



2020-2025 CONSOLIDATED PLAN

DRAFT – 01-20-2020



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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Mountain View (City or Mountain View) is an entitlement community receiving annual funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs of the U.S. Department of Housing and Urban Development (HUD).

CDBG funding helps jurisdictions address their community development needs to support neighborhood revitalization, economic development, and improved housing opportunities and community services. Specifically, entitlement community grantees are eligible to use CDBG funds for the provision of public services, public facility and infrastructure projects (Capital Improvement Projects), housing rehabilitation, energy efficiency improvements, and job creation and retention activities.¹ These eligible activities are principally focused on addressing the needs of low- and moderate-income (LMI) households in the community.

HOME funding is intended to be used for various housing-related programs and activities that address the housing needs of low- and very low-income households. Typically, HOME funds are used to address the housing needs through the preservation or creation of affordable housing. Eligible activities also include tenant-based rental assistance and financial assistance to homebuyers.²

As an entitlement community, HUD requires the City to complete a Consolidated Plan (ConPlan) every five years to assess housing market conditions and affordable housing and community development needs. Based on this assessment, the ConPlan identifies the City's priority needs and community goals that will strategically address those needs. The ConPlan is then implemented through the City's Annual Action Plans, which specifically outline how annual funding allocations are utilized in alignment with community goals. Progress in advancing these goals is also evaluated annually in the City's Consolidated Annual Performance Evaluation Report (CAPER).

This five-year ConPlan for Fiscal Years (FY) 2020-2025 provides a needs assessment and market analysis of the City and serves as the strategic plan that identifies how CDBG and HOME funding will be allocated during this period. Relying on both quantitative and qualitative data collected during the planning process including through citizen participation, the following goals were developed to meet the City's high priority needs:

- Establish homeless prevention services & programs
- Respond to lack of housing for homeless
- Increase affordable housing
- Provide programs for youth and families
- Support special needs populations
- Create sustainable jobs and increase earning capacity

¹ The U.S. Department of Housing and Urban Development. "CDBG Entitlement Program Eligibility Requirements." <https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/>

² The U.S. Department of Housing and Urban Development. "The HOME Program: Home Investment Partnerships." <https://www.hud.gov/hudprograms/home-program>



- Improve community and public facilities
- Address and promote fair housing
- Planning and grant administration

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Located in the northern part of Santa Clara County on the San Francisco Bay, the City is at the heart of the Silicon Valley, an area renowned for its technology-based business sector. Spanning just over 12 square miles and with a total population of approximately 77,975³, the City is home to strong neighborhoods, engaged citizens, and a thriving business community. The City is known for being a regional center of technological innovation and job creation. Major technology-based employers are located in the North Shoreline and North Whisman neighborhoods of the City, along with several large-scale retailers. However, the growing prevalence of high-paying jobs in the technology sector continues to impact housing availability and affordability in the City, particularly for lower-income households.

Additionally, funding, including federal funding, for services to address the growing issue of housing opportunity and that special needs populations has been steadily declining. To help strategically address these community needs, the City has assessed and identified goals and strategies for how to use the federal funds it receives to benefit lower-income households and neighborhoods.

Methodology

The majority of data analyzed in the Needs Assessment was provided by HUD for the purpose of preparing this ConPlan. HUD annually receives custom tabulations of data from the U.S. Census Bureau that are not widely available through its standard products. Known as Comprehensive Housing Affordability Strategy (CHAS) data, these tabulations are intended to indicate the extent of housing issues and needs, principally for lower-income households. CHAS data are used by local governments to help communities plan expenditures of HUD funds, and may also be used by HUD to distribute grant funds.⁴ For this plan, CHAS data for the 2011-2015 period were utilized. When CHAS data were not available for this plan, other data was utilized including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2011-2015 five-year estimates. ACS five-year estimates reflect a larger sample size and are generally considered more reliable and precise as compared to one-year estimates.⁵

Federal funds provided through HUD's CDBG program are intended to primarily focus on activities that will benefit LMI households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for household size. HUD defines LMI households to include the following three income tiers:

- Extremely Low-Income: households earning 30 percent or less than the AMI
- Very Low-Income: households earning 50 percent or less than the AMI

³ 2011-2015 American Community Survey (ACS) five-year estimates

⁴ The U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." <https://www.huduser.gov/portal/datasets/cp.html>

⁵ The United States Census Bureau. "When to Use 1-year, 3-year, or 5-year Estimates." <https://www.census.gov/programs-surveys/acs/guidance/estimates.html>

- Low-Income: households earning 80 percent or less than the AMI

Within the City, more than one-third of all households (34.5 percent or 11,285 households) are LMI with incomes ranging from 0-80% AMI.

- 13.9 percent (4,560 households) at 0-30 percent AMI
- 9.2 percent (3,010 households) at 30-50 percent AMI
- 11.4 percent (3,715 households) at 50-80 percent AMI

The following provides a brief summary of the results of the Needs Assessment, which is discussed in more detail in each corresponding section of this chapter.

Housing Needs. Rising market rents continue to be a problem for the City, as housing cost burden is a trying issue for the area. This leads to a higher percentage of renters, especially those in the low-income categories, dealing with housing problems when compared to owners. Important data for this section is as follows:

- 45.0 percent of LMI households experience at least one of the four housing problems, the majority of which (56.8 percent) have incomes at or below 30 percent AMI.
- More renter households (4,145) reported having one or more of the four housing problems than owner households (1,250).
- The most common housing problem throughout the City is housing cost burden; 32.2% of all City households are cost burdened, including 67.8% of LMI households.
- There are 3,330 renter households at or below 80 percent AMI experiencing severe cost burden; these LMI renter households could be at-risk of homelessness as market rents continue to increase, particularly for the 2,135 extremely low-income households.

Disproportionately Need/Housing Problems. Minority populations experience housing problems at differing rates, however, certain Black/African American and Asian populations are affected at a higher rate than others:

- Black/African American households within the 30-50 percent and 50-80 percent AMI income tiers and Asian households within the 50-80 percent income tier experience a disproportionate amount of housing problems compared to the jurisdiction as a whole.

Disproportionately Need/Severe Housing Problems. For severe housing problems, a few groups were affected at disproportionate rates. These included:

- Hispanic households in the 0-30 percent AMI income tier and Asian households in the 50-80 percent AMI income tier are disproportionately affected by severe housing problems compared to the jurisdiction as a whole.

Disproportionately Need/Cost Burden. Black/African American households were disproportionately affected by housing problems, and this carries over to housing cost burden:

- Black/African American households experience a disproportionate housing cost burden.

- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

NA-35 Public Housing

The County assists thousands through Section 8 Housing Choice Vouchers Program (HCV), however, a lack of public housing units creates long waiting lists:

- Although there are no public housing units located in Mountain View, the Santa Clara County Housing Authority (SCCHA) assists approximately 336 households in Mountain View through Housing Choice Vouchers.

Homeless Needs. The City itself, as well as its surrounding County, encounters large homeless populations, highlighting a need for homeless services in the area:

- The Santa Clara region is home to the fifth-largest population of homeless people and the third-highest percentage of total unsheltered homeless persons of major metropolitan areas.
- As of the 2019 Point-in-Time Homeless Survey, Mountain View had 606 homeless persons, with over 94 percent unsheltered and living in a place not fit for human habitation.
- Mountain View homeless represent approximately 6.2 percent of the County's homeless clients.

Non-Homeless Special Needs. Disabled services and Senior services are a priority for the area, which has a high percentage of older populations, which are vulnerable to housing problems. A summary of pertinent data is as follows:

- Nearly one-quarter of Mountain View households (22.5 percent or 7,355) contain at least one person age 62 or older.
- Elderly households are more likely to be LMI; of all Mountain View elderly households, 53.2 percent (3,910 households) have incomes at or below 80 percent AMI, as compared to 34.5 percent for the City as a whole.
- More than half (53.7 percent) of elderly LMI households are cost burdened and 29.7 percent are severely cost burdened.
- The elderly are disproportionately disabled with more than two-thirds (67.5 percent) of the 65 and older population having a disability, compared to 14.4 percent of the jurisdiction as a whole.
- Within the City, 5.7 percent of households are large-family households comprised of five or more persons.
- 7.5 percent of all City households are single parent, female-headed households with children under the age of 18.
- In 2017, there were 3,502 persons living with HIV in the Santa Clara County, more than 80 percent of which were male. From 2013 to 2017, there were 755 new cases of HIV reported countywide.
- According to the most recent Santa Clara County HIV/AIDS needs assessment survey in 2011, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.

Non-Housing Community Development Needs. Much of this section is based on input from community outreach, which can be found in various Process (PR) sections:

- Residents and stakeholders who participated in the community outreach for the ConPlan identified the following community development needs as high priorities within these three categories:
 - Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low-income families, and services for homeless persons.
 - Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities.
 - Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities.

3. Evaluation of past performance

The City complies with all rules and regulations of HUD’s CDBG and HOME entitlement programs. In recognition of these rules, the City must evaluate its past performance to ensure that the City and any subrecipients are effectively implementing programs and activities that align with the goals and strategies set forth in the FY 2015-2020 ConPlan. The City’s Annual Action Plans and CAPERs provide information regarding funding allocations and projects and programs launched and/or completed by the City using these funds during the past five years.

From program years 2015 through 2019, the City received more than \$2.6 million in CDBG funds and nearly \$1.5 million in HOME funds as detailed in the following table.

Table 1 – CDBG and HOME Funding Allocations from FY 2015-2020

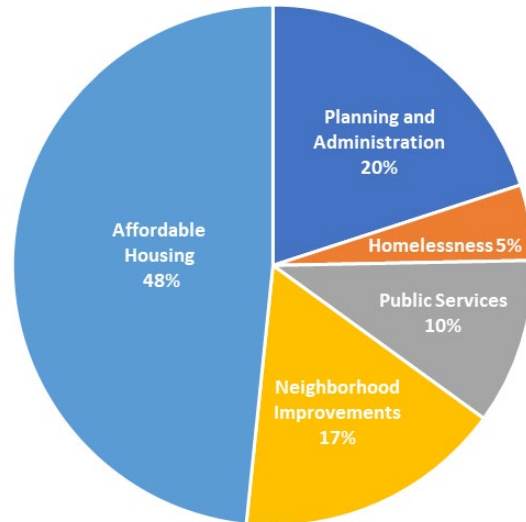
| Program Year | Fiscal Year | CDBG Funding Allocation | HOME Funding Allocation |
|--------------|-------------|-------------------------|-------------------------|
| 2015 | 2015-2016 | \$538,838 | \$203,491 |
| 2016 | 2016-2017 | \$486,827 | \$204,093 |
| 2017 | 2017-2018 | \$483,532 | \$192,852 |
| 2018 | 2018-2019 | \$536,360 | \$281,994 |
| 2019 | 2019-2020 | \$564,388 | \$263,732 |
| Total | | \$2,609,945 | \$1,146,162 |

Over the last 5-year allocation period from 2015 to 2019, the City received an average of \$521,989 in CDBG funds, and \$229,232 in HOME funds. Totals for the past year (FY 2019) stood at \$569,388 for CDBG and \$263,732 for HOME. While totals were above average in 2019, overall funding has decreased since the past decade. In the previous 5-year period from 2010 to 2014, funding was higher for both CDBG and HOME, averaging \$593,543 (CDBG) and \$313,246 (HOME) per year. One decade ago, single year totals for 2010 were \$741,398 (CDBG) and \$469,145 (HOME). This gradual decrease in funding over the last decade has made it more difficult for the City to accomplish its goals set forth in the ConPlan.

In accordance with the City’s past Annual Action Plans and as outlined in the CAPERs, major activities, accomplishments, and projects identified in the 2015-2020 ConPlan cycle include the following:

- Completion and occupancy of the 1585 Studio Apartments at 1585 W. El Camino Real, which consists of 27 studio units for the developmentally adults. The City contributed \$920,000 in HOME funds to assist the developer with site acquisition.
- Renovation completed at Tyrella Gardens Apartments, a 56-unit subsidized family rental complex and for Ginzton Terrace Apartments, a 107-unit subsidized senior rental complex. Repairs and upgrades include new energy efficient hot water heaters, bathroom fans, flooring, cabinets, vanities (Tyrella Gardens), and windows (Ginzton Terrace Apartments). About \$497,000 in CDBG and \$838,000 in HOME funds were used for the rehabilitation activities.
- Rehabilitation of the Fountain Apartments, a senior affordable housing development. The City provided \$1.125 Million in CDBG funds to renovate the kitchens of the 124-unit complex. The work included updating the cabinetry, flooring, appliances and other improvements to the units.
- The City has reserved available HOME funds in program years 2017 and 2018, including the Community Housing Development Organization (CHDO) funds, for site acquisition to construct 62 new subsidized units with 50 net new affordable units at Shorebreeze Apartments. The developer is a qualified CHDO.
- Through Rebuilding Together’s Minor Home Repair Program Peninsula serving low-income homeowners, 33 persons received improvements to their homes including accessibility, safety, and maintenance improvements.
- Energy Efficient upgrades completed at a local youth shelter serving approximately 40 homeless and foster children under eighteen years of age. Upgrades consisted of new windows, flooring, appliances and paint to the kitchen and dining areas where the majority of the activities and meetings take place.
- Installation of energy efficient lighting was completed at Rengstorff Park, a community park located in an eligible area with \$350,000 in CDBG funds and roughly \$240,000 in local funding. The new lighting is intended to increase safety and deter crime and nuisances in dimly or unlit areas and enhance the surrounding neighborhood, as stated in the Park’s Master Plan.
- In addition to the activities listed above, using CDBG funds, the City continues to fund and support emergency shelter and assistance programs that annually serve 3,000 homeless and households at risk of becoming homeless. The City also continues to fund public service programs that provide basic need services to 2,000 non-homeless residents including lower-income families, the elderly, foster care youth, and the disabled. Examples of services include employment referrals, free legal help, fair housing services, counseling, and assistance with basic needs and healthcare-related equipment.

PY 2019 CDBG Disbursements





As reported in the City's Annual Action Plan for program 2019, the following chart represents Mountain View's most recent planned disbursements of its CDBG entitlement funds by needs addressed. Fair housing services are supported through Mountain View's general fund. All HOME funds for this program year are for the development of the new affordable housing units at 950 W. El Camino Real and grant administration, the latter of which did not exceed 10 percent. There are two CDBG-funded capital improvement projects anticipated in program year 2019: an HVAC replacement project at the Community Health Awareness Council (CHAC) Clinic addressing neighborhood improvement needs and the new affordable units at 950 W. El Camino Real addressing affordable housing needs.

As indicated in the 2015-2020 ConPlan, the highest community priorities focus on the provisions and maintenance of affordable housing for low-income renters, preventing and ending homelessness, and the provision of basic services for low-income families, seniors, and disabled households. As evidenced by the above-listed major accomplishments and the disbursements of federal expenditures, Mountain View's continues to identify and fund projects and programs that address the City's highest priorities.

