYNE ST	359 BURGOYNE ST							1	6/9/2022	1
153-20-008	773 SAN LUCAS AV	773 SAN LUCAS AV							1	6/13/2022	1
154-03-015	1642 VILLA ST	1642 VILLA ST							1	4/18/2022	1
154-30-024	1347 LATHAM ST	1347 LATHAM ST							1	12/22/2022	1
154-31-029	662 PALO ALTO AV	662 PALO ALTO AV							1	6/10/2022	1
154-34-025	660 MARIPOSA AV 109	Mariposa Club Apts							1	4/27/2022	1
154-34-025	660 MARIPOSA AV 110	Mariposa Club Apts							1	4/27/2022	1
158-04-040	755 CALDERON AV	755 CALDERON AV							1	4/7/2022	1
158-06-022	912 BUSH ST	912 BUSH ST							1	11/2/2022	1

158-13-017	281 OAK ST	281 OAK ST								1	7/21/2022	1
158-24-007	558 BUSH ST	558 BUSH ST								1	3/28/2022	1
158-27-050	85 PATRICIA CT	85 PATRICIA CT								1	12/16/2022	1
158-28-076	106 PAUL AV	106 PAUL AV								1	4/6/2022	1
158-30-075	305 W DANA ST	305 W DANA ST								1	12/5/2022	1
158-31-002	56 MERCY ST	56 MERCY ST								1	9/26/2022	1
161-03-004	819 ALICE AV	819 ALICE AV								1	5/11/2022	1
170-07-078	1788 PILGRIM AV	1788 PILGRIM AV								1	4/18/2022	1
189-21-098	1116 LINCOLN DR	1116 LINCOLN DR								1	12/9/2022	1
189-22-059	1815 WALNUT DR	1815 WALNUT DR								1	5/13/2022	1
189-24-013	1069 SLADKY AV	1069 SLADKY AV								1	3/21/2022	1
189-55-042	1946 WILSON CT	1946 WILSON CT								1	11/30/2022	1
193-02-025	1047 CASTRO ST	1047 CASTRO ST								1	2/3/2022	1
193-02-025	1045 CASTRO ST	1045 CASTRO ST								1	2/3/2022	1
193-09-013	1527 MIRAMONTE AV	1527 MIRAMONTE AV								1	8/15/2022	1
193-15-020	1592 TYLER PARK WY	1592 TYLER PARK WY								1	6/24/2022	1
193-20042	1600 BEGEN AV	1600 BEGEN AV								1	12/12/2022	1
193-22-062	1713 BEGEN AV	1713 BEGEN AV								1	11/14/2022	1
197-11041	1153 BRYANT AV	1153 BRYANT AV								1	3/29/2022	1
197-26-003	1236 LEVIN AV	1236 LEVIN AV								1	8/4/2022	1
197-30-035	2437 VILLA NUEVA WY	2437 VILLA NUEVA WY								1	3/30/2022	1
197-31-040	2223 GRANT RD	2223 GRANT RD								1	7/27/2022	1
197-33-029	13136 FRANKLIN AV	13136 FRANKLIN AV								1	5/9/2022	1
197-37-050	2032 TRIPIANO CT	2032 TRIPIANO CT								1	6/8/2022	1
150-15-006	1381 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1377 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1371 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1369 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1365 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0
150-15-006	1361 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0
150-15-006	1357 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0
150-15-006	1355 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0
150-15-006	1245 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1241 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1239 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1251 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1253 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1243 VERANO RD	#N/A								0	3/31/2022	0
150-15-006	1222 SAN RAMON AV	#N/A								0	3/22/2022	0
150-15-006	1224 SAN RAMON AV	#N/A								0	3/22/2022	0
150-15-006	1226 SAN RAMON AV	#N/A								0	3/22/2022	0
150-15-006	1379 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1375 W MIDDLEFIELD RD	#N/A								0	3/1/2022	0
150-15-006	1363 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0
150-15-006	1359 W MIDDLEFIELD RD	#N/A								0	4/12/2022	0

150-15-006	1353 W MIDDLEFIELD RD	#N/A									0
150-15-006	1249 VERANO RD	#N/A									0
150-15-006	1349 W MIDDLEFIELD RD	#N/A									0
150-15-006	1347 W MIDDLEFIELD RD	#N/A									0
150-15-006	1255 VERANO RD	#N/A									0
150-15-006	1259 VERANO RD	#N/A									0
150-15-006	1237 VERANO RD	#N/A									0
150-15-006	1257 VERANO RD	#N/A									0
150-15-006	1373 W MIDDLEFIELD RD	#N/A									0
150-15-006	1367 W MIDDLEFIELD RD	#N/A									0
150-15-006	1383 W MIDDLEFIELD RD	#N/A									0
150-15-006	1247 VERANO RD	#N/A									0
150-15-006	1351 W MIDDLEFIELD RD	#N/A									0
150-15-006	1345 W MIDDLEFIELD RD	#N/A									0
150-15-006	1220 SAN RAMON AV	#N/A									0
150-15-006	1228 SAN RAMON AV	#N/A									0
193-02-025	757 VICTOR WY	757 VICTOR WY									0
158-07-019	950 W EL CAMINO REAL	950 W EL CAMINO REAL	42		28				1	8/22/2022	71
153-24-010	765 W MIDDLEFIELD RD	759 W Middlefield Rd							18	5/6/2022	18
147-40-056	2580 CALIFORNIA ST	2580 & 2590 CALIFORNIA ST, & 201 SAN ANTONIO			3		6		156	12/7/2022	165
147-40-057	2590 CALIFORNIA ST	2580 & 2590 CALIFORNIA ST, & 201 SAN ANTONIO			4		6		164	12/8/2022	174
153-24-010	767 W MIDDLEFIELD RD	759 W Middlefield Rd							39	5/6/2022	39
153-24-010	763 W MIDDLEFIELD RD	759 W Middlefield Rd							18	5/6/2022	18
154-25-058	506 S SHORELINE BL B	506 S SHORELINE BL B							1	3/31/2022	1
147-24-040	2321 JEWELL PL	2321 JEWELL PL							1	9/20/2022	1
147-42-217	137 FAIR OAKS ST	137 FAIR OAKS ST							1	9/16/2022	1
147-42-217	131 FAIR OAKS ST	131 FAIR OAKS ST							1	9/16/2022	1
197-41-016	237 CARMELITA DR	237 CARMELITA DR							1	3/17/2022	1
150-08-038	396 FARLEY ST	396 FARLEY ST							1	7/11/2022	1
150-11-042	438 BURGOYNE ST	438 BURGOYNE ST							1	4/12/2022	1
150-03-021	2076 SAN LUIS AV	2076 SAN LUIS AV							1	1/21/2022	1
189-04-019	52 STARR WY	52 STARR WY							1	12/6/2022	1
153-21-032	876 SAN RAFAEL AV	876 SAN RAFAEL AV							1	9/23/2022	1
148-38-040	216 S RENGSTORFF AV	216 S RENGSTORFF AV							1	9/7/2022	1
193-18-046	1639 MONTALTO DR	1639 MONTALTO DR							1	9/30/2022	1
148-07-006	263 MONROE DR	263 MONROE DR							1	7/18/2022	1
197-21-014	3345 GRANT RD	3345 GRANT RD							1	7/29/2022	1
158-28-076	106 PAUL AV	106 PAUL AV							1	12/12/2022	1
193-03-032	909 BORANDA AV	909 BORANDA AV							1	5/13/2022	1
154-34-025	660 MARIPOSA AV 109	660 MARIPOSA AV 109							1	10/18/2022	1
154-34-025	660 MARIPOSA AV 110	660 MARIPOSA AV 110							1	10/18/2022	1
154-24-055	575 PETTIS AV	575 PETTIS AV							1	9/19/2022	1
147-45-003	565 SAN ANTONIO RD	565 SAN ANTONIO RD							1	12/12/2022	1

150-09-010	1948 HACKETT AV	1948 HACKETT AV							1	11/15/2022	1
189-22-059	1815 WALNUT DR	1815 WALNUT DR							1	7/13/2022	1
154-03-015	1642 VILLA ST	1642 VILLA ST							1	11/23/2022	1
150-16-056	1435 SAN MARCOS CL	1435 SAN MARCOS CL							1	10/18/2022	1
150-02-025	323 MARQUETTA CL	2044 Montecito							1	2/14/2022	1
150-02-025	347 MARQUETTA CL	2044 Montecito							1	4/18/2022	1
150-02-025	321 MARQUETTA CL	2044 Montecito							1	2/14/2022	1
150-02-025	327 MARQUETTA CL	2044 Montecito							1	2/8/2022	1
150-02-025	329 MARQUETTA CL	2044 Montecito							1	2/8/2022	1
150-02-025	331 MARQUETTA CL	2044 Montecito							1	2/2/2022	1
150-02-025	333 MARQUETTA CL	2044 Montecito							1	2/1/2022	1
160-04-008	611 ALAMO CT	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	1/20/2022	1
160-04-008	613 ALAMO CT	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	1/20/2022	1
160-04-008	615 ALAMO CT	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	1/20/2022	1
160-04-008	619 ALAMO CT	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	1/20/2022	1
160-04-008	623 ALAMO CT	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	1/20/2022	1
160-04-008	601 APOLLO LN	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	3/4/2022	1
160-04-008	603 APOLLO LN	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	3/4/2022	1
160-04-008	605 APOLLO LN	535 & 555 WALKER DR, 619 & 629 ALAMO CT, & 640 TAYLOR COURT							1	3/4/2022	1
153-09-007	2018 W MIDDLEFIELD RD	2005 Rock St							1	1/7/2022	1
153-09-007	2022 W MIDDLEFIELD RD	2005 Rock St							1	2/25/2022	1
153-09-007	2011 ROCK ST	2005 Rock St							1	1/28/2022	1
150-02-022	303 SCARLETT TR	1950 Montecito Ave							1	3/30/2022	1
150-02-022	307 SCARLETT TR	1950 Montecito Ave							1	2/28/2022	1
150-02-022	309 SCARLETT TR	1950 Montecito Ave							1	2/4/2022	1
150-02-022	301 SCARLETT TR	1950 Montecito Ave							1	2/18/2022	1
160-07-009	215 FAIRCHILD DR	211 Fairchild Dr							1	5/9/2022	1
160-07-009	217 FAIRCHILD DR	211 Fairchild Dr							1	5/9/2022	1
147-12-065	735 INDEPENDENCE AV	2310 Rock St							1	9/9/2022	1
147-12-065	733 INDEPENDENCE AV	2310 Rock St							1	9/19/2022	1

Jurisdiction	Mountain View	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

**Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

Income Level		RHNA Allocation by Income Level	2										3	4
			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)		
Very Low	Deed Restricted	814	-	-	17	98	-	61	42	-	10	-	228	586
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	492	-	9	109	23	10	-	45	-	46	-	242	250
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	527	-	-	-	-	-	-	18	-	118	-	136	391
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		1,093	-	278	376	1,418	320	233	1,384	51	800	-	4,860	-
Total RHNA		2,926												
Total Units			-	287	502	1,539	330	294	1,489	51	974	-	5,466	1,227
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-Income Need	2										6	7
			2015	2020	2016	2017	2018	2019	2020	2021	2022	2023		
Extremely Low-Income Units*		407	-	-	30	-	-	-	-	39	62	-	131	276

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Mountain View
Reporting Year	2022 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