4. Summary of citizen participation process and consultation process

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the ConPlan. The City informed the public that it was in the process of creating the 2020-2025 ConPlan and encouraged public participation in the process by conducting a Community Needs Survey and hosting regional public forums and local community meetings. This process was intertwined with Santa Clara County in its entirety, however, the City collected data from its own survey and hosted its own community meetings.

The City provided public notice of the Community Needs Survey, regional public forums and local community meetings through various outreach methods, including newspaper postings, the internet, social media, and hard copy fliers distributed to various organizations and at local community centers. Numerous individuals attended regional public forums and community meetings for the County at-large. In addition, 12 people attended the City's own community meetings, while 184 City residents responded to the Community Needs Survey. A total of four regional public forums were each held in Morgan Hill, Palo Alto, Cupertino, and San Jose in November 2019. Mountain View held two separate community meetings in December 2019. The community needs survey was distributed to various entities, organizations, persons directly engaged via email; outreach flyers and survey links posted on websites of the Entitlement Jurisdictions of the County. One thousand seven hundred eighteen (1,718) individuals completed the regional needs survey, and 184 surveys were collected from respondents that identified themselves as residents of Mountain View.

Additionally, the City released its Housing Element in 2014. Since the ConPlan and Housing Element both address housing and community development needs, the actions listed in the 2020-2021 Strategic Plan were formulated to align with the City's Housing Element policies and programs. To solicit community input for the 2015-2023 Housing Element update, the City organized several community events targeting different segments of the local population. Two Housing Element community meetings were held, one in October 2013 and another in December 2013, in addition to two study sessions held on April 16, 2014 and May 11, 2014. A total of 35 persons attended the meetings and study sessions.

5. Summary of public comments



A summary of all comments received and staff's response to those comments can be found in Appendix A: Community Engagement Summary, as well as PR sections.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable. All comments were accepted.

7. Summary

Please see summaries above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following agency/entity is responsible for preparing the ConPlan and for administration of each grant program and funding source.

Table 2 – Responsible Agencies

| Agency Role | Name | Department/Agency |
|--------------------|---------------|----------------------------------|
| CDBG Administrator | MOUNTAIN VIEW | Community Development Department |
| HOME Administrator | MOUNTAIN VIEW | Community Development Department |

Narrative

Lead and Responsible Agencies

The City is the Lead Agency for HUD’s entitlement programs. The City’s Housing and Neighborhood Services Division is responsible for the administration of HUD’s CDBG and HOME entitlement funds. As required by federal law, the City must submit to HUD a five-year ConPlan and Annual Action Plans listing priorities and strategies for the use of these federal entitlement funds.

The ConPlan is a guide for how the City will use its federal funds to meet the housing and community development needs of its population. For the 2020-2025 ConPlan process, the City worked collaboratively with the County of Santa Clara (County) and other entitlement jurisdictions in the County to collect regional data and qualitative information on housing and community development needs.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Public participation plays a central role in the development of the ConPlan. The City of Mountain View consulted with agencies that provide services to the homeless and special needs populations, residents and stakeholders in the community, members of neighborhood groups, the Housing Authority of Santa Clara County, and the City of San Jose, which receives HOPWA and ESG funding and distributes that funding to Santa Clara County public service agencies.

In addition, Mountain View collaborated with other jurisdictions within the County to collect regional data that were used to help develop the priorities and strategies contained within this five-year plan. This group of jurisdictions, referred to within this document as the “Santa Clara County Entitlement Jurisdictions” or simply “Entitlement Jurisdictions,” includes:

- City of Mountain View
- City of Cupertino
- City of Gilroy
- City of Palo Alto
- City of Sunnyvale
- City of San José
- City of Santa Clara
- Santa Clara Urban County

As part of the collaborative process, Mountain View and the other entitlement jurisdictions jointly issued a Request for Proposals to hire Michael Baker International (MBI), a consulting firm to assist with the outreach, data collection and preparation of each entitlement jurisdiction’s 2020-2025 ConPlan. With MBI’s assistance, participating jurisdictions facilitated a comprehensive outreach process to engage the public, affordable housing providers, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs.

This process included citizen outreach through various avenues, such the Community Needs Survey, as well as various regional public forums, community meetings, and pop-up meetings Countywide. The City hosted its own community meeting to help focus on priority needs for its immediate community. The input received from these efforts, combined with quantitative data, was weighed heavily when determining needs for the area, as well as in creation of the Strategic Plan for the City.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Survey

A Community Needs Survey was administered Countywide, however, results were also broken down by local jurisdiction in order to determine needs for the City. This input determined levels of priority for community needs, housing needs, and homeless needs for the City. Allocation of funding was partly

determined by these results, and creation of the Strategic Plan and Goals for the City was influenced as well. In total, 1,718 results were collected Countywide, including 184 respondents from the City.

Regional Public Forums

Mountain View, along with the County of Santa Clara and other participating jurisdictions, held four regional public forums to gather housing and community development needs data. Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San Jose, Palo Alto, and Cupertino. The Regional Meetings were held on:

- November 4, 2019 @ Morgan Hill, City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San Jose, California

A brief overview of the planning process for the Analysis of Impediments to Fair Housing Choice and the 2020-2025 ConPlan was provided and a listening session with live polling was conducted. The following questions were answered the meeting attendees:

- Question 1. What should be the County's top priorities over the next 5 years?
- Question 2. Where are any neighborhood revitalization target areas?
- Question 3. What do you feel are the most common or pressing housing problem in the County?
- Question 4. What are the ways to overcome these problems?
- Question 5. How do you feel local organizations/service providers can better support your priorities?
- Question 6. In what ways are low- and moderate-income families vulnerable to crisis situations such as natural disasters?
- Question 7. Do you feel there is an issue with broadband access and technical literacy? If not, what support is missing?
- Question 8. How do you feel the County should spend their annual CDBG allocation? CDBG funds may be used for (*Eligible projects are: Community and social services, Economic development assistance; Improvements to public infrastructure and facilities; Affordable housing; Homelessness; Housing rehabilitation*).

The regional public forums were conducted as part of a collaborative regional approach to help the participating jurisdictions make data-driven, place-based investment decisions for federal funds.

Community Meetings

In addition to participating in the regional public forums, Mountain View held two local community meetings to solicit public input on issues, needs and priorities specific to Mountain View. Local community meetings were held in Mountain View in tandem with the regional public forums to expand the outreach process and gather specific place-based input. Attendees from the local community meetings, included residents, service providers, nonprofit representatives, and interested stakeholders. Local priorities were identified including the following, among others:

- Housing for low-income and very-low income households
- Preserve diversity of the community



- Services for seniors (both Case Management and Legal Services)
- Immigration Services
- Expansion of Homeless centers

A second community meeting was also held specifically for Spanish speaking populations in Mountain View. Attendees identified the following priorities:

- Increase mental health services (i.e. Work with you)
- Improve unsheltered RV conditions
- Create policies that support rent control
- Increase homeless shelter capacity /support /services
- Support existing and new youth sport programs
- Offer multicultural parenting classes
- Increase family accessibility to childcare
- Create and maintain safer schools

Stakeholder Outreach

Numerous entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts – including many of these agencies that provide services that benefit Mountain View residents. These stakeholders were also encouraged to promote attendance at the regional public forums and community meetings and to distribute and respond to the Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from City staff. Each participating jurisdiction, including Mountain View, also promoted the regional public forums and regional survey links on their respective websites and announced the ConPlan process through electronic mailing lists. Outreach materials and the survey links (including materials in Spanish) were emailed entities, organizations, and persons.

Printed flyers providing public notice about the regional public forums and local community meetings were distributed at City Hall, the Library, Community Center, Senior Center, and through the City's Outreach Division to neighborhood and community groups and facilities. These flyers were available in English and Spanish. Print newspaper display ads also were posted in the *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County Continuum of Care (CoC) Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).



Mountain View's Neighborhoods Division staff participates on the CoC. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

In addition, a CoC stakeholder identified some of the following needs and actions during an interview for the 2020-2025 ConPlan:

- An increase in Permanent Supportive Housing by 72 percent and Rapid Rehousing units by 113 percent in the last five years.
- However, this has not met the overall needs for homeless prevention, which is outpacing the above increases at a rate of 340 percent in the last five years.
- In addition, shelter growth over the same 5 year period stood at a rate of 126%, which is strong but still lagging behind overall need.

The CoC is a multi-sector group of stakeholders dedicated to ending and preventing homelessness in the County of Santa Clara (County). The CoC's primary responsibility is to coordinate large-scale implementation of efforts to prevent and end homelessness in the County. The CoC is governed by the Santa Clara CoC Board (CoC Board), which stands as the driving force committed to supporting and promoting a systems change approach to preventing and ending homelessness in the County.

Destination: Home and the CoC released a Community Plan to End Homelessness in the County (the Plan), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The strategies and action steps included in the Plan were informed by members who participated in a series of community summits designed to address the needs of homeless populations. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness. This plan was updated in 2019. The Plan included homeless statistics, causes of homelessness, three pillars and proposed strategies.

The Plan was created to guide the County, cities, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. Progress since the 2014 Plan include:

- A supportive housing system was established
- 6,937 people found a home
- \$950 million was procured through Measure A Housing Bond
- 1,537 apartments with supportive services were build
- Created a new homelessness prevention system and increased capacity by 340 percent.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies: 1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people; 2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness; 3. Serve the person: Adopt an approach that recognizes the need for client-centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Members of the CoC meet on a monthly basis in various work groups to ensure successful implementation components of the Plan's action steps. A Community Plan Implementation Team, which includes members of the CoC and other community stakeholders, meets quarterly to evaluate progress toward the Plan's goals, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County is not an ESG entitlement jurisdiction. The County of Santa Clara's Office of Supportive Housing is the Homeless Management Information System (HMIS) Lead for the County CoC. The project meets and exceeds HUD's requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, including the CoC's Coordinated Assessment System and UPLIFT, the CoC's free transit pass program. In 2015, the County assumed the role of HMIS Lead, and led the CoC through a change in software and system administration. Both software and system administration are now provided by Bitfocus, Inc. The County and Bitfocus work jointly to operate and oversee HMIS. Funding for HMIS in the County comes from HUD, the County of Santa Clara, and the City of San Jose.

Although the City is not an ESG entitlement jurisdiction, the City's Neighborhoods Division staff provides input on Plans to use or that impact ESG funds during the comment periods. The City also coordinates with those jurisdictions that receive ESG funds on projects and programs that benefit the homeless.

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the County since 2004. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery. Socialserve also administers website SCCHousingsearch.org, which provides information about affordable housing in the County, searchable by unit size, location, supportive services, and opened or closed waiting lists. Many non-profit agencies are also implementing their own internal systems that gather and track additional data specific to the populations they serve to enhance their service delivery.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

In August 2019, the Entitlement Jurisdictions contracted with Michael Baker International (MBI) to develop the ConPlan for fiscal years 2020-2025. In partnership with the participating jurisdictions, MBI launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 3 provides a list of all agencies, groups and organizations that participated in the regional public forums and local community meetings, or in stakeholder interviews. Several of the agencies, groups and



organizations identified in the table attended multiple forums. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the ConPlan regional and community meetings is included in Appendix A. This list includes consultations for the County and City.

Table 3 - Organizations

| OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS | | |
|--|--|---|
| 1 | Agency/Group/Organization | City of Gilroy, Recreation Department |
| | Agency/Group/Organization Type | Local Government |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency was consulted and provided e-mailed feedback. |
| | Website | http://www.cityofgilroy.org/340/Recreation-Department |
| 2 | Agency/Group/Organization | CommUniverCity San Jose |
| | Agency/Group/Organization Type | Education Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended Regional Public Forum meeting in San Jose on 11/20/19. |
| | Website | http://cucsj.org/ |
| 3 | Agency/Group/Organization | Community Services Agency |
| | Agency/Group/Organization Type | Senior Services, Community/Family Services and Organizations, Cultural Organizations |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended stakeholder consultation conference call meeting on 11/15/19. |
| | Website | https://www.csacares.org/ |
| 4 | Agency/Group/Organization | Destination Home |
| | Agency/Group/Organization Type | Homeless Services (strategic initiatives) |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |

| | | |
|---|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended Stakeholder consultation on via telephone meeting on 11/11/19. |
| | Website | https://destinationhomesv.org/ |
| 5 | Agency/Group/Organization | Health Trust |
| | Agency/Group/Organization Type | Services-Health, HIV/AIDS Services, Disabled Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment and Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended stakeholder consultation meeting on 11/21/19. |
| | Website | https://healthtrust.org/ |
| 6 | Agency/Group/Organization | Heart of the Valley |
| | Agency/Group/Organization Type | Senior Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency was consulted through interview questions covering a range of issues such as: community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided e-mailed feedback. |
| | Website | https://servicesforseniors.org/ |
| 7 | Agency/Group/Organization | Rebuilding Together (Silicon Valley) |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended stakeholder consultation conference call meeting on 11/21/19. |
| | Website | https://rebuildingtogethersv.org/ |

| | | |
|----|--|--|
| 8 | Agency/Group/Organization | Asian Americans for Community |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Stakeholder meeting in San Jose, Ca on 11/13/19 from 9-10 AM. |
| | Website | https://aaci.org/ |
| 9 | Agency/Group/Organization | Bridge Housing |
| | Agency/Group/Organization Type | Housing Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a Stakeholder interview. |
| | Website | https://bridgehousing.com/ |
| 10 | Agency/Group/Organization | Charities Housing |
| | Agency/Group/Organization Type | Housing Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder interview in San Jose, Ca on 11/14/19 from 1-2 PM. |
| | Website | https://charitieshousing.org/ |
| 11 | Agency/Group/Organization | Downtown Streets Team |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder interview on 11/26/19 at 10 AM. |
| | Website | https://streetsteam.org/index |
| 12 | Agency/Group/Organization | Eden Housing |
| | Agency/Group/Organization Type | Housing Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a conference call on 11/13/19 from 1-2 PM. |
| | Website | https://www.edenhousing.org/ |
| 13 | Agency/Group/Organization | Grid Alternatives |
| | Agency/Group/Organization Type | Environmental Sustainability Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a Stakeholder interview on 11/13/19. |
| | Website | https://gridalternatives.org/ |
| 14 | Agency/Group/Organization | WeHOPE |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Conference Call on 11/21/19 from 2-3 PM. |
| | Website | https://www.projectwehope.org/ |

| | | |
|----|--|---|
| 15 | Agency/Group/Organization | Vista Center for the Blind and Visually Impaired |
| | Agency/Group/Organization Type | Disabled |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Agency attended stakeholder consultation via audio meeting on 12/9/19. |
| | Website | https://www.vistacenter.org/ |
| 16 | Agency/Group/Organization | Housing Choices |
| | Agency/Group/Organization Type | Housing Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder Interview on 11/11/19. |
| | Website | http://www.housingchoices.org/ |
| 17 | Agency/Group/Organization | LifeMoves |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder Interview on 11/13/19 from 11-12 PM. |
| | Website | https://lifemoves.org/ |
| 18 | Agency/Group/Organization | Loaves and Fishes |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |

| | | |
|----|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder Interview on 11/12/19. |
| | Website | https://www.loavesfishes.org/ |
| 19 | Agency/Group/Organization | Santa Clara Family Health Plan |
| | Agency/Group/Organization Type | Health Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Conference Call on 11/12/19 from 4-5 PM. |
| | Website | https://www.scfhp.com/ |
| 20 | Agency/Group/Organization | Silicon Valley FACES |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Strategic Plan |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in Stakeholder Interview on 11/13/19 from 11-12 PM. |
| | Website | https://www.svfaces.org/ |
| 21 | Agency/Group/Organization | Silicon Valley Leadership Group |
| | Agency/Group/Organization Type | Community Organization |
| | What section of the Plan was addressed by Consultation? | Needs Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a Stakeholder Interview on 1/3/20 from 12-1 PM. |
| | Website | https://www.svlg.org/ |

| | | |
|-----------|--|--|
| 22 | Agency/Group/Organization | Santa Clara County Housing Authority (SCCHA) |
| | Agency/Group/Organization Type | Housing Services |
| | What section of the Plan was addressed by Consultation? | Needs Assessment Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The organization provided data and participated in a stakeholder interview. They provided information on public housing services countywide. |
| | Website | https://www.scchousingauthority.org/ |

Identify any Agency Types not consulted and provide rationale for not consulting.