<p>Financial Support for Subsidized Housing</p>	<p>In October 2014 and six years into the planning period (by 2021), the City Council will 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 group.</p>	<p>Ongoing, 2015-2023</p>	<p>The City collects Housing Impact Fees to address the impact on the demand for affordable housing, when new nonresidential uses and market-rate rental apartments are developed. On December 9, 2014, the Council increased the Housing Impact Fee for Office/High-Tech/Industrial Development from \$10.26 per net square foot to \$25 per net square foot effective February 7, 2015. In 2018, the City ended the Rental Housing Impact Fee and began requiring 15 percent on-site affordable units to achieve more development of affordable units instead of accepting payment of fees. In 2019, the City updated its BMR in-lieu fees to \$96 per net square foot for rental, \$54.50 per net square foot for ownership (other than rowhouses and townhouses), and \$125 per net square foot for rowhouses and townhouses effective August 24, 2019. During the planning period, the City has reserved or appropriated City funds for the following projects: 779 East Evelyn, 460 North Shoreline Boulevard, 1701 West El Camino Real, 950 W. El Camino Real, 1110 La Avenida, Lot 12, and 1265 Montecito, totaling over \$103 million, and 621 units, including low, very-low, and extremely low-income units, including units for veterans and supportive units for households experiencing homelessness as mentioned in previous APRs. The LifeMoves-Mountain View Homekey interim housing project to serve unsheltered persons was completed in April 2021, which includes City funding for operations. In 2022, the City ground-leased the site at 87 E. Evelyn with the intent to purchase the site for future affordable housing, and started a competitive process to select a developer partner for the site. The City also reserved CDBG and HOME funds- for converting the Crestview Hotel into 49 affordable units for households at risk of or experiencing homelessness, and in 2022, increased the allocation to \$5.2 million. Also in 2022, the City reserved \$13.5 million for 108 affordable units at 1020 Terra Bella, including low, very-low, and extremely low-income units, including units for households experiencing homelessness. In 2022, the City updated its BMR in-lieu fees per CPI to \$103.88 per net square foot for rental, \$58.97 per net square foot for ownership (other than rowhouses and townhouses), and \$135.25 per net square foot for rowhouses and townhouses. Housing Impact Fees were increased per CPI to \$1.65 for the first 25,000 square feet of net new Commercial/Entertainment/Hotel/Retail development, and \$3.27 for every foot thereafter and \$15.28 for the first 10,000 square feet of net new High-Tech/Industrial/Office development and \$30.57 for every square foot thereafter. In addition to funds that the City has reserved, the City has an active affordable housing pipeline that consists of several hundred units and a significant amount of City funding will be considered for these projects.</p>
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<p>Extremely Low-Income Housing</p>	<p>In October 2014 and within five years of Housing Element adoption (by 2020), the City will convene meetings with stakeholders to advance housing for extremely low income households and at least annually consider potential opportunities. By 2016, the City will evaluate reduced development standards, and other incentives for affordable housing, and implement, where appropriate within the El Camino Real and San Antonio Precise Plans.</p>	<p>Ongoing, 2015-2023 and at least annually consider potential opportunities</p>	<p>In February 2014, the City released a second NOFA for affordable rental and ownership housing developments. As mentioned in previous APRs, in the planning period, the City has reserved funds to support housing for extremely low income households at eight affordable housing developments, plus interim housing at the LifeMoves-Mountain View homekey site. The funding for affordable units at 1020 Terra Bella allocated in 2022 will help support additional units for households with extremely low incomes. The City will continue to explore opportunities to fund affordable housing developments with units for extremely low-income households. This may most likely occur in developments targeted toward housing for the homeless, seniors, or those with special needs, as well as projects with Measure A funding.</p>
<p>Partnerships with Subsidized Housing Developers</p>	<p>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.</p>	<p>Ongoing, 2015-2023 and at least annually consider potential opportunities.</p>	<p>The City continues to work with affordable housing developers such as ROEM Development Corporation, Alta Housing, MidPen Housing, First Community Housing, Related CA, Charities Housing, and Eden Housing. The City regularly hosts roundtables and forums with affordable housing developer partners to seek feedback on issues such as the City's NOFA process, the feasibility of development in certain areas, the City's underwriting guidelines, and displacement response. The City regularly partners with developers through the City's NOFA process, and also held two competitive processes to select affordable housing developers on City-owned sites, including Lot 12 and 87 E. Evelyn (the process is still underway for this site). The City also works with funding partners to leverage additional funds to support affordable housing developers in developing affordable housing, including, notably an MOU with the County, approved in 2022, to leverage \$80 million in County funds for various housing sites with permanent supportive and rapid rehousing units in the City, for up to 200 units.</p>
<p>Update Zoning Ordinance</p>	<p>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.</p>	<p>Annual review of the 2030 General Plan implementation; Update Zoning Code by 2017, Review annually for consistency.</p>	<p>The 2030 General Plan implements new land use standards through adoption of major Precise Plans for the San Antonio, El Camino Real, and North Bayshore areas in 2014. The San Antonio and El Camino Real areas contain opportunities for new residential/mixed-use development and the North Bayshore Precise Plan was approved in 2017 and includes up to 9,850 residential units. In 2017, the City updated the Accessory Dwelling Unit Ordinance to allow more properties the opportunity to build a second dwelling unit and will be proposing additional updates in 2020 to be compliant with new State laws. In 2019, the City approved the East Whisman Precise Plan and includes up to 5,000 residential units. Additionally, in 2019, the City approved minor zoning code amendments to increase clarity as well as consistency with State law.</p>
<p>Lot Consolidation</p>	<p>Encourage lot consolidation of smaller parcels to accommodate projects to a density of at least 30 dwelling units per acre.</p>	<p>Ongoing, 2015-2023</p>	<p>The subdivision process has been posted on the City's website to support lot consolidation. In addition, the new El Camino Real Precise Plan includes guiding principles and standards to encourage small parcel aggregation along the corridor. Staff will continue to work with applicants at no cost to encourage lot consolidation.</p>