Not applicable. All agency types were consulted. See PR-10.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Table 4 – Other local / regional / federal planning efforts

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|---|---|
| Continuum of Care | Regional Continuum of Care Council | The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the goal of the Strategic Plan to support activities to prevent and end homelessness. |
| City of Mountain View Housing Element (2015-2023) | City of Mountain View | The Housing Element serves as a policy guide to help the City meet its existing and future housing needs. Both the Housing Element and Strategic Plan have the goal of creating and preserving affordable housing stock within the City. |
| 2013-2017 Comprehensive HIV Prevention & Care Plan | Santa Clara County HIV Planning Council for Prevention and Care | This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the goal of the Strategic Plan to support activities that provide basic needs services to lower income households and special needs populations. |
| Housing Funding Landscape and Local Best Practices | Cities Association of Santa Clara County and Housing Trust Silicon Valley | This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households. |

| | | |
|---|-------------------------------------|--|
| RHNA Plan for the SF Bay Area: 2014-2022 | Association of Bay Area Governments | This plan analyzes the total regional housing need for Santa Clara County and all of the Bay Area. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households. |
| Community Plan to End Homelessness in Santa Clara | Destination: Home | The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the goal of the Strategic Plan to prevent and end homelessness. |
| City of Mountain View General Plan 2030 | City of Mountain View | The 2030 General Plan for the City specifies goals and policies created to support and booster the local economy. The overarching theme of both plans is to provide a framework for the City to grow economic development opportunities. |

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Mountain View and other Santa Clara County jurisdictions are collaborating on preparation of their 2020-2025 ConPlans. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The Continuum of Care agencies were involved in the formation of the ConPlan and will be integral in its implementation.

In addition, Mountain View’s Neighborhoods Division staff also attends quarterly CDBG Coordinators and Regional Housing Working Group meetings. During these meetings, projects benefitting the homeless and special needs housing are discussed as is pending legislation and local initiatives that impact affordable housing and services for lower income households.

On an on-going basis, Mountain View’ Neighborhoods Division staff coordinates with Santa Clara County and other jurisdictions to implement the countywide biennial Homeless Census. Results from the Census are used to identify homeless populations throughout the County and to implement strategies and service priorities to address their needs.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

The City participated in a County-wide community engagement activity that included four regional public forums between November 4 and November 20, 2019. These included a listening session with live polling. An online survey was conducted for Mountain View that garnered 184 responses. Additionally, a stakeholder outreach meeting was held with 12 participants.

Santa Clara County Regional Public Forums.

Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San Jose, Palo Alto, and Cupertino. The Regional Meetings were held

- November 4, 2019 @ Morgan Hill, City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San Jose, California

Santa Clara County Stakeholder Interviews.

Throughout the County twenty-one stakeholder interviews were held, typically at their place of business. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

- | | |
|--|-----------------------------------|
| - Asian Americans for Community | - Health Trust Involvement |
| - Bridge Housing | - Heart of the Valley |
| - Charities Housing | - Housing Choice |
| - Community Services Agency | - LifeMoves |
| - CommUniverCity San Jose | - Loaves and Fishes |
| - Destination Home | - Rebuilding Silicon Valley |
| - Downtown Streets Team | - Santa Clara Family Health Plan |
| - Eden Housing | - Silicon Valley FACES |
| - City of Gilroy Recreation Department | - Silicon Valley Leadership Group |
| - Grid Alternatives | - Vista Center |
| - WeHOPE | |

Santa Clara County Focus Group Meetings

There were two focus groups held on November 7 and 18, 2019. There were a total of 7 attendees. Each of the attendees were from social service entities:

- Boys and Girls Clubs of Silicon Valley
- Healthier Kids Foundation
- Live Oak Adult Day Services
- San Jose Conservation Corps Charter



Mountain View Stakeholder Outreach

The County held an outreach meeting at the Mountain View Public Library on December 9, 2019 with twelve participants.

Community Survey

An online survey was conducted for the residents of Mountain View as part of the Santa Clara County outreach effort. There were 184 participants.

Citizen Participation Outreach

Table 5 – Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|--|-------------------------------|---|----------------------------------|--|---------------------|
| 1 | Regional Public Forums and Local Public Meetings | County-wide participation | 4 Regional public forums 2 local community meetings | See Community Engagement Summary | N/A | |
| 2 | Stakeholder Interview | County-wide service providers | Twenty one individual interviews | See Community Engagement Summary | N/A | |
| 3 | Focus Groups | Service providers | There were seven attendees representing service organizations | See Community Engagement Summary | N/A | |

| | | | | | | |
|---|----------------------|-----------------------|--|--|-----------------------------|--|
| 4 | Stakeholder Outreach | City of Mountain View | There were twelve participants representing stakeholders within the City | Provide housing for low- and extremely-low income residents, provide services for seniors, zoning changes for increased density, SRO dorm/ hostel living and intergenerational facilities, provide efficient and fair public transportation choices. | All comments were accepted. | |
|---|----------------------|-----------------------|--|--|-----------------------------|--|

| | | | | | | |
|---|---------------|--|--------------------------------|---|-----------------------------|--|
| 5 | Online Survey | | 184 residents of Mountain View | <p>Needs identified, in order of importance are:</p> <ol style="list-style-type: none"> 1. Create additional affordable housing for low-income residents, esp. rental housing supply and rental assistance. 2. Improve non-profit community services especially emergency housing assistance, mental health services and homeless assistance 3. Create more jobs for low-income residents and job training for homeless 4. Improve public facilities that provide public services, especially homeless facilities, mental health facilities and for facilities for children who are neglected/abandoned | All comments were accepted. | |
|---|---------------|--|--------------------------------|---|-----------------------------|--|

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Located in the northern part of Santa Clara County on the San Francisco Bay, the City is at the heart of the Silicon Valley, an area renowned for its technology-based business sector. Spanning just over 12 square miles and with a total population of approximately 77,975⁶, the City is home to strong neighborhoods, engaged citizens, and a thriving business community. The City is known for being a regional center of technological innovation and job creation. Major technology-based employers are located in the North Shoreline and North Whisman neighborhoods of the City, along with several large-scale retailers. However, the growing prevalence of high-paying jobs in the technology sector continues to impact housing availability and affordability in the City, particularly for lower-income households. Additionally, funding, including federal funding, for services to address the growing issue of housing opportunity and that special needs populations has been steadily declining. To help strategically address these community needs, the City has assessed and identified goals and strategies for how to use the federal funds it receives to benefit lower-income households and neighborhoods.

Data and analysis in this section points to a divide in the City between high earners and low-to-moderate earners. Therefore, many lower income households struggle with housing problems, most notably housing cost burden, due to a competitive market in the area which drives up owner and rental costs. With a diverse and growing population in the City, maintaining and improving upon housing affordability will be critical for the prosperity of the region.

Methodology

In preparing the ConPlan the data within the Needs Assessment and the Housing Market Analysis was reviewed and analyzed. Highlights of the analysis is provided to show how things have changed from 2015 and or compared to the region. The ConPlan also provides data on the surrounding agencies that work to reduce poverty and homelessness. The majority of data analyzed in the Needs Assessment was provided by HUD for the purpose of preparing this ConPlan. Known as Comprehensive Housing Affordability Strategy (CHAS) data, these tabulations are intended to indicate the extent of housing issues and needs, principally for lower-income households. For this plan, CHAS data for the 2011-2015 period were utilized. When CHAS data was not available for this plan, other data was utilized including 2000 and 2010 U.S. Census data and American Community Survey (ACS) 2011-2015 five-year estimates. ACS five-year estimates reflect a larger sample size and are generally considered more reliable and precise as compared to one-year estimates.⁷

Federal funds provided through HUD's CDBG program are intended to primarily focus on activities that will benefit LMI households whose incomes do not exceed 80 percent of the area median family income

⁶ 2011-2015 American Community Survey (ACS) five-year estimates

⁷ The United States Census Bureau. "When to Use 1-year, 3-year, or 5-year Estimates."

<https://www.census.gov/programs-surveys/acs/guidance/estimates.html>



(AMI), as established by HUD, with adjustments for household size. HUD defines LMI households to include the following three income tiers:

- Extremely Low-Income: households earning 30 percent or less than the AMI
- Very Low-Income: households earning 50 percent or less than the AMI
- Low-Income: households earning 80 percent or less than the AMI

The number of LMI households have increased over the last five years. Within the City, more than one-third of all households (34.5 percent or 11,285 households) are LMI with incomes ranging from 0-80% AMI.

- 13.9 percent (4,560 households) at 0-30 percent AMI
- 9.2 percent (3,010 households) at 30-50 percent AMI
- 11.4 percent (3,715 households) at 50-80 percent AMI

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets.

Within the CHAS data, HUD identifies several housing problems:

- Substandard housing lacking complete kitchen facilities
- Substandard housing lacking complete plumbing facilities
- Overcrowded housing with 1-1.5 persons per room
- Cost burdened households paying more than 30 percent of income toward housing costs, including utilities

In addition, HUD defines severe housing problems as:

- Severely overcrowded housing with more than 1.5 persons per room
- Severely cost burdened households paying more than 50 percent of income toward housing costs, including utilities

As shown in Table 6, the Mountain View population and the number of households in the City continue to grow. Household growth is outpacing population growth, which indicates a decrease in household size and increase in single-person households from 2009 to 2015. Median income has increased substantially reflecting the job growth in the high-paying technology sector, which is impacting housing demand and prices. For further reference, AMI stands for Area Median Income, and HAMFI stands for HUD Area Median Family Income.

Table 3 - Housing Needs Assessment Demographics

| Demographics | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 74,066 | 77,975 | 5% |
| Households | 30,201 | 32,715 | 8% |
| Median Income | \$86,616 | \$103,488 | 19% |

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

Table 7 shows that just over one-third (34.5 percent or 11,285) of all Mountain View households are LMI households with income ranging from 0-80 percent AMI. Of the total LMI households, 40.4 percent are extremely low income with incomes less than 30 percent AMI. More than one-third (34.6 or 3,910) of LMI households contain at least one person over the age of 62 years.

Table 4 – Total Households

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80- 100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-----------------------|----------------|
| Total Households | 4,560 | 3,010 | 3,715 | 2,405 | 19,025 |
| Small Family Households | 1,350 | 1,130 | 1,290 | 870 | 9,565 |
| Large Family Households | 165 | 270 | 240 | 135 | 815 |
| Household contains at least one person 62-74 years of age | 725 | 605 | 660 | 385 | 2,325 |
| Household contains at least one person age 75 or older | 1,085 | 480 | 355 | 250 | 485 |
| Households with one or more children 6 years old or younger | 579 | 555 | 635 | 275 | 2,390 |

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 5 – Housing Problems

| | Renter | | | | | Owner | | | | |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
| | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total | 0-30% AMI | >30- 50% AMI | >50- 80% AMI | >80- 100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing – Lacking complete plumbing or kitchen facilities | 20 | 10 | 25 | 10 | 65 | 45 | 4 | 0 | 0 | 49 |
| Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing) | 190 | 160 | 110 | 0 | 460 | 0 | 0 | 30 | 0 | 30 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Overcrowded – With 1.01-1.5 people per room (and none of the above problems) | 230 | 160 | 195 | 60 | 645 | 0 | 20 | 0 | 35 | 55 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,820 | 790 | 280 | 85 | 2,975 | 580 | 230 | 180 | 125 | 1,115 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 305 | 805 | 1,090 | 470 | 2,670 | 170 | 310 | 155 | 300 | 935 |
| Zero/negative Income (and none of the above problems) | 260 | 0 | 0 | 0 | 260 | 130 | 0 | 0 | 0 | 130 |

Data Source: 2011-215 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 6 – Housing Problems

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having housing problems one or more of four | 2,260 | 1,120 | 610 | 155 | 4,145 | 625 | 250 | 210 | 165 | 1,250 |
| Having none of four housing problems | 785 | 1,065 | 1,995 | 1,320 | 5,165 | 505 | 570 | 905 | 760 | 2,740 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Household has negative income, but none of the other housing problems | 260 | 0 | 0 | 0 | 260 | 130 | 0 | 0 | 0 | 130 |

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

Table 7 – Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 930 | 920 | 555 | 2,405 | 135 | 80 | 90 | 305 |
| Large Related | 135 | 175 | 100 | 410 | 20 | 24 | 55 | 99 |
| Elderly | 750 | 290 | 185 | 1,225 | 385 | 375 | 115 | 875 |
| Other | 720 | 525 | 685 | 1,930 | 230 | 65 | 105 | 400 |
| Total need by income | 2,535 | 1,910 | 1,525 | 5,970 | 770 | 544 | 365 | 1,679 |

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

Table 8 – Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 825 | 320 | 95 | 1,240 | 125 | 45 | 50 | 220 |
| Large Related | 90 | 45 | 0 | 135 | 20 | 4 | 30 | 54 |
| Elderly | 515 | 120 | 65 | 700 | 260 | 150 | 50 | 460 |
| Other | 705 | 420 | 130 | 1,255 | 195 | 30 | 80 | 305 |
| Total need by income | 2,135 | 905 | 290 | 3,330 | 600 | 229 | 210 | 1,039 |

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

Table 9 – Crowding Information – 1/2

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 420 | 260 | 225 | 60 | 965 | 0 | 20 | 30 | 10 | 60 |
| Multiple, unrelated family households | 0 | 50 | 60 | 10 | 120 | 0 | 0 | 0 | 30 | 30 |
| Other, non-family households | 4 | 0 | 20 | 0 | 24 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 424 | 310 | 305 | 70 | 1,109 | 0 | 20 | 30 | 40 | 90 |

Data Source: 2011-2015 CHAS

Table 12 – Crowding Information – 2/2

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 565 | 470 | 585 | 1,620 | 14 | 85 | 50 | 149 |

Data Source: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.

HMIS Data for housing units and wait list for the County and the City of Mountain View– Requested - To Be Inserted.

Within the City, there are approximately 32 sheltered homeless individuals, according to the 2019 homeless census.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Throughout the County, there were a total of 269 families (921 individuals) experiencing homelessness at the time of the 2019 Santa Clara Homeless Census and Survey, 26 percent of which were unsheltered and 69 percent of which were of Hispanic origin.⁸

⁸ Applied Survey Research. “Santa Clara County Homeless Census & Survey Comprehensive Report.” 2019. <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf>



In Mountain View there are 336 HCV, of which 102 are project based vouchers, 73 are Veteran Vouchers, and 8 are enhanced vouchers. SCCHA does not keep records of assisted/non-assisted families that are victims of domestic violence, dating violence, sexual assault, or stalking.

According to the 2019 Santa Clara County Homeless Census and Survey, six percent of all survey respondents experiencing homelessness (approximately 82 persons countywide) reported also currently experiencing domestic/partner violence and abuse.⁹

What are the most common housing problems?

1. Housing Cost Burden

As indicated by housing data, the most common single housing problem throughout the City is housing cost burden (households paying more than 30 percent of monthly income on housing). Out of all Mountain View households, 32.2 percent are cost burdened. Households with incomes at or below 80 percent AMI (low-income households) are cost burdened at a high rate of 67.8 percent. Overall, 72.6 percent of all housing cost burden cases in the City are affecting low-income households.

2. Severe Housing Cost Burden

The second most common single housing problem is severe housing cost burden, defined as households paying more than 50 percent of their income on housing costs. This problem affects 15.4 percent of all households within the City. Of the households with incomes at or below 80 percent AMI (low-income households), 38.7 percent are severely cost burdened. Overall, 88.7 percent of all severe housing cost burden cases in the City are affecting low-income households.

3. Overcrowding

While the vast majority of housing problems relate to housing costs (82.0 percent of housing problems reported in Table 8), the third most common housing problem is overcrowding. Of the total number of housing problems reported in Table 8, 7.5 percent are households with 1.01-1.5 persons per room. Overcrowding occurs most often in renter households; approximately 92 percent of households with overcrowding are renters.

Are any populations/household types more affected than others by these problems?

In the City, more renter households (4,145) reported having one or more of the four housing problems than owner households (1,250). Of the total number of renter households experiencing one or more housing problems, more than half (54.5 percent) are extremely low-income and 27.0 percent are very low-income. This indicates that renter households with incomes at or below 50 percent AMI are more likely to experience housing problems. As discussed above, renter households and households with incomes at or below 50 percent AMI are also more likely to experience the three most common housing problems in Mountain View.

⁹ Ibid.

As shown in Table 11, severe housing cost burden is more prevalent for renter households. Of the total renter households with severe cost burden, the majority (64.1 percent) are extremely low-income. Additionally, 38.6 percent of these extremely low-income renter households are identified as small, related households and another 24.1 percent are elderly. Similarly, renter households are more likely to be cost burdened as evidenced in Table 10. Of the renter households that are cost burdened, 40.3 percent are small, related households and another 20.5 percent are elderly. The distribution of cost burdened renter households across income tiers is more evenly dispersed: 42.5 percent are extremely low-income, 32.0 percent are very low-income, and 25.5 percent are low-income.

Of the total households that are overcrowded, the vast majority are renters as shown in Table 12. Further, of all total households with more than one-third (35.0 percent) have incomes at or below 30 percent AMI. Additionally, overcrowding occurs most frequently in single-family households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Populations At-Risk of Homelessness

As shown in Table 11, 3,330 renter households at or below 80 percent AMI were experiencing severe cost burden. These LMI renter households that spend 50 percent or more of their income on housing cost could be at-risk of homelessness as market rents continue to increase, particularly for the 2,135 extremely low-income households. There continues to be significant demand for additional affordable rental housing as evidenced by the waiting lists maintained by the Santa Clara County Housing Authority (SCCHA).

The City enacted a local Tenant Relocation Assistance Ordinance (TRAO) to provide cash assistance to low-income tenants facing displacement due to redevelopment and who are not eligible for federal or state relocation assistance in securing another residence. Mountain View has also been studying ways to address the rise in homelessness and residents living in vehicles, such as RVs. Strategies include providing basic human services designed to start those in need on the path to more permanent future housing:

- Mobile showers, laundry, and an ADA compliant portable toilet
- Free RV and similar vehicle waste-tank caps to prevent leaks, with further analysis of additional waste management options
- Regular street cleaning in areas with RV parking
- Support for exploring cold weather shelter or safe parking programs by faith-based organizations
- On-going review of RV parking areas to assess visibility and safety
- A mobile Outreach Worker based at CSA and a Caseworker for the chronically homeless in coordination with the County to link homeless individuals to services.

In March 2017, the City Council extended several of the solutions mentioned above including funding for continuing programs like the funding of a mobile Outreach Worker based Community Services Agency



(CSA) and a Caseworker with the County through June 2019. These new programs helped to connect residents to support and stable housing options and services. In 2019, the City Council allocated additional funding to continue programs related to connecting those in need to services including homeless prevention and re-housing services.

Rapid-rehousing

The California Work Opportunity and Responsibility to Kids (CalWORKs) programs serve over 12,000 families countywide (nearly 30,000 men, women, and children). According to the agency staff who administer the program, “Twenty-nine percent of CalWORKs families included adults with earned wages, with the median earnings for CalWORKs families at \$2,013 for three months. Other agencies in Santa Clara County providing rapid-rehousing assistance to Mountain View households took part in the community engagement activities. One such agency, during the intake process, takes into account earned wages, maximum monthly CalWORKs benefit for a family of four, and other government assistance income (CalFresh, Earned Income Tax Credit, and other unearned income). A CalWORKs family in Santa Clara County has, on average, a monthly income of approximately \$1,928. This amount plus other income enables a family to afford the area Fair Market Rent.

Table 13 – HCV Vouchers

| Housing Choice Vouchers & Public Housing Units | |
|--|-------------------------|
| Voucher Recipients | Housing Choice Vouchers |
| Number of Families on Waiting List | 83 |
| Extremely Low Income (0-30% AMI) | 301 |
| Very Low Income (31-50% AMI) | 24 |
| Low Income (51-80% AMI) | 0 |
| Income Above 80% AMI | 2 |
| Families with Children | 22 |
| Elderly Families | 213 |
| Families with Disabilities | 210 |
| Veterans | 43 |
| Race: | |
| White/Not Hispanic or Latino | 181 |
| Black | 30 |
| Asian | 70 |
| American Ind/Native Hawaiian | 6 |
| Unknown/Multiple | 9 |
| White/Hispanic | 40 |

Source: HMIS Data

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

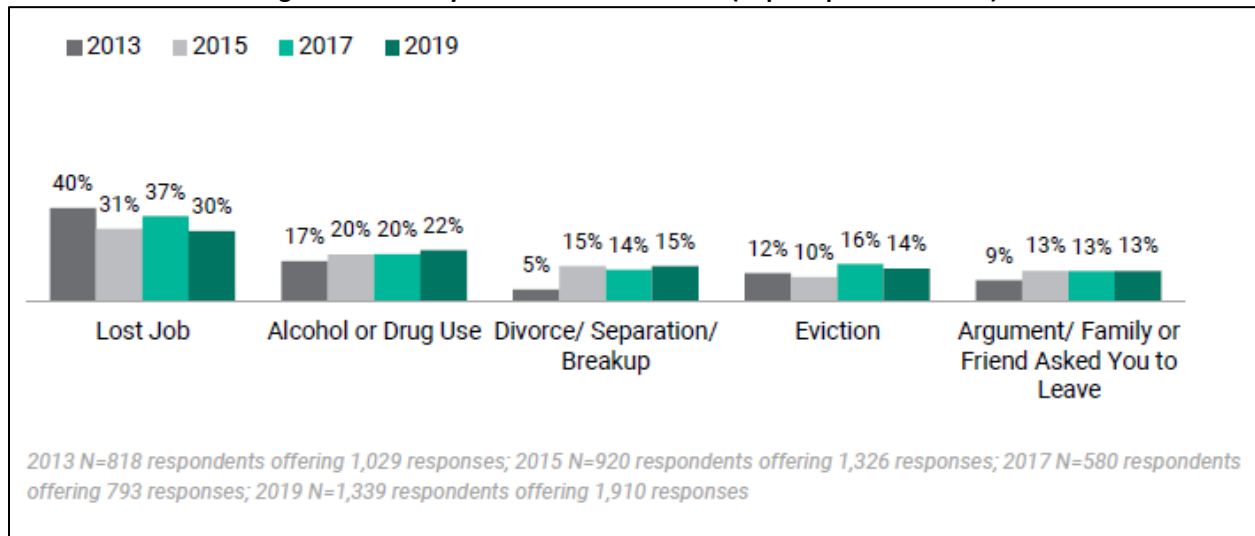
At-risk of homelessness is defined as households receiving Section 8 assistance whose gross annual income equals 30 percent or less than the current Area Median Incomes (AMI) per family size.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Figure 1 below displays the primary causes of homelessness cited by respondents to the 2019 homeless census. From the census: *“Thirty percent (30%) of survey respondents reported job loss as the primary cause of their homelessness, while 22% cited alcohol or drug use, 15% cited a divorce/separation, 14% cited eviction, and 13% cited an argument with—or being asked to leave by—a family member or friend.”*¹⁰

Figure 2 shows what services survey respondents most commonly identified as that could have potentially prevented homelessness. From the census: *“When asked what might have prevented their homelessness, survey respondents most commonly reported rent or mortgage assistance (42% and an increase from 30% in 2017), followed by employment assistance (37%).”*¹¹ This data suggests the need for additional supportive services to help prevent homelessness, such as short-term rental assistance and employment resources, drug and alcohol rehabilitation.

Figure 1 – Primary Cause of Homelessness (Top Responses in 2019)

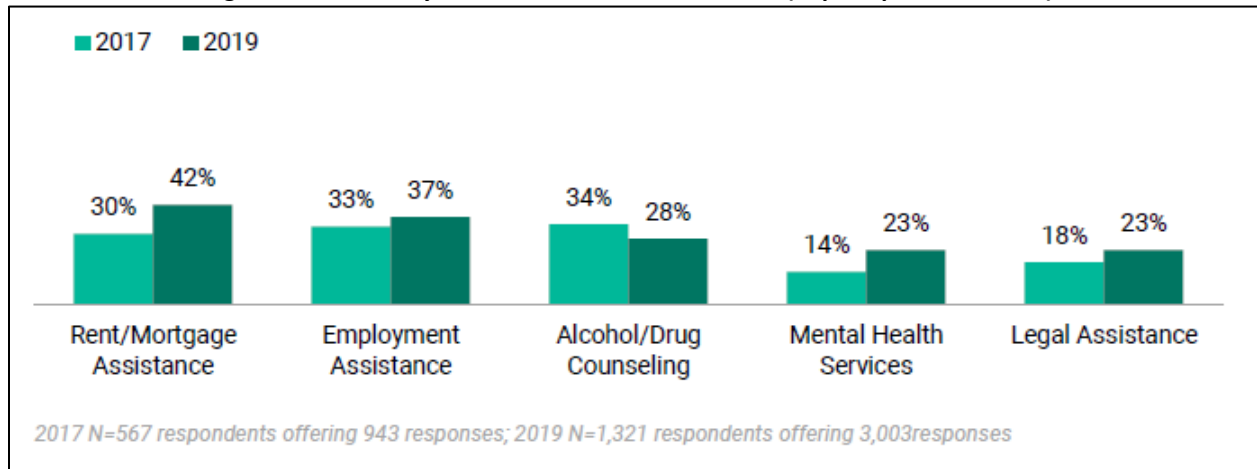


Source: 2019 Santa Clara County Homeless Census & Survey

¹⁰ Applied Survey Research. “Santa Clara County Homeless Census & Survey Comprehensive Report.” 2019. <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf>

¹¹ Ibid

Figure 2 – What May Have Prevented Homelessness (Top Responses in 2019)



Source: 2019 Santa Clara County Homeless Census & Survey

Discussion

Figure 1 and 2 shows the following:

- Drug and alcohol abuse is increasing
- Households experiencing divorce is steady
- Rents and mortgages are increasing by alarming rates
- Mental health services needs are increasing
- Legal assistance for employment and housing is increasing

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

0%-30% of Area Median Income

Table 10 - Disproportionally Greater Need 0 - 30% AMI

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,365 | 815 | 390 |
| White | 1,640 | 480 | 140 |
| Black / African American | 69 | 40 | 35 |
| Asian | 755 | 175 | 165 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 15 | 0 |
| Hispanic | 845 | 95 | 35 |

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Table 11 - Disproportionally Greater Need 30 - 50% AMI

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,490 | 520 | 0 |
| White | 1,080 | 285 | 0 |
| Black / African American | 40 | 0 | 0 |
| Asian | 550 | 75 | 0 |
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|------------------|--|---------------------------------------|--|
| Hispanic | 800 | 145 | 0 |

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Table 12 - Disproportionally Greater Need 50 - 80% AMI

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,070 | 1,650 | 0 |
| White | 935 | 735 | 0 |
| Black / African American | 85 | 0 | 0 |
| Asian | 465 | 215 | 0 |
| American Indian, Alaska Native | 4 | 35 | 0 |
| Pacific Islander | 0 | 50 | 0 |
| Hispanic | 520 | 615 | 0 |

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Table 13 - Disproportionally Greater Need 80 - 100% AMI

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,090 | 1,315 | 0 |
| White | 655 | 725 | 0 |
| Black / African American | 25 | 115 | 0 |
| Asian | 175 | 135 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 20 | 0 |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|------------------|--|---------------------------------------|--|
| Hispanic | 215 | 260 | 0 |

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 14 - Disproportionally Greater Need, Percent with Housing Problems

| | 0-30% AMI | | 30-50% AMI | | 50-80% AMI | | 80-100% AMI | |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | # | % | # | % | # | % | # | % |
| Jurisdiction as a whole | 3,365 | 80.5% | 2,490 | 82.7% | 2,070 | 55.6% | 1,090 | 45.3% |
| White | 1,640 | 77.4% | 1,080 | 79.1% | 935 | 56.0% | 655 | 47.5% |
| Black/African American | 69 | 63.3% | 40 | 100.0% | 85 | 100.0% | 25 | 17.9% |
| Asian | 755 | 81.2% | 550 | 88.0% | 465 | 68.4% | 175 | 56.5% |
| American Indian, Alaska Native | 0 | - | 0 | 0.0% | 4 | 10.3% | 0 | - |
| Pacific Islander | 0 | 0.0% | 0 | - | 0 | 0.0% | 0 | 0.0% |
| Hispanic | 845 | 89.9% | 800 | 84.7% | 520 | 45.8% | 215 | 45.3% |

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Disproportionate Needs Experienced by LMI Households

All Black/African American households within the 30-50 percent and 50-80 percent AMI income tiers are experiencing one or more of the four housing problems, compared to 82.7 percent and 55.6 percent of the City as a whole, respectively.