Underutilized Sites	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.	Ongoing, 2015-2023	City staff continues to promote the redevelopment of underutilized sites through informal meetings with developers and has identified appropriate sites in the Housing Resources section, which is posted on the City website to accommodate development of a variety of housing types. The San Antonio, El Camino Real, North Bayshore, and East Whisman Precise Plans provide opportunities for higher-intensity development which will serve as an incentive for redevelopment of underutilized parcels in those areas. The City is currently reviewing the R3 (Multifamily Residential) zoning standards and considering modifications to increase opportunities for additional housing types.
Density Bonus	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, consisted with the revised Government Code 65915.	Ongoing, 2015-2023	The City continues to promote the use of the State 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. This information is provided at City Hall and online at the City's website to promote the application of this ordinance. Between 2014 and 2020, nine projects with a density bonus were approved: 1701 West El Camino Real, 400 San Antonio Road, 1998 Montecito Avenue, 1101 West El Camino Real, 2700 West El Camino Real, 1313 West El Camino Real, 828 Sierra Vista Avenue, 950 West El Camino Real, and 2645 Fayette Drive. In 2021, the City updated its standards for the State Density Bonus to be consistent with the range of densities and development types in the City.
Federal and State Policy Initiatives	Monitor legislation regarding financing and housing development.	Ongoing, 2015-2023	The City continuously monitors Federal and State legislation and is supportive of efforts that involve financing options for affordable housing. The City sent support letters on various State bills of California's 2017 Housing Package, including SB 2, SB 3, and AB 1505. In 2018, the City sent a support letter to the Governor for new homelessness program funding. The City also sent a letter in support of Federal Bill S. 548 to expand the Low-Income Housing Tax Credit program. As part of the 2020 Federal CARES Act, the City received CDBG CARES Act Rounds 1 and 3 funding totaling approximately \$957,000, which supports the City's COVID-19 rent relief program. In 2021, the City sent a support letter to the County and affirmed funding reservations for the Crestview Motel application for State Homekey funds. The City successfully applied for State CDBG Homekey funding for the LifeMoves-Mountain View project, which required a Council resolution. The City also worked with Senator Becker's office to request funding support for the Lot 12 project, which through his leadership resulted in \$8 million awarded to the City through the State Budget Act of 2021 (SB 129).
Project Design and Integration	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.	Ongoing, 2015-2023	As many recently approved projects include 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. The General Plan includes goals and policies to ensure project designs are appropriately integrated into existing neighborhoods. Staff has worked with developers on the following projects providing appropriate transitions (i.e., building heights and setbacks) with surrounding lower-density neighborhoods: 1616 West El Camino Real; 500 Ferguson Drive, 1701 West El Camino Real, 100 Moffett Boulevard, 801 West El Camino Real, 400 San Antonio Road, and 1255 Pear Avenue.

<p>Innovative Housing Programs</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2017, LinkedIn prepaid a portion of its \$16 million housing impact fee obligation that would have been part of its project approval by investing \$10 million in the Housing Trust Silicon Valley Tech Fund. By prepaying, the funds are able to become available to affordable housing developers sooner. The fund provides short-term loans for land acquisition and other related costs for developments in Mountain View. In 2017, the City Council approved the North Bayshore Precise Plan, which includes an innovative affordable housing program that has provisions for both rental and ownership housing at various income levels, achieved through a Bonus FAR mechanism.</p> <p>In 2019, the City Council approved a 716-unit apartment building that includes 144 moderate-income units available for Mountain View Whisman School District teachers and City staff housing.</p> <p>In 2020, the City applied with LifeMoves to State Project HomeKey Program to rapidly deploy modular units to provide interim housing for unhoused seniors and families who may be particularly vulnerable to COVID-19. The project was awarded 11.95 million in capital funds and 2.4 million in operating funds. This was a highly competitive program and to staff's knowledge, one of the only funded projects to use modular housing approach statewide.</p> <p>In 2021 the City Council reserved CDBG and HOME funds to support the conversion of the Crestview Hotel into permanent housing, largely for families and individuals at risk of homelessness or experiencing homelessness. The City also supported the County's application for state funds for this project. The hotel conversion will make it possible to make units available more quickly and affordably. The City also worked on a Memorandum of Understanding with the County for its Measure A funds, which provides a programmatic approach to funding multiple City projects.</p>
<p>Units for Large Housholds</p>	<p>Ensure at least 25 percent of the units in a subsidized family housing development have three or more bedrooms to accomodate large families if City provides financial assistance. Consider alternatives to preserve and rehabilitate apartments with large family units</p>	<p>Ongoing, 2015-2023</p>	<p>MidPen Housing received entitlements in January 2018 for a NOFA project to increase affordable units on the project site located at 460 North Shoreline Boulevard. A total of 50 new studios to three-bedroom units for low-income households were approved. ROEM Development Corporation included 45 two-bedroom and 15 three-bedroom units for its Evelyn Family Apartments located at 779 East Evelyn Avenue, which opened early 2019. The City made funding contributions to affordable housing developments at 1265 Montecito, Lot 12, and 1020 Terra Bella, 96 W. El Camino Real, and 1012 Linda Vista, all of which were required to include at least 25% of the total units for large families. Additional projects, including development on City owned sites and sites in the City's affordable housing pipeline are required to provide a minimum of 25% of the total units as two-bedroom and three-bedroom units. The City requires parity for bedroom size in BMR units, and is studying opportunities to preserve apartments with large family units.</p>

<p>Maintain Residential Development Capacity</p>	<p>Development of evaluation procedure to implement Government Code section 65863 by January 31, 2015.</p>	<p>Ongoing, 2015-2023</p>	<p>The City has identified a residential capacity shortfall from the site inventory list in Section 7, Housing Resources to accommodate 22 low-income units and 257 moderate-income units. Staff is expecting to accommodate this shortfall with the addition of 2,970 affordable residential units in North Bayshore as well as East Whisman to assist with meeting the City's low and moderate-income unit RHNA allocation.</p> <p>Staff will continue to monitor this residential capacity and evaluating development applications on properties identified in the Housing Element site inventory included in Section 7, Housing Resources. If a development project reduces capacity below the residential capacity needed to accommodate the City's lower-income unit RHNA allocation, staff will identify sites to accommodate the difference.</p>
<p>Boomerang Funds</p>	<p>Ensure 20% of net "Boomerang" funds are utilized for low and moderate income housing.</p>	<p>Ongoing, 2015-2023</p>	<p>In June 2015, the City of Mountain View committed to reserve "Boomerang" funds to be used for eligible housing related activities. The City has committed an amount equal to 20 percent of all funds distributed to the City as a taxing entity under the redevelopment dissolution laws. Beginning in the 2016-17 budget, an ongoing set-aside of \$51,000 was approved.</p> <p>In addition to the Boomerang funds, the successor agency has been receiving loan repayments from former redevelopment housing activities. Close to \$1 million has accumulated since 2011 and the City will use these funds for affordable housing and plans to use up to \$250,000 for eligible homeless services in the coming years. \$1 million of the successor agency funds have been reserved for affordable housing which will be built on Lot 12.</p>
<p>Homebuyer Assistance Programs</p>	<p>Support Housing Trust Fund homebuyer assistance programs and other federal, State and local programs that enable households to purchase homes.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to support the Housing Trust Fund's homebuyer program. Staff periodically meets with the Housing Trust staff to discuss programs and marketing opportunities. In both Fall 2019 and 2020, the City hosted an informational events in partnership with the Housing Trust regarding their homebuyer program that was open to the public. In 2020, the City began work modifying its Employee Homebuyer Assistance program. In 2021, the City began working with the Housing Trust and HouseKeys to develop a more accessible homebuyer program for displaced tenants seeking to use "right of first refusal" rights to buy below-market-rate condos. The City has committed some of its PLHA funds to use to support homebuyer programs as well. The City will also have a few BMR ownership units become available for the first time in several years in 2023 and 2024.</p>