Of the total Asian households within the 50-80 percent income tier, 68.4 percent are experiencing one or more of the four housing problems, compared to 55.6 percent of Mountain View as a whole within this income tier. Additionally, while not in an LMI income tier, 56.6 percent of Asian households within 80-100 percent AMI are experiencing one or more of the four housing problems, compared to 45.3 percent of the City as a whole.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander, American Indian, or Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room and is severely cost burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

0%-30% of Area Median Income

Table 15 – Severe Housing Problems 0 - 30% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,885 | 1,290 | 390 |
| White | 1,325 | 790 | 140 |
| Black / African American | 69 | 40 | 35 |
| Asian | 650 | 275 | 165 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 15 | 0 |
| Hispanic | 795 | 145 | 35 |

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Table 16 – Severe Housing Problems 30 - 50% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,370 | 1,635 | 0 |
| White | 615 | 750 | 0 |
| Black / African American | 0 | 40 | 0 |
| Asian | 335 | 285 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| American Indian, Alaska Native | 0 | 15 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 410 | 535 | 0 |

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Table 17 – Severe Housing Problems 50 - 80% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 820 | 2,900 | 0 |
| White | 245 | 1,420 | 0 |
| Black / African American | 0 | 85 | 0 |
| Asian | 235 | 440 | 0 |
| American Indian, Alaska Native | 0 | 39 | 0 |
| Pacific Islander | 0 | 50 | 0 |
| Hispanic | 310 | 830 | 0 |

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Table 18 – Severe Housing Problems 80 - 100% AMI

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 320 | 2,080 | 0 |
| White | 200 | 1,175 | 0 |
| Black / African American | 10 | 135 | 0 |
| Asian | 45 | 265 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 20 | 0 |
| Hispanic | 60 | 415 | 0 |

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Table 19 - Disproportionally Greater Need, Percent with Severe Housing Problems

| | 0-30% AMI | | 30-50% AMI | | 50-80% AMI | | 80-100% AMI | |
|--------------------------------|--------------|--------------|--------------|--------------|------------|--------------|-------------|--------------|
| | # | % | # | % | # | % | # | % |
| Jurisdiction as a whole | 2,885 | 69.1% | 1,370 | 45.6% | 820 | 22.0% | 320 | 13.3% |
| White | 1,325 | 62.6% | 615 | 45.1% | 245 | 14.7% | 200 | 14.5% |
| Black/African American | 69 | 63.3% | 0 | 0.0% | 0 | 0.0% | 10 | 6.9% |
| Asian | 650 | 70.3% | 335 | 54.0% | 235 | 34.8% | 45 | 14.5% |
| American Indian, Alaska Native | 0 | - | 0 | 0.0% | 0 | 0.0% | 0 | - |
| Pacific Islander | 0 | 0.0% | 0 | - | 0 | 0.0% | 0 | 0.0% |
| Hispanic | 795 | 84.6% | 410 | 43.4% | 310 | 27.2% | 60 | 12.6% |

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Disproportionate Severe Needs Experienced by LMI Households

Of the total Hispanic households with incomes at or less than 30 percent AMI, 84.6 percent are experiencing severe housing problems, compared to 69.1 percent of City households as a whole within this income tier.

Of the total Asian households within the 50-80 percent AMI income tier, 34.8 percent are experiencing severe housing problems, compared to 22.0 percent of Mountain View households as a whole within this income tier.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander, American Indian, or Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Housing Cost Burden

Table 20 – Greater Need: Housing Cost Burdens AMI

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 21,740 | 5,830 | 4,705 | 430 |
| White | 11,995 | 3,040 | 2,420 | 170 |
| Black / African American | 335 | 170 | 69 | 35 |
| Asian | 6,135 | 1,210 | 1,155 | 175 |
| American Indian, Alaska Native | 65 | 4 | 0 | 0 |
| Pacific Islander | 125 | 0 | 0 | 0 |
| Hispanic | 2,550 | 1,245 | 1,015 | 45 |

Data Source: 2011-2015 CHAS

Table 21 – Disproportionally Greater Need, Percent with Housing Cost Burdens

| | <=30% | | 30-50% | | >50% | |
|--------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|
| | # | % | # | % | # | % |
| Jurisdiction as a whole | 21,740 | 67.4% | 5,830 | 18.1% | 4,705 | 14.6% |
| White | 11,995 | 68.7% | 3,040 | 17.4% | 2,420 | 13.9% |
| Black/African American | 335 | 58.4% | 170 | 29.6% | 69 | 12.0% |
| Asian | 6,135 | 72.2% | 1,210 | 14.2% | 1,155 | 13.6% |
| American Indian, Alaska Native | 65 | 94.2% | 4 | 5.8% | 0 | 0.0% |
| Pacific Islander | 125 | 100.0% | 0 | 0.0% | 0 | 0.0% |
| Hispanic | 2,550 | 53.0% | 1,245 | 25.9% | 1,015 | 21.1% |

Data Source: 2011-2015 CHAS

Discussion:

Disproportionately Cost-Burdened Households



The data in the above tables indicate that nearly one-third (32.2 percent) of all Mountain View households spend 30 percent or more of their income on housing cost. Of the total Black/African American households in Mountain View, 29.6 percent spend between 30 and 50 percent of their income on housing costs, as compared to only 18.1 percent for the City as a whole.

Disproportionately Severely Cost-Burdened Households

The data in the above tables indicate that 14.6 percent of all Mountain View households spend more than 50 percent of their income on housing cost. Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

Note: Households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary:

- Within the 0-30 percent AMI: 84.6 percent of all Hispanic households experience severe housing problems, compared to 69.1 percent of the jurisdiction as a whole.
- Within the 30-50 percent AMI: all Black/African American households experience one or more of the four housing problems, as compared to 82.7 percent of all Mountain View households in this income tier.
- Within the 50-80 percent AMI: all Black/African American and 68.4 percent of Asian households experience one or more of the four housing problems, as compared to 55.6 percent of all Mountain View households in this income tier; 34.8 percent of Asian households experience severe housing problems, as compared to 22.0 percent of the City as a whole.
- While not an LMI income group, within the 80-100 percent AMI income tier, 56.5 percent of Asian households experience one or more of the four housing problems, as compared to 45.3 percent of all Mountain View households in this income tier.
- Of the total Black/African American households in Mountain View, 29.6 percent spend between 30 and 50 percent of their income on housing costs, as compared to only 18.1 percent for the City as a whole.
- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

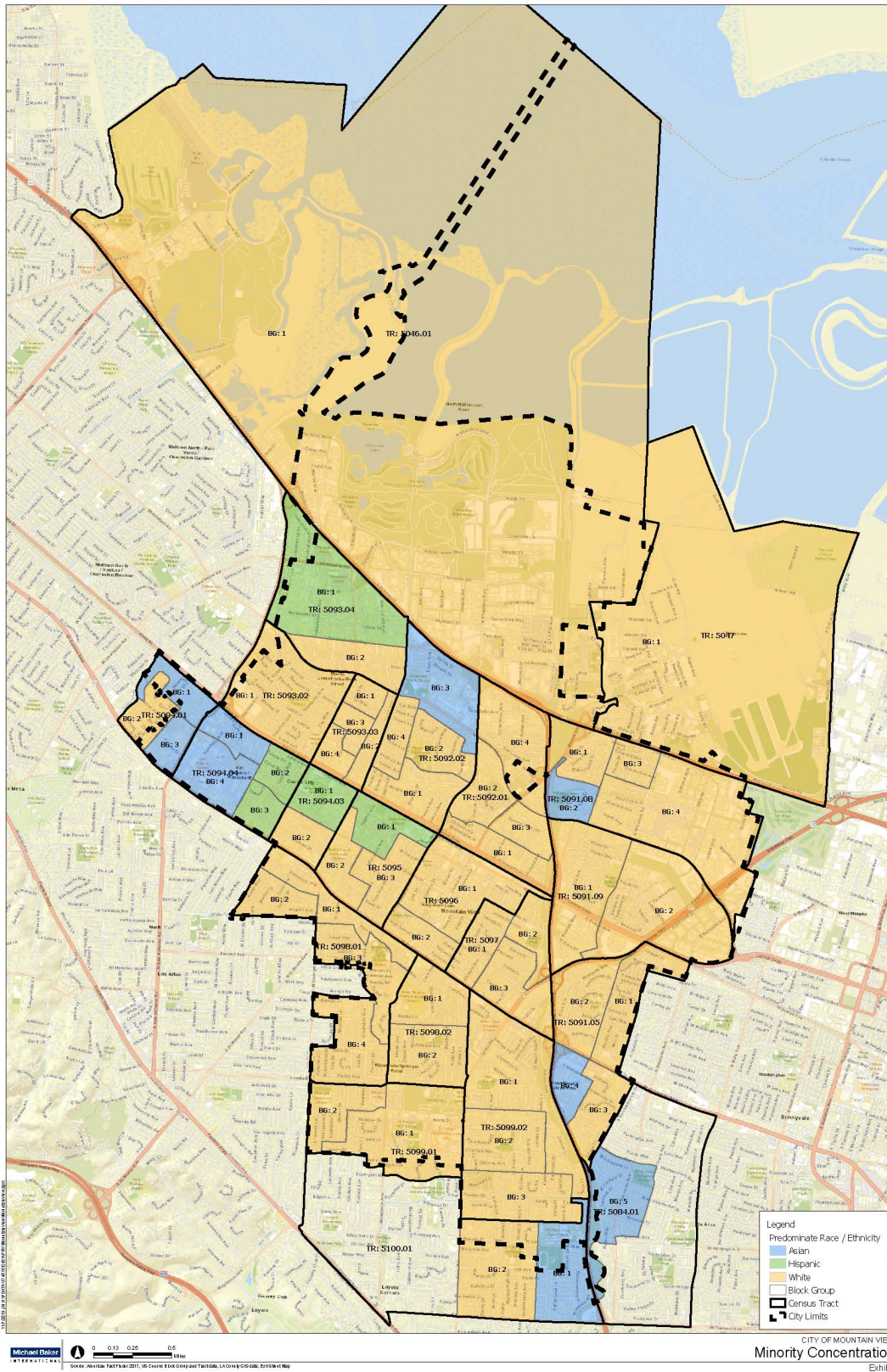
If they have needs not identified above, what are those needs?

The needs of these households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Map 1 depicts areas of the City that have minority concentration by Census Tract and Block Group.

Map 1 – Areas of Minority Concentration in Mountain View



NA-35 Public Housing – 91.205(b)

Introduction

Within the County, the Santa Clara County Housing Authority (SCCHA) administers the federal rental assistance programs. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80 percent of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.¹² In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.¹³

SCCHA also administers the HCV Program throughout the County, including in the City. The HCV program is a federally funded tenant-based rental subsidy for low-income households living in privately owned rental units. SCCHA assists approximately 17,000 households through this program. There is significant demand for HCVs – the waiting list contains 5,260 households, with an estimated 8- to 10-year wait. The waiting list is currently closed for new applicants, but SCCHA plans to reopen this list in FY2020.

SCCHA also develops and controls nearly 2,700 affordable rental housing units with Section 8 Project-Based Vouchers (PBV) throughout the County, including 298 units in Mountain View. The site-based waiting list for these PBV units is currently closed. There are more than 6,500 households on this list.

As indicated in the SCCHA MTW FY2020 Plan, the County's rental market continues to be a challenge for leasing units to Housing Choice Voucher holders as they face high rents and reluctance from landlords to lease units. Among other efforts to address this issue, SCCHA is continuing to promote the use of Project-Based Vouchers to increase affordable housing supply. SCCHA anticipates approximately 300 PBV units will be constructed and approximately 200 new PBVs will be committed during FY2020.¹⁴

¹² Santa Clara County Housing Authority. "About SCCHA." <https://www.scchousingauthority.org/about-SCCHA/>

¹³ SCCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.

¹⁴ Ibid

Totals in Use

Table 22 - Public Housing by Program Type (County)

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 48 | 20 | 10,212 | 692 | 9,267 | 212 | 0 | 36 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 23 – Characteristics of Public Housing Residents by Program Type (County)

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | \$20,067 | \$16,342 | \$15,882 | \$13,333 | \$16,112 | \$14,199 | 0 | |
| Average length of stay | 0 | 7 | 5 | 8 | 1 | 9 | 0 | 0 | |
| Average Household size | 0 | 2 | 2 | 2 | 1 | 2 | 1 | 0 | |
| # Homeless at admission | 0 | 0 | 1 | 15 | 4 | 4 | 0 | 0 | |
| # of Elderly Program Participants (>62) | 0 | 10 | 4 | 3,859 | 502 | 3,315 | 24 | 0 | |
| # of Disabled Families | 0 | 10 | 6 | 1,784 | 69 | 1,610 | 85 | 0 | |

| Program Type | | | | | | | | |
|---|-------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program |
| # of Families requesting accessibility features | 0 | 48 | 20 | 10,212 | 692 | 9,267 | 212 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Data Source: PIC (PIH Information Center)

Race of Residents

Table 24 – Race of Public Housing Residents by Program Type(County)

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 33 | 11 | 4,885 | 332 | 4,420 | 117 | 0 | 14 |
| Black/African American | 0 | 3 | 3 | 1,358 | 46 | 1,223 | 80 | 0 | 7 |
| Asian | 0 | 11 | 5 | 3,698 | 303 | 3,375 | 5 | 0 | 14 |
| American Indian/Alaska Native | 0 | 1 | 1 | 145 | 7 | 134 | 3 | 0 | 1 |
| Pacific Islander | 0 | 0 | 0 | 95 | 4 | 84 | 7 | 0 | 0 |
| Other | 0 | 0 | 0 | 31 | 0 | 31 | 0 | 0 | 0 |

Data Source: PIC (PIH Information Center)

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Ethnicity of Residents

Table 25 – Ethnicity of Public Housing Residents by Program Type (County)

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--|-------------|-----------|----------------|--------------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project-based | Tenant-based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 20 | 8 | 3,217 | 133 | 3,038 | 38 | 0 | 7 |
| Not Hispanic | 0 | 28 | 12 | 6,964 | 559 | 6,198 | 174 | 0 | 29 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |
| Data Source: PIC (PIH Information Center) | | | | | | | | | |

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are no public housing units in Mountain View. Countywide, none of the four public housing units owned and managed by SCCHA are accessible, however the SCCHA does provide reasonable accommodations when requested by their clients. There are 13 affordable apartment complexes within the City.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

SCCHA randomly samples its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. The majority of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

More recently, the 2019 Point-in-Time homeless count for the County identified top barriers to affordable housing. In order, they were:

- High Rent Costs
- No employment/income
- No available housing
- No money for moving costs

How do these needs compare to the housing needs of the population at-large?

The needs of public housing and section 8 tenant-based rental assistance, who are seeking self-sufficiency, mirror the needs of the general population who also seek economic achievement. High on their list of needs are:

- Affordable healthcare
- Job Training
- Basic Computer Skills
- Job Placement
- Higher Education

Discussion

Please see discussion above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

As was previously discussed, the Santa Clara region is home to a large population of homeless individuals (9,706 single individuals), and a high percentage of unsheltered homeless (81.6 percent). Given the transient nature of homelessness, the issue is primarily evaluated from a regional or countywide perspective. The homeless assistance program network and supportive housing system is governed by the Santa Clara Continuum of Care (CoC). Between 2013 and 2018, Destination: Home, a public-private partnership, served as the CoC Board of Directors. During that time, they worked with regional partners to develop the 2020 Community Plan to End Homelessness. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, SCCHA, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. Mountain View's Housing and Neighborhoods Division staff participates on the CoC. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. The homeless services database system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

HMIS Methodology

Data provided in this section is for Fiscal Year 2019. CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded. Mountain View clients – those who report that their last permanent zip code was in Mountain View – represent a very small percentage of the County's homeless clients.

Homeless Point-in-Time Census and Survey

A countywide Point-In-Time survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population in participating jurisdictions, including Mountain View. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible or collected directly from providers as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen date(s). The Point-in-Time Census also includes a targeted street count of youth and young Adults, and a count of unsheltered homeless students and their families, as reported by the Santa Clara County Office of Education and participating school districts. A homeless survey of in-person interviews with sheltered

and unsheltered homeless individuals is conducted in the weeks following the general street count to help refine the Point-in-Time Census estimates.¹⁵

The Santa Clara 2019 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County on January 29 and January 30, 2019. Figure 3 shows the geographic distribution of sheltered and unsheltered homeless persons in Santa Clara County.

Figure 3

| JURISDICTION | UNSHELTERED | | SHELTERED | | TOTAL | | '17-'19 % CHANGE |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------------|
| | 2017 | 2019 | 2017 | 2019 | 2017 | 2019 | |
| Total Incorporated | 5,259 | 7,652 | 1,775 | 1,594 | 7,034 | 9,246 | 31% |
| City of Campbell | 94 | 74 | 0 | 0 | 94 | 74 | -21% |
| City of Cupertino | 127 | 159 | 0 | 0 | 127 | 159 | 25% |
| City of Gilroy | 295 | 345 | 427 | 359 | 722 | 704 | -2% |
| City of Los Altos | 6 | 76 | 0 | 0 | 6 | 76 | * |
| City of Los Altos Hills | 0 | 2 | 0 | 0 | 0 | 2 | * |
| Town of Los Gatos | 52 | 16 | 0 | 0 | 52 | 16 | * |
| City of Milpitas | 66 | 125 | 0 | 0 | 66 | 125 | 89% |
| City of Monte Sereno | 0 | 0 | 0 | 0 | 0 | 0 | * |
| City of Morgan Hill | 388 | 114 | 0 | 0 | 388 | 114 | -71% |
| City of Mountain View | 411 | 574 | 5 | 32 | 416 | 606 | 46% |
| City of Palo Alto | 256 | 299 | 20 | 14 | 276 | 313 | 13% |
| City of San José | 3,231 | 5,117 | 1,119 | 980 | 4,350 | 6,097 | 41% |
| City of Santa Clara | 199 | 264 | 73 | 62 | 272 | 326 | 20% |
| City of Saratoga | 12 | 10 | 0 | 0 | 12 | 10 | * |
| City of Sunnyvale | 122 | 477 | 131 | 147 | 253 | 624 | 147% |
| Total Unincorporated | 189 | 270 | 113 | 89 | 302 | 359 | 19% |
| Confidential Locations | NA | NA | 58 | 101 | 58 | 101 | 74% |
| Total | 5,448 | 7,922 | 1,946 | 1,784 | 7,394 | 9,706 | 31% |

*Note: Percentage change was not calculated for rows with less than 50 individuals.

Source: 2019 Santa Clara County Homeless Census & Survey

The following definitions provide the methodology for Table 30 below:

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homes Each Year – unduplicated count of persons appearing in HMIS for the first time during the year
- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a

¹⁵ Applied Survey Research. "Santa Clara County Homeless Census & Survey Comprehensive Report." 2019. <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf>

permanent destination as defined by HUD

- # of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Homeless Needs Assessment

Table 30 - Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 700 | 221 | 921 | 332 | - | - |
| Persons in Households with Only Children | 31 | 179 | 220 | 79 | - | - |
| Persons in Households with Only Adults | 170 | 964 | 1,134 | 408 | - | - |
| Chronically Homeless Individuals | 371 | 2,099 | 2,470 | 889 | - | - |
| Chronically Homeless Families | 204 | 65 | 269 | 97 | - | - |
| Veterans | 209 | 444 | 653 | 235 | - | - |
| Unaccompanied Youth/Young Adult | 96 | 1,782 | 1,878 | 676 | - | - |
| Persons with HIV | 29 | 165 | 194 | 70 | - | - |

Data Source Comments:

This data above reflects reports for all HMIS clients who self-declared that their last permanent zip code was in the Urban County, as well as the all clients whose last permanent zip code was outside of Santa Clara County. Night estimates are derived by taking average from four points in time. For unsheltered populations, the data presented is aggregate for the County - current methodologies do not break down subpopulation data by jurisdiction.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

While data for each specific homeless subpopulation is not available, the point-in-time count did include broad data referring to the amount of days spent homeless for the population at large. However, the data is not presented to estimate a total number of days for the entire population, instead it lists by percentage the length of homelessness in a few brackets. The data for 2019 is as follows:

- 7 Days or Less – 2%
- 8-30 Days – 4%
- 1-3 Months – 6%
- 4-6 Months – 12%
- 7-11 Months – 9%
- 1 Year or More – 67%

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

| Housing Choice Vouchers & Public Housing Units | |
|--|-------------------------|
| Voucher Recipients | Housing Choice Vouchers |
| Number of Families on Waiting List | 83 |
| Extremely Low Income (0-30% AMI) | 301 |
| Very Low Income (31-50% AMI) | 24 |
| Low Income (51-80% AMI) | 0 |
| Income Above 80% AMI | 2 |
| Families with Children | 22 |
| Elderly Families | 213 |
| Families with Disabilities | 210 |
| Veterans | 43 |
| Race: | |
| White/Not Hispanic or Latino | 181 |
| Black | 30 |
| Asian | 70 |
| American Ind/Native Hawaiian | 6 |
| Unknown/Multiple | 9 |
| White/Hispanic | 40 |

Source: HMIS data

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Out of the Countywide homeless population of 9,706 individuals, according to the 2019 Santa Clara County Housing Inventory County, 44 percent of homeless individuals were White, followed by 43 percent who were Hispanic. The third largest percentage of homeless individuals were Black or African American at 19 percent of the total number of homeless individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data from the 2019 Santa Clara County Housing Inventory Count, out of the 9,706 homeless persons in the County at-large, 81.6 percent of individuals were unsheltered, with the remaining 18.4 percent sheltered. Overall, homeless population has increased in total by 31 percent since 2017. Since 2017, the total number of sheltered homeless persons has decreased by 8 percent, while the total number of unsheltered homeless persons has increased by 45 percent.

Discussion:

In September 2019, the Council Neighborhoods Committee of the Mountain View City Council released a meeting update. In this update, the Council highlighted the City’s response to homelessness and residents living in vehicles. This excerpted section reads as follows:

“Over the past three years, the City Council has pursued a multi-pronged approach to help unhoused residents in need and maintain the quality of life for our neighborhoods. During this time, the City has committed nearly \$2 million dollars and dedicated significant staff resources to the issue. This includes the City providing startup and operational funding, in conjunction with the County, to MOVE, a new local safe parking program provider, as well as supporting Community Services Agency (CSA), Mountain View’s largest service provider for people in need, Hope’s Corner and the cold weather shelter at Trinity United Methodist Church, Graduate House transitional shelter, and the Quetzal House youth shelter.”

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section addresses the needs of special populations and the special housing and service needs they might require. The special needs populations considered in this section include:

- Elderly households
- Persons with disabilities
- Large households
- Female-headed households
- Persons living with AIDS/HIV and their families

Describe the characteristics of special needs populations in your community:

Elderly Households

HUD defines elderly as age 62 and older and frail elderly as persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines older adults as those aged 65 and older. For the purposes of this analysis, the term elderly refers to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability is a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages. By 2030, one in five people will be at least aged 65.¹⁶

Residents over the age of 62 represent 13.0 percent of the total Mountain View population (10,139 individuals),¹⁷ while 22.5 percent of total households (7,355) contain at least one person age 62 or older. These elderly households are more likely to experience housing problems, due to circumstances mentioned in the above paragraphs such as unique housing needs, physical limitations, and rising cost of health care. Of all Mountain View elderly households, 53.2 percent (3,910 households) have incomes at or below 80 percent AMI, as compared to 34.5 percent for the City as a whole. More than half (53.7 percent) of elderly LMI households are cost burdened and 29.7 percent are severely cost burdened.

¹⁶ Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. https://www.jchs.harvard.edu/sites/default/files/jchs-housing_americas_older_adults_2014-ch1_0.pdf

¹⁷ 2011-2015 ACS

Table 31 – Elderly Households by AMI

| | 0-30% HAMFI | >30- 50% HAMFI | >50- 80% HAMFI | >80- 100% HAMFI | >100% HAMFI |
|---|------------------------|----------------------------------|----------------------------------|-----------------------------------|---------------------------|
| Total Households | 4,560 | 3,010 | 3,715 | 2,405 | 19,025 |
| Household contains at least one person 62-74 years of age | 725 | 605 | 660 | 385 | 2,325 |
| Household contains at least one person age 75 or older | 1,085 | 480 | 355 | 250 | 485 |

Data Source: 2011-2015 CHAS

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.¹⁸ Additionally, ambulatory disabilities are more common among lower-income households. In the U.S., 25 percent of households earning less than \$15,000 a year include someone with an ambulatory disability, which is three times the percentage of those earning at least \$75,000.¹⁹ But despite widespread need for accessible housing, only one percent of the national housing stock offers five basic universal design features: no-step entry, single-floor living, extra-wide hallways and doorways, electrical controls reachable from a wheelchair, and lever-style handles on faucets and doors. With the older population poised to increase dramatically in the coming decades, many more homes will require accessibility-related modifications.

Persons with a disability make up 14.4 percent (9,243 persons) of the total City population.²⁰ As shown in Table 32 below, individuals age 65 and older are disproportionately disabled, with more than two-thirds (67.5 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 year and older, 9.8 percent (793 individuals) have a self-care difficulty and 15.4 percent (1,241 individuals) have an independent living difficulty, resulting in over 2,000 elderly individuals who may require supportive housing accommodations.

¹⁸ National Council on Disability. “The State of Housing in America in the 21st Century: A Disability Perspective.” January 2010. <http://www.ncd.gov/publications/2010/Jan192010>

¹⁹ Joint Center for Housing Studies of Harvard University. “The State of the Nation’s Housing.” 2017. https://www.jchs.harvard.edu/sites/default/files/harvard_jchs_state_of_the_nations_housing_2017.pdf

²⁰ 2013-2017 ACS

Table 32 – Disability Status of Population

| Status | Number | Percent |
|--|--------------|--------------|
| Population 18 to 64 years | 53,598 | |
| With a hearing difficulty | 643 | 1.2% |
| With a vision difficulty | 330 | 0.6% |
| With a cognitive difficulty | 780 | 1.5% |
| With an ambulatory difficulty | 609 | 1.1% |
| With a self-care difficulty | 362 | 0.7% |
| With an independent living difficulty | 685 | 1.3% |
| Total With a Disability (18-64 Years Old) | 3,409 | 6.4% |
| Population 65 years and over | 8,070 | |
| With a hearing difficulty | 972 | 12.0% |
| With a vision difficulty | 248 | 3.1% |
| With a cognitive difficulty | 650 | 8.1% |
| With an ambulatory difficulty | 1,540 | 19.1% |
| With a self-care difficulty | 793 | 9.8% |
| With an independent living difficulty | 1,241 | 15.4% |
| Total With a Disability (65+ Years Old) | 5,444 | 67.5% |
| Total Population with a Disability | 8,853 | 14.4% |

Data Source: 2011-2015 CHAS

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing. In 2015, the average household size in the City is 2.38 people. Table 33 shows that just over 5 percent of all households are large households with five or more persons.

Table 33 – Household Size

| Size | Number | Percent |
|--------------------------|---------------|---------------|
| 1 Person | 10,597 | 32.4% |
| 2 Persons | 10,671 | 32.6% |
| 3 Persons | 5,358 | 16.4% |
| 4 Persons | 4,226 | 12.9% |
| 5 or More Persons | 1,862 | 5.7% |
| Total Households | 32,714 | 100.0% |

Data Source: 2011-2015 ACS

Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher earning jobs, and inadequate or expensive child support services.²¹ In 2016, throughout the U.S. one in three female-headed families lived in poverty, and were much more likely to live in poverty than male-headed and married couple families.²² Therefore, female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services.

In 2015, single parent, female-headed households with children under the age of 18 accounted for 7.5 percent of all City households (2,470).²³

Persons Living with AIDS/HIV and Their Families

In 2017, there were 3,502 persons living with HIV in the County, 77.8 percent of which were receiving care. From 2013 to 2017, there were 755 new cases of HIV reported in Santa Clara County. During this same period, 194 deaths among persons diagnosed with HIV were reported in the County.²⁴ According to the most recent Santa Clara County HIV/AIDS needs assessment survey in 2011, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey. One third of the respondents reported having difficulty keeping house, of which 20 percent indicated that this was the result of housing costs.²⁵ According the Santa Clara County Department of Public Health, 0.2 percent of the County's population is living with HIV. Based on Mountain View's 2015 population,²⁶ there are an estimated 156 individuals living with HIV in Mountain View.

What are the housing and supportive service needs of these populations and how are these needs determined?

Stable and affordable housing that is available to persons living with HIV/AIDS and their families is a primary need and helps ensure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.²⁷

²¹ U.C. Berkeley. "Serving Low income Families in Poverty Neighborhoods Using Promising Programs and Practices." September 2004. <http://csr.berkeley.edu/pdfs/lowIncomeFam.pdf>

²² National Women's Law Center. "National Snapshot: Poverty Among Women & Families, 2016." September 2017. <https://nwlc.org/wp-content/uploads/2017/09/Poverty-Snapshot-Factsheet-2017.pdf>

²³ 2011-2015 ACS

²⁴ California Office of AIDS. "HIV/AIDS Surveillance in California." March 2019.

<https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf>

²⁵ Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.

²⁶ 2011-2015 ACS

²⁷ National AIDS Housing Coalition. <http://nationalaidshousing.org/housing-and-health/>

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV

Countywide in 2017, males represented 86 percent and persons between the ages of 45 and 64 represented 54 percent of the population living with HIV. Of the total persons living with HIV 34 percent were White, 40 percent were Latinx, 11 percent were African American, and 12 percent were Asian/Pacific Islander. Of newly reported HIV cases countywide in 2017, 85.3 percent were male, 28.8 percent of individuals were between 30 and 39 years of age, and 41.7 percent were Latinx.²⁸

AIDS

As of December 2017, more than three-quarters (76 percent) of all persons with HIV were diagnosed with AIDS. From 2010 to 2016, the percentage of individuals with late HIV diagnoses, defined as those having onset of AIDS within three months of the HIV diagnosis, has decreased countywide. These patients are more likely to be female and individuals over the age of 40. Additionally, African American (38 percent), Asian (36 percent), and Latinx (32 percent) individuals were more likely to have a late HIV diagnosis than White (25 percent) individuals.²⁹

Discussion:

Please see discussions above.