<p>Priorities for Affordable Units</p>	<p>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 and 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.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to implement the various housing fee programs. For BMR units, the City has prioritized funding and housing assistance for 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, e-mail notifications to those on the City's Housing Interest List, signs and information posted on the website, outreach through churches and other nonprofit organizations, and web announcements. The City has also opened a "Housing and Eviction Help Center" to help households apply for affordable housing, and provides both in-person and virtual workshops on applying for affordable housing.</p> <p>The City of Mountain View requires that, to the extent feasible, given legal and funding considerations, households that live and/or work in Mountain View be given preference for units. Several of the units in fully affordable housing developments that have utilized City funding, have restrictions that require other means of tenant selection. For example, all referrals for supportive housing units (PSH & RRH units alike) will come directly from the Santa Clara County Continuum of Care's (CoC) Coordinated Entry System (CES), which is managed by the County's Office of Supportive Housing. There are a significant number of Mountain View residents on this list, as extensive outreach has been done to the unhoused community in Mountain View. Each developer is required to submit an affirmative marketing plan to ensure outreach and advertising to households that may qualify for affordable units, including via the City's interest list, and to school districts, neighborhood groups, service providers, and public agencies.</p>
<p>Partnerships with County Agencies</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to work with the Housing Authority of the County of Santa Clara to promote affordable housing opportunities in Mountain View and to coordinate support of Mountain View's affordable housing units through the Project-Based Voucher (PBV) program.</p> <p>The City also continues to work closely with the Santa Clara County Office of Supportive Housing on funding opportunities for Mountain View's affordable developments including Measure A projects, as well as Project HomeKey. Staff participates in regional discussions to monitor new regulations and possible collaboration on preparation of the federal Fair Housing Assessment, and to share information and strategies for addressing affordable housing, homelessness, fair housing, and other issues of common concern. In 2022, the City entered into an MOU with the County to leverage \$80 million in County funds for various housing sites with permanent supportive and rapid rehousing units in the City, for up to 200 units.</p>

<p>Anti-Displacement Strategies. Tenant Relocation Assistance Program</p>	<p>Conserve updates to the Tenant Relocation Assistance Ordinance when there are major changes to the rental market, the economy, or development activity.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2010, the City Council adopted a Tenant Relocation Assistance Ordinance (TRAO) requiring developers to pay for relocation assistance to very low- or extremely low-income households displaced by new development. In June 2014, the Council amended the ordinance to increase the amount of assistance and to make households up to 80 percent AMI eligible for relocation assistance. Also, eligible tenants will receive the cash equivalent of three months median market-rate rent for a similar apartment instead of two months of the tenant's current rent. On November 8, 2016, the Community Stabilization and Fair Rent Act (CSFRA) was adopted by voters to regulate rent increases and to provide just-cause eviction provisions. Staff has implemented the CSFRA, including convening a Rental Housing Committee, establishing an operating budget, and developing policies and procedures for petitions. In April 2018, the City Council amended the TRAO to bring it in line with the CSFRA, which increased the eligibility threshold to 120 percent AMI. The new ordinance redefines an eligible rental unit as one covered under the CSFRA or containing three or more units on one parcel of land not covered by the CSFRA. It also introduces First Right of Return benefits.</p> <p>In 2019, the TRAO was utilized in fourteen development projects to assist with the relocation of 69 displaced households.</p> <p>In October 2019, the City Council held a Study Session to explore additional strategies to respond to displacement. Council provided direction to staff to evaluate an acquisition/rehabilitation program, a displacement mitigation program, further modifications to the TRAO, a Landlord-Rental Set-Aside Program, Tenant Preference for displaced tenants in BMR units, and other modifications to the City's ordinances as needed. In 2020, the TRAO was modified per Council direction, and staff conducted additional evaluation on an acquisition rehabilitation program and also local replacement requirements for residential projects that include the demolition of existing housing units. In October of 2020, Council held a second study session to provide additional direction on these elements, with Council supporting evaluating program design considerations. In November of 2020, the City received a technical assistance grant from the Chan Zuckerberg Initiative to support the acquisition rehabilitation program evaluation and design. In 2021 the City Council approved a Mobile Home Rent Stabilization program to regulate rent increases in Mobile Home Parks. The City launched a 'displacement response strategy' outreach and study effort in 2022, which includes several outreach meetings in 2023, as well as consulting work to study the feasibility of various displacement response strategies, which will lead towards a Council meeting in 2023.</p>
<p>Code Enforcement Program</p>	<p>Maintain the quality of the existing housing stock by addressing housing code violations as they are reported.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to maintain the quality of the existing housing stock by addressing Housing Code violations as they are reported. For calendar year 2022, Code Enforcement addressed 135 458 housing violations that were reported.</p>
<p>Multi-family Housing Inspection Program</p>	<p>Continue annual inspection 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.</p>	<p>Ongoing, 2015-2023</p>	<p>On an annual basis, the City of Mountain View Fire Department conducts inspections of multi-family rental units throughout the City. Staff is also available to address complaints as they are reported. For calendar year 2022, City staff conducted 532 R2 inspections (exterior of buildings and commons areas) and 20 multifamily housing inspections (in-unit and common areas).</p>