²⁸ County of Santa Clara Public Health Department. "HIV Epidemiology Annual Report." December 2018. <https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf>

²⁹ Ibid

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Annually Mountain View spends between 15 and 20 percent of its CDBG funds on public facilities. Such funds have been used to make improvements or upgrades local social service(s) agency's facilities.

Regional Public Forums and Local Community Meetings

Regional public forums and local community meetings were conducted to engage community members to document what participants felt were areas in need of future funding. Participants in these engagement activities identified the following needs:

Priorities over the next five years in the City:

- Create additional affordable housing available to low-income residents
- Improve non-profit community services
- Increase affordable rental housing inventory
- Rental assistance for homeless
- Affordable housing near transit
- Job training for the homeless
- Financial assistance for LMI residents for business expansion and job creation
- Homeless facilities
- Facilities for children who are abused, abandoned, and or neglected
- Emergency housing assistance

Most common or pressing housing problems in the County:

- Affordability particularly for the extremely low income; starter homes are too expensive
- Not enough affordable housing
- Diversity of housing types are not available
- Support for transitioning homeless i.e. financial, medical and social
- Housing suitability for diverse population
- Private sector funding for city or service programs
- Affordable housing zoning
- Amenities for concentrated areas of affordability
- Tech companies in Cities have driven the cost of housing up
- Monitored portable bathroom sites
- Subsidized auto repair and medical services

Regional Community Needs Survey

To gain additional insight on high-priority needs a regional Community Needs survey was conducted.

Public facility improvements most needed:

1. Mental health care facilities
2. Facilities for abused/abandoned/neglected children
3. Educational and healthcare and childcare facilities

How were these needs determined?

Feedback was gathered from the community needs survey and regional public forums, and local community meetings where residents and stakeholders of the City provided input community needs. Please see **Appendix A: Community Engagement Summary** for more detail.

Describe the jurisdiction's need for Public Improvements:

Regional Public Forums and Local Community Meetings

Stakeholders at each of the ConPlan Regional Public Forums highlighted the lack of affordable and accessible transportation services in the County. Participants in the forums also emphasized the need for:

- Affordable housing particularly near employment centers
- Transit service expansion and bus service for seniors and homeless
- Housing rehabilitation particularly for special needs populations
- Community and social services
- Economic development assistance
- Improvements to public infrastructure and facilities
- Improve interim housing and services options for homeless population
- Recreation and open spaces
- Home buyer programs
- Mental health services
- Provide safe parking areas for unsheltered homeless populations having vehicles and RVs (Palo Alto and Mountain View prohibits RVs).

Regional Needs Survey

Survey respondents rated the level of need for infrastructure improvements. The highest rated improvement was the cleanup of contaminated and or abandoned properties and buildings. Other high priorities identified include:

1. Street improvements
2. Lighting improvements
3. Water/sewer improvements

How were these needs determined?

Feedback was gathered from the Regional Community Needs Survey and Regional Public Forums, where residents and stakeholders of the City provided input community needs. Please see Appendix: Community Engagement Summary for more detail.

Describe the jurisdiction's need for Public Services:

The following community outreach activities provided direct information on the services needed in Mountain View.

Regional Public Forums and Local Community Meetings

During the forums and community meetings, participants emphasized the need to support a broad range of community services. The need to increase services for the homeless and homeless prevention was a key concern identified by community members. Other priorities included providing enhanced services for special needs populations such as:

- Support is needed for other at-risk homeless due to high cost of living. i.e. college students, former homeless, those who cannot live alone, and those with a criminal history.
- Develop a comprehensive Wrap-Around Services program for a variety of social service organizations to use.
- Increase the number of shelters in the County.
- Greater communication and integration of social service entities.

In addition, participants noted there was a lack of fresh food in certain areas of the County. Solutions for gaining food subsidies and services included:

- Prepare a list of known food desert areas in the County and collaborate with service entities that provide routine nutrition and food delivery services.
- Create and or expand food storage spaces.
- Work with local grocers to create secondary outlets in in designated food deserts.
- Provide food subsidies to individuals with chronic health issues particularly those at risk (drug/alcohol/chronic health conditions, and those under sixty where other organizations cannot provide services

Regional Community Needs Survey

Survey respondents prioritized several public services that are needed most in the County. Highest priority services include:

1. Mental health
2. Abused/abandoned/neglected children
3. Homeless prevention
4. Emergency housing assistance for homeless
5. Neighborhood cleanups

How were these needs determined?

Feedback was gathered from the Regional Community Needs Survey and Regional Public Forums and local Community Meetings, where residents and stakeholders of the County provided comprehensive input community needs. Please see **Appendix A: Community Engagement Summary** for more detail.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Affordable housing is crucial in order to prevent homelessness in the City and surrounding County. When incomes fail to keep pace with increasing housing costs, it becomes clear there is a need for more affordable housing, not just for the lowest income residents, but also for a large number of low-to-moderate working families.

Mountain View is in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), one of the most expensive rental markets in the nation. Renters in this HMFA must earn at least \$54.60 an hour to afford the average rent for a two-bedroom apartment in 2019.³⁰ Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening.

Market analysis and public engagement activities indicated there is a tremendous need for additional affordable housing units to satisfy the housing needs of the homeless, households in transition and cost burdened population earning below 80% Area Median Income (AMI). While this is true for the County as a whole, the issue of affordable housing appears to be paramount in the City. Respondents that dwell within the City listed the community's top need to be "creating additional affordable housing available to low-income residents."

Rising home prices are a response to an imbalance between supply and demand. An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. The need for more affordable housing is demonstrated by the large difference between income and housing costs for LMI households. There is also a strong need for a diverse mixture of new housing stock to serve the needs of the region's current and future population.

The following is a brief overview of the housing outlook and shift from 2010, demonstrating how changes in the area have caused affordability issues. The HMFA has some of the highest housing costs in the nation, with median home values and median contract rents rising exponentially in the last decade. From 2010 to 2017, home values experienced a 38.5 percent increase and median rent increased by 47.4 percent.³¹ According to CHAS data, the City would need approximately 1,112 additional affordable housing units to match the housing needs of the population earning below 80% AMI. Home values and rent prices are projected to continue to rise during this period of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

The cost of housing has risen to the point where 32.2 percent of the County's households pay more than 30 percent of their income toward housing costs and 14.4 percent of households pay more than 50 percent of their income toward housing costs.

³⁰ National Low-Income Housing Coalition. "Out of Reach." 2019.

https://reports.nlihc.org/sites/default/files/oor/OOR_2019.pdf

³¹ 2006-2010 ACS and 2013-2107 ACS

Compared to the County as a whole, the City has a higher proportion of units in large multi-family buildings and a smaller percentage in single-family homes. The City also has a lower average household size than neighboring communities.³² The following provides a brief overview of the results of the Market Analysis, with more detail included in each corresponding section of this chapter:

The City's housing stock is predominantly comprised of multi-family units, with most being renter-occupied. Compared to the County as a whole, the City has a higher rate of multi-family units, and overall supply is tight (Vacancy rates of 0.4% for owner-occupied and 3.6% for renter-occupied).

Housing Cost Burden is the most common housing problem in the area, affecting nearly one third of City households. This shows an affordability problem within the City, with a need of approximately 1,112 additional affordable units to meet the needs of the population earning below 80% AMI.

Approximately 72 percent of City's housing stock is over 40 years old (built prior to 1980) and therefore are potential Lead-Based Paint Hazards, however, the tight rental market has resulted in numerous apartment upgrades City-wide.

The Santa Clara County Housing Authority assists with housing in the City and County and has developed 45 MTW activities approved by HUD since 2008.

While bed counts for homeless populations within City itself are low (approximately 30), there was a total of 7,750 available beds for homeless populations across the County.

The City and County both supply special needs supportive services and facilities to the elderly, persons with disabilities, persons with alcohol or other drug addictions, and others that require special facilities and services to ensure they receive appropriate supportive housing.

The City has many barriers to affordable housing, including zoning restrictions, diminishing funding, lack of available land, and increased costs that lead to an expensive housing market. The AI process has determined there are several definite barriers to affordable housing (SP-55).

The population in the Mountain View region and City are well-educated, with 64.8 percent of residents age 25 and older having obtained at least a bachelor's degree. This population earns approximately 99.5 percent more income than those with a shorter education.

³² 2011-2015 ACS

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Mountain View’s housing stock is predominantly comprised of multi-family units, and the majority of housing units are occupied by renters. Of the total occupied housing units in the City in 2015, 58.7 percent are occupied by renter households. Overall, the City’s housing stock consists of 41 percent single-family homes, 56 percent multi-family developments, and 3 percent mobile homes. As of 2015, the City had a total housing stock of 34,214 units, representing a 3.6 percent increase from 2011.³³

Compared to the County as a whole, the City’s housing market has a significantly higher number of units in multi-family residential developments. Within Mountain View, 47.2 percent of all housing units are in multi-family developments of five or more units, compared to only 26.1 percent countywide. Even with the higher amount of multi-family housing units, housing in the City is in short supply. In 2015, the homeowner vacancy rate was at 1.4 percent and the vacancy rate for rental housing was 4.1 percent in the State of California. In the City, the vacancy rates are even lower at 0.4 percent for owner-occupied housing and 3.6 percent for rental housing.

In Mountain View, rental units are more likely to be smaller than owner-occupied units. As shown in Table 36, the vast majority of rental units (79 percent) have one or two bedrooms, while the majority (69 percent) of owner-occupied units have three or more bedrooms.

Table 34 – Units in Multi-Family Developments with Five or More Units

| Jurisdiction | Number of Units | % of Units |
|------------------------------|-----------------|--------------|
| Santa Clara County | 168,335 | 26.1% |
| City of Mountain View | 16,157 | 47.2% |
| City of Cupertino | 5,130 | 23.9% |
| City of Gilroy | 2,245 | 14.7% |
| City of Palo Alto | 8,462 | 30.7% |
| City of San Jose | 80,531 | 24.8% |
| City of Santa Clara | 18,335 | 40.3% |
| City of Sunnyvale | 20,837 | 36.4% |

Data Source: 2011-2015 ACS

All residential properties by number of units

Table 35 – Residential Properties by Unit Number

| Property Type | Number | % |
|----------------------------|--------|-----|
| 1-unit detached structure | 10,085 | 29% |
| 1-unit, attached structure | 4,210 | 12% |
| 2-4 units | 2,720 | 8% |
| 5-19 units | 6,360 | 19% |

³³ 2007-2011 and 2011-2015 ACS

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 20 or more units | 9,800 | 29% |
| Mobile Home, boat, RV, van, etc | 1,039 | 3% |
| Total | 34,214 | 100% |

Data Source: 2011-2015 ACS

Unit Size by Tenure

Table 36 – Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|------------|
| | Number | % | Number | % |
| No bedroom | 80 | 1% | 1,420 | 7% |
| 1 bedroom | 505 | 4% | 7,765 | 40% |
| 2 bedrooms | 3,620 | 27% | 7,430 | 39% |
| 3 or more bedrooms | 9,305 | 69% | 2,585 | 13% |
| Total | 13,510 | 101% | 19,200 | 99% |

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Subsidized Rental Units

According to data from the Housing Element, there are 1,116 assisted housing units currently in the City and 74 more assisted units under construction during the time of the Housing Element. The properties are owned by affordable housing developers. Many of these housing developments also provide on-site support services. The City helped fund the development of these units using federal CDBG and HOME funds and local Below Market Rate (BMR), Housing Set Aside, and Housing Impact Fee funds.³⁴

Table 37 – Affordable Rental Units

| % Units affordable to Households earning | Renter |
|--|--------------|
| 30% HAMFI | 985 |
| 50% HAMFI | 1,975 |
| 80% HAMFI | 5,885 |
| 100% HAMFI | No Data |
| Total | 8,845 |

Data Source: 2011-2015 CHAS

Below Market Rate (BMR) Rental and Ownership Units

To help fund new affordable units, the City implements a Below Market Rate (BMR) Housing Program, which requires developers to reserve a percentage of units for lower-income households or pay an in-lieu fee. In June 2019, Mountain View completed a two-phase process to update the City's BMR Program requirements. Updates to the requirements included increasing the rental percentage

³⁴ City of Mountain View. "2015-2023 Housing Element." May 2014.

requirement to 15 percent, increasing the ownership percentage requirement to 15 percent for all housing types except rowhouses and townhouses, and requiring that rowhouses and townhouses must meet a 25 percent on-site requirement. As part of these updates, the City, which is required to provide BMR units, also increased in-lieu fee rates and are now greater than the value of developing the units on-site.

Updates to income targeting included the following:

- Affordable rental units must be provided to low- and moderate-income households (50-120 percent AMI), and units must be provided to a minimum of two income levels for a weighted average of 65 percent of AMI.
- Other than rowhouses or townhouses, affordable ownership units must be provided for households with incomes between 80-120 percent AMI, and at a minimum of two income levels for a weighted average of 100 percent AMI.
- Rowhouses and townhouses must meet the 25 percent on-site requirement with 15 percent affordable to households with incomes between 80-120 percent AMI for a weighted average of 100 percent AMI and 10 percent affordable to households between 120-150 percent AMI with a weighted average of 135 percent AMI. In both cases, the units must be eligible to at least two income levels within the range.

Due to the high cost of new ownership housing, most developers have previously opted to pay the in-lieu fee. With the 2019 updates to the BMR Program requirement, the City anticipates ownership units will be generated within the next five years. When units are not constructed on-site, the BMR in-lieu fees collected are pooled with Housing Impact Fees assessed on new office, industrial, hotel, and retail development and Rental Housing Impact Fees assessed on new market-rate rental developments. The pooled funds are then leveraged with Low Income Housing Tax Credit (LIHTC) and CDBG and HOME to develop subsidized rental units.

Lower-income households in Mountain View can also receive rental assistance through the countywide HCV program, which is funded through HUD and administered by SCCHA. Under the HCV program, SCCHA issues a voucher to an eligible household and the household selects a unit of its choice. SCCHA, through the HCV, pays a portion of the tenant's monthly rent based on their household income and the tenant pays the remaining share. Santa Clara County residents receive preference over nonresidents when applying for HCVs. Assistance is targeted as follows: 75 percent entering the program must be at 0-30 percent AMI and the remaining 25 percent must be no higher than 50 percent AMI. As of 2019, there were 336 existing HCV holders in Mountain View. There are currently 83 families on the waiting list, which has been closed since 2006.

HUD also provides Section 8 Project-Based Vouchers (PBVs) associated with particular developments. SCCHA also administers the PBV program through an agreement with the property owner who deed-restricts a certain number of units as affordable to lower-income households. More information on the Section 8 voucher programs is provided in NA-35 Public Housing. As of 2019, there were 298 total vouchers of which, 61 are Project Based Voucher units in the City.

SCCHA Properties in Proximity of Mountain View

Although, SCCHA doesn't own or operate any affordable housing properties within the City, however within the surrounding area, SCCHA owns and operates the majority of public housing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units at risk of conversion within this five-year planning period.