<p>Opportunities for Rehabilitation</p>	<p>Collaborate with affordable housing developers on funding applications or when feasible offer direct financial assistance.</p>	<p>Ongoing, 2015-2023</p>	<p>The City had a NOFA process that included acquisition and rehabilitation projects; to date, no proposals have been received for acquisition and rehabilitation. 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, including Tyrella Gardens, Shorebreeze, The Fountains, Ginzton Terrace, and a major rehabilitation of the Sierra Vista I family apartments. In 2020, as part of the displacement response strategy and as directed by Council, staff evaluated options for an acquisition/preservation program, which would include funding for rehabilitating acquired apartment buildings.</p>
<p>Home Repair Assistance</p>	<p>Continue to provide annual funding for home repair services, such as the Minor Home Repair Access Program to support lower-income households.</p>	<p>Ongoing, 2015-2023</p>	<p>The City coordinates with firms to operate a minor home repair program for lower-income households. Under the program, low-income homeowners may receive minor repairs and low-income homeowners and tenants can request accessibility modifications. In 2022, the City released a NOFA for a minor home repair program for low-income households through its CDBG NOFA.</p>
<p>Condominium Conversion</p>	<p>Continue to regulate Conversions of rental multi-family units to condominiums per Municipal Code (Chapter 28, Article VII).</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. The City Code prohibits conversion of apartments to condominiums if the number of apartments Citywide falls below 15,373 units. As of December 31, 2019, there were at approximately 1,000 rental units in the City above the condominium conversion threshold. As such, the City will consider condominium conversion applications on a case-by-case basis, consistent with Municipal Code requirements for such conversions.</p>
<p>Preservation of Subsidized Housing Stock</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>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 units are also added and monitored. The City deed-restricts subsidized affordable housing for a minimum of 55 years. The vast majority of the City's subsidized housing stock was built in the last 15 years, which means that the issue of expiring deed restrictions will not emerge for a few decades.</p>

<p>Mobile Home Parks</p>	<p>Preserve mobile home parks in the City by enforcing the provisions established by the General Plan, Zoning Code, and Mobile Home Park Conversion Ordinance.</p>	<p>Ongoing, 2015-2023</p>	<p>The 2030 General Plan includes a “Mobile Home Park” land use designation to protect mobile home housing. This designation is shown on the General Plan Land Use Map and any proposal to convert or eliminate a mobile home use from a property requires a General Plan amendment as well as a Zoning Code amendment. Additionally, proposals to displace a mobile home park 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.</p> <p>As part of the work of the CSFRA in 2018, the Rental Housing Committee discussed whether mobile home spaces would be covered under the rent stabilization provisions of the CSFRA and came to the conclusion that they do not fall under the parameters of the CSFRA.</p> <p>Consideration of mobile home rent regulations is part of the Council Major Goals Workplan for FY2019-21. Council held a discussion in early 2020 but additional deliberations were paused pending litigation regarding Rental Housing Committee decision above that mobile homes are not covered under CSFRA. In 2021 the City Council approved a Mobile Home Rent Stabilization program to regulate rent increases in Mobile Home Parks.</p>
<p>Residential Development Standards</p>	<p>Review development standards annually, to identify constraints and remove or offset constraints, where possible.</p>	<p>The City will review development standards annually throughout the planning period.</p>	<p>Staff continues to annually review development standards to identify constraints and remove offset constraints, where possible. In 2017 and 2020, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City.</p>
<p>Reduced or Modified Parking Requirements</p>	<p>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. Analyze and reduce, where appropriate. Parking requirements as part of the San Antonio and El Camino Real Precise Plan updates and future comprehensive Zoning Code update.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to work with developers to reduce the parking standards where appropriate. For example, ROEM Development Corporation requested a reduced parking ratio for their 116 unit affordable development located at 779 East Evelyn Avenue. A lower parking ratio of 1.75 spaces per unit instead of the 2.10 spaces per unit required by the City Code was approved with the project by the City Council.</p> <p>The North Bayshore Precise Plan and East Whisman Precise Plan include reduced parking requirements and Transportation Demand Management measures for new residential development.</p>
<p>Second Units</p>	<p>Track the number of second units proposed and constructed during the planning period. Evaluate the Park Land Dedication In-Lieu Fee, as it applies to second unit development, and adjust the application of the fee, if necessary.</p>	<p>Ongoing, 2015-2023, within two years of Housing Element adoption, the City will evaluate Park Land Dedication In-Lieu fees.</p>	<p>In 2017 and 2020, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City. Staff is tracking the number of second units proposed and constructed. Between 2000 and 2016, 15 units were constructed. Between 2017 and 2020, after the City updated its Accessory Dwelling Unit Ordinance, 28 units were constructed. In 2021 alone, 35 accessory dwelling units began construction and 15 accessory dwelling units were completed. The City has eliminated Parkland Dedication Fees for ADUs.</p>

Streamlined Entitlement Process	Assign a primary contact for new subsidized housing developmemnts to assist with all necessary entitlements and city processes. Hold pre-application development meetings.	Ongoing, 2015-2023	The City has primary contacts in Planning and Housing for new subsidized housing developments. Pre-application meetings are held with these developments.
School District Coordination	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.	Ongoing, 2015-2023	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. School impact fees continue to be collected for new development projects Citywide and projects are analyzed through the environmental review process for potential impacts consistent with State law. City staff continues to communicate with local school districts on planned City growth to assist in their student projections.
Neighborhood Engagement	Encourage housing developers to communicate and share information with groups regarding their proposed projects.	Ongoing, 2015-2023	<p>City staff actively updates a list of proposed and approved projects on the Planning Division website and provides project notices at various points during the development review process. Depending on the size of the development, the City encourages developers to communicate and share information with groups regarding their proposed projects.</p> <p>For affordable developments, the City proactively schedules neighborhood meetings to receive feedback from the neighborhood on the proposed development. This has been an effective tool to engage the community and seek input on affordable developments in the City.</p>
Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City.	By January 31, 2015	The City has delivered a copy of the Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City. Additionally, the City ensures water and sewer providers are aware of the City's plans for residential development throughout the City.
Flood Management	Ensure that flood risks are considered when making land use decisions, including the selection of sites to accommodate the City's RHNA allocation.	Ongoing, 2015-2023	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 stormwater 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 objective for the protection of the community from the unreasonable risks of flooding.

<p>Emergency Resources to Prevent Homelessness</p>	<p>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 accommodated families and individuals from Mountain View.</p>	<p>Ongoing, 2015-2023</p>	<p>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 nonprofit 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 nonprofit agencies and developers to identify possible projects that could be implemented in future years. The City currently supports, and will continue to provide oversight for, the two transitional homes located within the City: (1) Alice Avenue 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 to 50 homeless youth annually. 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. The City continues to look for opportunities to fund supportive housing units within the City in new affordable developments, including in recently-funded developments at 1110 La Avenida, 1265 Montecito, the Crestview Hotel, Lot 12, and 1020 Terra Bella. In 2020, the City continued to fund basic human needs and essential services for those unhoused and living in Mountain View. Additionally, the City has committed funding for its Project Home Key initiative, which provides interim housing for unhoused persons. As part of the City's comprehensive response to the pandemic, Council approved over \$3.8 million composed of various funding sources for the City's COVID-19 rent relief program, administered by Community Services Agency (CSA). In October 2016, the City identified potential short-term homelessness response and longer-term homeless housing strategies for Council consideration. Short-term responses include funding outreach workers and case workers to identify homeless individuals; to connect them with housing and services as appropriate; and to respond to the human service needs of those living in vehicles/RVs. A strategy to respond to the longer-term housing needs of the homeless is being developed based on Council input.</p> <p>In 2019, Council adopted a safe parking ordinance that establishes health and safety guidelines for safe parking facilities in the City. In addition, the City is in the process of establishing two public parking lots as safe parking sites. In 2020, the City opened two public parking lots as safe parking sites and financially supported operations at a third safe parking site. In 2021, the City supported the opening of a 100-room transitional housing site funded by the City, County, State Project Homekey and private sources, run by LifeMoves. In 2022, the City Council confirmed additional ARP funds for CSA to provide direct financial assistance to households facing eviction or homelessness.</p>
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<p>Special Needs Housing</p>	<p>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.</p>	<p>Ongoing, 2015-2023 and at least annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers and service providers and at least annually consider potential opportunities.</p>	<p>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 availability of land make siting requirements difficult. On January 22, 2013, the City Council approved a development for 27 studios for the developmentally disabled at 1585 West El Camino Real, which is a high-frequency transit route. This project completed construction in September 2015.</p> <p>Palo Alto Housing has also received a funding appropriation in the amount of \$8 million to develop 67 studio units at 1701 West El Camino Real. At least 39 of these units will be reserved for veterans. In 2021, 950 W. El Camino Real - a City funded affordable housing multi family development - opened along a high-frequency transit route. 15 of the 70 affordable units are set aside for adults with intellectual or developmental disabilities. The City also expects several pipeline projects - with set-asides for permanent supportive housing - to provide units for special needs populations. The LifeMoves-Mountain View Homekey project provides 100 units to serve unsheltered persons, seniors, and families.</p> <p>The City also assists developers through the entitlement process by providing a streamlined time frame for approval.</p> <p>The City continues to work with various partners, including nonprofit developers, the County, and the Housing Authority, to determine potential opportunities to develop affordable housing, including housing for extremely low-income households, special needs, and the homeless.</p>
<p>Mediation and Fair Housing Programs</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>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 that 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>Reasonable Accomodation</p>	<p>Provide information to residents on reasonable accomodation procedures at public counters and on the City website. Promote rehabilitation programs and resources for accessibility modifications and improvements. Evaluate the Municipal Code to identify and remove any constraints regarding reasonable accomodation as part of the comprehensive Zoning Code update.</p>	<p>Ongoing, 2015-2023. As part of the comprehensice Zoning Code update, expected to be completed by 2017, the City will identify and remove any constraints to reasonable accomodations.</p>	<p>The City continues to evaluate the Municipal Code to identify and remove any constraints regarding reasonable accommodation as part of the comprehensive Zoning Code update.</p>
<p>Senior Housing</p>	<p>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 ddevelopments with subsidized senior units to locate near services, public facilities, transit and the Mountain View Senior Center</p>	<p>Ongoing, 2015-2023</p>	<p>In 2016, the City funded the rehabilitation of 360 senior units located in Ginzton Terrace Apartments (107 units) and The Fountains Apartments (124 units) and 56 family units located at Tyrella Gardens Apartments. These subsidized rental projects utilized \$1.17 million in CDBG and \$838,000 in HOME funds for the rehabilitation.</p>
<p>Senior Care Facilities</p>	<p>Study the appropriateness and effectiveness of amending the Zoning Ordinance to establish development standards for senior care facilities.</p>	<p>Ongoing, 2015-2023</p>	<p>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 to the smaller facilities available, there are also six 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. In 2013, the City Council updated the Zoning Ordinance, adding senior facilities to the list of projects eligible for a Planned Unit Development, to allow more development flexibility.</p>

<p>Housing for Developmentally Disabled Persons</p>	<p>Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for person with disabilities, including developmental disabilities. Initiate a cooperative outreach program with San Andreas Regional Center to inform individuals when new housing becomes available for developmentally disabled persons.</p>	<p>Ongoing, 2015-2023 and at least bi-annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers of supportive housing and at least bi-annually consider potential opportunities.</p>	<p>The City is an active member of the CDBG Coordinator 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. These groups provide key opportunities to network, share information, and coordinate on projects.</p> <p>1585 Studios, a 26-unit studios project at 1585 West El Camino Real, was approved in 2013 and completed in September 2015, providing 26 affordable units for developmentally disabled adults. 950 W El Camino, a 71-unit project, was approved in 2019 and provides 15 units for developmentally disabled adults.</p> <p>The City will continue to explore opportunities with affordable housing developers to create housing for those with special needs.</p>
<p>Analysis of Impediments for Fair Housing Choice (AI)</p>	<p>Continue to prepare and update the City's Analysis of Impediments very five years, as required by HUD.</p>	<p>Every five years as required by HUD</p>	<p>The City completed its update of the Analysis of Impediments (AI) in 2016. The actions to address identified needs are being implemented during the 2015-2020 Consolidated Plan cycle. Key City actions to remove barriers include adoption of a reasonable accommodation section in the Zoning Ordinance in 2015 and continued funding for fair housing counseling, education and enforcement. In 2016, the City funded this agency in an amount of \$25,000 for fair housing services.</p> <p>In 2019, the City monitored potential changes in requirements for Fair Housing plans for entitlement jurisdictions receiving CDBG/HOME funding. It is anticipated that the City will begin the update of its Fair Housing Plan as part of explore development of the regional consortium. In 2020, the City as part of the regional consortium process began development of its Analysis of Impediments/Fair Housing Plan for the 2020-2025 period. This work was completed in 2022.</p>
<p>Employee Housing Act</p>	<p>Ensure zoning ordinance consistency with State law.</p>	<p>Concurrent with comprehensive Zoning Code update to be completed by 2017.</p>	<p>The City will amend the Zoning Code to comply with State law (Health and Safety Code Section 17021.5) concurrently with the comprehensive Zoning Code update.</p>
<p>Green Building Principles</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>The City's Green Building Code and Water Conservation in Landscape Regulations require new developments to incorporate green building techniques. The City provides information to developers on design techniques to implement Green Building Code and Water Conservation in Landscape Regulations. The City also encourages new projects to be developed with green building principles during the review process and through policies in the new precise plans. Additionally, the North Bayshore Precise Plan has more stringent requirements for higher FAR projects, to establish the area as a leader in sustainability. In 2016 the City also amended its Water Conservation in Landscape Regulations to further encourage water conservation.</p>

<p>Construction and Demolition Debris Diversion Ordinance</p>	<p>Implement the Construction and Demolition Ordinance to ensure effective demolition and construction recycling. When appropriate incentivize use of recycled and rapidly renewable building materials.</p>	<p>Ongoing, 2015-2023</p>	<p>Established in 2008, the 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 percent of the debris from construction, renovation, and demolition projects be diverted from landfills through salvage and recycling practices. The program makes it easy and convenient for property owners, general contractors, and subcontractors to meet their responsibilities under the ordinance. The City currently has information about the program posted on their website. To comply with the ordinance, developers are encouraged to contact the City's exclusive hauler, Recology, for roll-off box service. Using Recology is beneficial to the developers as the paperwork is then complete by the City, materials may be mixed together in one box, and boxes are recycled at SMaRT stations. The program allows the City to verify the hauling and processing of boxes, achieving a 78 percent diversion rate.</p>
<p>Staff Training on Green Building Principles</p>	<p>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.</p>	<p>Ongoing, 2015-2023</p>	<p>To effectively maintain an awareness of new legislation and practices regarding green building practices, staff attends meetings, conferences, and other related events. On a regular basis, staff also reviews the Green Building Code and Water Conservation in Landscape Regulations to ensure they are up to date with the latest advancements.</p>
<p>Energy Efficiency</p>	<p>Encourage the use of residential developers to maximize energy conservation through proactive site, building and building system 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.</p>	<p>Ongoing, 2015-2023</p>	<p>During 2016, the City spent approximately \$1 million in CDBG and \$185,000 in HOME funds on green and sustainable rehabilitation at two subsidized apartment complexes for lower-income seniors: Ginzton Terrace Apartments (107) units and The Fountains Apartments (124 units).</p>

<p>Water Efficiency and Conservation</p>	<p>Encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). Encourage owners of existing buildings to conduct water conservation retrofits. Continue to review residential landscape plans for consistency with the City's Water Conservation in Landscaping regulations. Provide information on available water conservation programs and measures at the Planning counter to all residents and developers planning to expand or build new residences.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). In 2016, the City amended its Water Conservation in Landscaping Regulations to meet new State requirements and further encourage water conservation.</p> <p>Information regarding the Water Conservation in Landscaping Regulations is provided online and at City Hall.</p>
<p>Annual Monitoring and Review</p>	<p>Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.</p>	<p>Ongoing, 2015-2023</p>	<p>In March 2022, the City prepared an annual report on the progress toward implementation of the 2015-2023 Housing Element. This report was presented to the Environmental Planning Commission and City Council and submitted to the State Department of Housing and Community Development by April 1, 2022.</p>
<p>City Council Goal Setting</p>	<p>Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process. Ensure consistency between the Housing Element and other General Plan Elements throughout the planning period.</p>	<p>Ongoing, 2015-2023</p>	<p>Based on the annual report prepared for HCD and general evaluation of implementation programs, the City takes into account funding opportunities and actions necessary to implement the Housing Element, ensuring consistency with other established goals.</p>

Jurisdiction	Mountain View	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Mountain View	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

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Housing Element Implementation**

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1			2		3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						
158-11-033 158-11-038 158-11-066 158-11-060	Lot 12	Lot 12	PL-2022-015	6	MV Lot 12 Housing Partners, L.P., a California limited partnership	Affordable Housing Rental Units

Jurisdiction	Mountain View	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	0
Low	Deed Restricted	46
	Non-Deed Restricted	0
Moderate	Deed Restricted	118
	Non-Deed Restricted	0
Above Moderate		800
Total Units		974

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	59
SFD	0	1	0
2 to 4	0	0	2
5+	890	931	485
ADU	42	42	24
MH	0	0	0
Total	932	974	570

Housing Applications Summary	
Total Housing Applications Submitted:	61
Number of Proposed Units in All Applications Received:	2,715
Total Housing Units Approved:	553
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	1
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Mountain View	
Reporting Year	2022	(Jan. 1 - Dec. 31)

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Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 300,000.00 <small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
R3 Zoning Update - Staff working sessions	\$20,000.00	\$0.00	Completed	None	
R3 Zoning Update - EPC & CC Study Sessions/Public Hearings	\$20,000.00	\$0.00	In Progress	None	
R3 Zoning Update - Develop design handbook	\$50,000.00	\$0.00	In Progress	Other	
R3 Zoning Update - Develop Form-based Code	\$50,000.00	\$0.00	In Progress	Other	
R3 Zoning Update - Project Management/CEQA coordination	\$30,000.00	\$0.00	In Progress	None	
R3 Zoning Update - Community Outreach	\$130,000.00	\$0.00	In Progress	Other	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	189
	Non-Deed Restricted	0
Low	Deed Restricted	94
	Non-Deed Restricted	0
Moderate	Deed Restricted	28
	Non-Deed Restricted	0
Above Moderate		621
Total Units		932

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	0
Low	Deed Restricted	46
	Non-Deed Restricted	0
Moderate	Deed Restricted	118
	Non-Deed Restricted	0
Above Moderate		800
Total Units		974

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	42
	Non-Deed Restricted	0
Low	Deed Restricted	35
	Non-Deed Restricted	0
Moderate	Deed Restricted	12
	Non-Deed Restricted	0
Above Moderate		481
Total Units		570