Does the availability of housing units meet the needs of the population?

Based on the number of cost burdened and severely cost burdened households and the estimated number of households with incomes between 0-80 percent AMI identified in the Needs Assessment, the demand for affordable rental units exceeds the supply. Demand for affordable units is particularly Pronounced for households earning below 50 percent AMI (extremely low- and very low-income households), approximately 7,570 households in Mountain View. To help meet the demand for subsidized rental units, the City has updated its BMR program, a Rental Housing Impact Fee ordinance, and Housing Impact Fee ordinance. All of these Council-adopted activities generate fees that are leveraged with other funding sources to produce subsidized rental units that primarily serve households with incomes less than 50 percent AMI. Units developed under the BMR ownership program target households earning between 80-150 percent AMI, while BMR rental units are restricted to households between 50-80-150 percent AMI.

Regional Housing Need Plan for the San Francisco Bay Area: 2015-2023

While the City has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due to the extreme cost of living in the Bay Area. Santa Clara County’s housing need allocation for four income groups³⁵ during the 2015-2023 planning period is 58,836 units categorized as follows:³⁶

- 0-50% AMI: 16,158 units
- 51-80% AMI: 9,542 units
- 81-120% AMI: 10,636 units
- Above 120% AMI: 22,500 units

As shown in Table 38, the City’s total housing need for the current Regional Housing Need Allocation (RHNA) period is 2,926, approximately five percent of the countywide regional housing need. The City is not required to construct the units but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.

Table 26 – 2015-2023 Regional Housing Need Allocation for Mountain View

| Income Group | Number of Units Needed | Percent of Total |
|----------------------|------------------------|------------------|
| Very Low (0-50% AMI) | 814 | 26% |

³⁵ California Department of Housing and Community Development. “Income Limits.” <https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml>

³⁶ Association of Bay Area Governments. “Regional Housing Need Plan, San Francisco Bay Area, 2015-2023.” https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf

| | | |
|-----------------------------|--------------|-------------|
| Low (51-80% AMI) | 492 | 15% |
| Moderate (81-120% AMI) | 527 | 17% |
| Above Moderate (120% AMI +) | 1,093 | 42% |
| Total | 2,926 | 100% |

Data Source: RHNA

Describe the need for specific types of housing:

As discussed in the Needs Assessment, several special needs populations require affordable housing, such as the homeless or at-risk of homelessness, large households, female-headed households with children, seniors and disabled individuals.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs and affordability are important factors to consider when evaluating the housing market conditions, as well as overall quality of life. Based on HUD’s standards, housing is considered affordable when households pay no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in the City.

As stated in the Needs Assessment, severe cost burden is the most common housing problem. In Mountain View, 17.8 percent of households between 30 and 50 percent of their income on housing costs, and an additional 14.4 percent pay more the 50 percent. Of the total LMI households, 67.8 percent are experiencing either cost burden or severe cost burden.

As was discussed in MA-05, the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), which includes the City, is the second most expensive rental market in the nation.³⁷ Renter households must earn at least \$54.60 an hour to afford the average, market-rate rent for a two-bedroom apartment; this translates to required annual income of \$113,560 or 4.5 jobs at the current minimum wage.³⁸ With strong projected growth in households with annual incomes less than \$30,000 and the rental housing in Mountain View becoming increasingly more expensive, the housing affordability gap is widening. Additionally, with increasing median home value outpacing the median income level, homeownership also remains out of reach for many households.

Cost of Housing

Table 39 – Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | \$758,800 | \$882,300 | 16% |
| Median Contract Rent | \$1,328 | \$1,724 | 30% |

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 40 - Rent Paid

| Rent Paid | Number | % |
|-----------------|---------------|---------------|
| Less than \$500 | 1,035 | 5.4% |
| \$500-999 | 1,215 | 6.3% |
| \$1,000-1,499 | 4,580 | 23.9% |
| \$1,500-1,999 | 6,525 | 34.0% |
| \$2,000 or more | 5,840 | 30.4% |
| Total | 19,195 | 100.0% |

³⁷ National Low-Income Housing Coalition. “Out of Reach.” 2019. https://reports.nlihc.org/sites/default/files/oor/OOR_2019.pdf

³⁸ Ibid

Housing Affordability

Table 41 – Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 985 | No Data |
| 50% HAMFI | 1,975 | 490 |
| 80% HAMFI | 5,885 | 838 |
| 100% HAMFI | No Data | 1,087 |
| Total | 8,845 | 2,415 |

Data Source: 2011-2015 CHAS

Table 42 – Affordable Housing Supply Versus Need

| Income Range | Total Units Available | Total Households | Difference |
|--------------|-----------------------|------------------|---------------|
| 30% HAMFI | 985 | 4,560 | -3,575 |
| 50% HAMFI | 2,465 | 3,010 | -545 |
| 80% HAMFI | 6,723 | 3,715 | 3,008 |
| 100% HAMFI | 1,087 | 2,405 | -1,318 |
| Total | 11,260 | 13,690 | -2,430 |

Data Source: 2011-2015 CHAS

Monthly Rent

Table 27 – Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | \$1,952 | \$2,316 | \$2,839 | \$3,829 | \$4,394 |
| High HOME Rent | \$1,281 | \$1,372 | \$1,646 | \$1,902 | \$2,122 |
| Low HOME Rent | \$1,611 | \$1,728 | \$2,074 | \$2,389 | \$2,645 |

Data Source: 2019 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a disparity between the need and inventory of affordable housing in the City. According to 2011-2015 CHAS data, approximately 4,560 households in the City have incomes less than 30 percent AMI. However, there are only an estimated 985 units available that are affordable to these extremely low-income households. In total, there are 10,173 units affordable for LMI households; however, there are an estimated 11,285 LMI households within the City, which reflects a total deficit of 1,112 units for LMI households. According to the 2011-2015 CHAS data, while there may be sufficient units for households with incomes between 50-80 percent AMI, there is a shortage of units targeting extremely low-income households.

While the City has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due with the high cost of living in the Bay Area. The RHNA is the process by which each community is assigned its share of the housing need, per State law, for an eight-year period. The RHNA identifies each jurisdiction's responsibility for planning for housing

and is divided into four income categories that encompass all levels of housing affordability. The City's allocation housing need for the four income groups³⁹ during the 2015-2023 period is⁴⁰:

- 0-50% AMI: 814 units
- 51-80% AMI: 492 units
- 81-120% AMI: 527 units
- Above 120% AMI: 1,093 units

The City's total housing need for the current RHNA period is 2,926. The City is not required to construct the units but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.⁴¹

How is affordability of housing likely to change considering changes to home values and/or rents?

Rising housing costs continue to outpace household income growth within the City. From 2010-2017 home prices increased 38.5 percent and rents increased 47.4 percent. During the same period of time, the median household income increased 36.4 percent (from \$88,244 to \$120,351). Additionally, during this period, household growth (11.6 percent) outpaced the percent increase (8 percent) in new housing units.⁴² As previously discussed, Mountain View is part of the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area, which the second most expensive rental market in the nation. The City anticipates that the cost of market-rate housing will continue to increase with the growing economy within the Silicon Valley region, which has led to household growth outpacing the production of new housing units and additional upward pressure on housing costs.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

For nearly all unit sizes, the 2019 HOME rent limits are considerably lower than the median rents experienced by households in the City. According to the City of Mountain View 2015-2023 Housing Element, the average monthly rent for a 1-bedroom, 2-bedroom, or 3-bedroom apartment were \$1,026, \$1,037, and \$2,838 more expensive than high HOME rents, respectively. The 2019 FMRs are similar to the average market-rate rents as identified in the Housing Element.

In a competitive and high-priced market, strategies that preserve or produce additional affordable housing help to ensure long-term affordability for LMI residents. Programs such as HCVs that provide tenant-based rental assistance may also be an option given that market rents are similar to FMR limits. However, as reported in the SCCHA's MTW FY2020, the rental market countywide continues to be a challenge for leasing units to HCV holders as they face high rents and reluctance from landlords to lease units. Additionally, as previously mentioned, the waiting list for HCVs can be as long as 10 years.

³⁹ California Department of Housing and Community Development. "Income Limits."
<https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml>

⁴⁰ Association of Bay Area Governments. "Regional Housing Need Plan, San Francisco Bay Area, 2015-2023."
https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf

⁴¹ City of Mountain View. "2015-2023 Housing Element." May 2014.

⁴² 2006-2010 ACS and 2013-2017 ACS

Strategies that produce housing multiply the impact of available funds by increasing the number of households that can be served over a period of time, especially when HOME rents are considerably lower than those found throughout the City.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

Definitions

The City defines substandard housing as buildings or units that meet any of these conditions⁴³ from Section 108 of their Property Maintenance Code:

- Unsafe structures – An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- Imminent danger – When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.
- Unsafe conditions – If a building has conditions that are unsafe it shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required.

Standard condition housing is defined as being in compliance with the conditions listed above.⁴⁴

Condition of Units

Table 44 - Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|-----------------------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| With one selected Condition | 3,505 | 26% | 6,820 | 36% |

⁴³ City of Mountain View. Property Maintenance Code Section 108.

⁴⁴ Ibid

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With two selected Conditions | 60 | 0% | 1,020 | 5% |
| With three selected Conditions | 0 | 0% | 25 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 9,945 | 74% | 11,335 | 59% |
| Total | 13,510 | 100% | 19,200 | 100% |

Data Source: 2011-2015 ACS

Year Unit Built

Table 45 – Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|------------|
| | Number | % | Number | % |
| 2000 or later | 1,385 | 10% | 1,135 | 6% |
| 1980-1999 | 3,130 | 23% | 3,540 | 18% |
| 1950-1979 | 7,715 | 57% | 12,960 | 67% |
| Before 1950 | 1,285 | 10% | 1,575 | 8% |
| Total | 13,515 | 100% | 19,210 | 99% |

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Table 46 – Risk of Lead-Based Paint

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 9,000 | 67% | 14,535 | 76% |
| Housing Units built before 1980 with children present | 1,555 | 12% | 830 | 4% |

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

Table 47 - Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | – | – | – |
| Abandoned Vacant Units | – | – | – |
| REO Properties | – | – | – |
| Abandoned REO Properties | – | – | – |

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City

Table 48 – Occupancy Status

| | Number of Units | Percent of Total Units |
|------------------------|-----------------|------------------------|
| Occupied Housing Units | 32,714 | 95.6% |
| Vacant Housing Units | 1,499 | 4.4% |
| Total Housing Units | 34,213 | 100% |

Data Source: 2011-2015 ACS (Total Units)

Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply, and the potential need for rehabilitation are the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint. While the majority of the City's occupied housing units (71.9 percent) were built prior to 1980 and are now over 40 years old, signifying the potential need for maintenance and repair, the tight rental market resulted in numerous apartment upgrades by investors, leading to a supply of housing units that are generally in good condition.⁴⁵ However, a 2003 building survey found that seven percent of the multi-family units (1,129 units) in the City were soft-story buildings and susceptible to earthquake damage, and City Code Enforcement staff have indicated the existence of some dilapidated multi-family housing units.⁴⁶ As shown in Table 48, the housing vacancy rate in Mountain View is very low at 4.4 percent. Of the 1,499 vacant units in 2015, only 279 (0.8 percent of all housing units in Mountain View) were not being advertised as for-rent or for-sale and were identified as "other vacant," a classification used to indicate substandard housing conditions.⁴⁷

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited for use on residential units built after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Table 45 shows that 71.9 percent of all units (23,535 units) were built before 1980. Additionally, as explained in the Needs Assessment, 34.5 percent of households within the City are LMI. Assuming LMI households are spread equally throughout potential LBP and non-LBP units and using this percentage as a baseline, LMI families could occupy approximately one-third or 8,118 units with LBP risk. It is important to note that many of these potential LBP units have been substantially rehabilitated where lead and other hazards were abated as part of that process, but the exact number of abated LBP units is uncertain.

Discussion

Children six years of age and younger have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 46, approximately 2,385 households live in housing units with risk of LBP and have children age six or younger.

The City has an LBP Management Plan and carries out projects according to this plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners.

⁴⁵ City of Mountain View. "Housing Element." 2015-2023.

⁴⁶ Ibid

⁴⁷ 2011-2015 ACS

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As discussed in the Needs Assessment, SCCHA administers the federal rental assistance programs. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80 percent of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.⁴⁸ Information on public housing units and vouchers for the City through these programs can be found in the table below.

Table 49 – HCV Vouchers

| Housing Choice Vouchers & Public Housing Units | |
|--|-------------------------|
| Voucher Recipients | Housing Choice Vouchers |
| Number of Families on Waiting List | 83 |
| Extremely Low Income (0-30% AMI) | 301 |
| Very Low Income (31-50% AMI) | 24 |
| Low Income (51-80% AMI) | 0 |
| Income Above 80% AMI | 2 |
| Families with Children | 22 |
| Elderly Families | 213 |
| Families with Disabilities | 210 |
| Veterans | 43 |
| Race: | |
| White/Not Hispanic or Latino | 181 |
| Black | 30 |
| Asian | 70 |
| American Ind/Native Hawaiian | 6 |
| Unknown/Multiple | 9 |
| White/Hispanic | 40 |

Source: HMIS Data

In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.⁴⁹ Through this designation, SCCHA has used Low Income Housing Tax Credit (LIHTC) financing to transform and rehabilitate its public housing units. There are only four public housing units in the County, none of which are located in Mountain View.

⁴⁸ Housing Authority of Santa Clara County. "About SCCHA." <https://www.scchousingauthority.org/about-SCCHA/>

⁴⁹ SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.

Totals Number of Units

Table 50 – Total Number of Units by Program Type

| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 48 | 20 | 10,635 | 815 | 9,820 | 1,964 | 0 | 465 |
| # of accessible units | | | | | | | | | |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments located in Mountain View.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable.

Public Housing Condition

Table 51 - Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| N/A | N/A |

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

SCCHA has been an MTW agency since 2008. In this time the agency has developed 45 MTW activities approved by HUD. The majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn open up more resources for programs aimed at assisting LMI families.⁵⁰

⁵⁰ SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.

An example of such a program is SCCHA’s Family Self Sufficiency (FSS) Program designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. As per the SCCHA. “the FSS program provides case management and advocacy to current program participants in order to help them attain self-sufficiency goals. Families enroll and sign a five-year contract to participate in the program. After enrolling in the program, participants set goals such as finishing their education, obtaining job training, and/or employment. During the contract term, participants who increase their earned income can receive cash bonuses. When the family reports an increase in earned income, SCCHA calculates a monthly bonus amount that is deposited into an ‘escrow’ account which the family can receive upon program graduation.⁵¹

Families eligible for the FSS program are those receiving SCCHA assistance through the HCV program. As reported in SCCHA’s MTW FY2019 Plan, there were 232 actively enrolled in the program.⁵²

Discussion:

⁵¹ SSCHA. “Family Self Sufficiency (FSS).” <https://www.scchousingauthority.org/section-8-current-participants/housing-choice-voucher-current-participants/family-self-sufficiency-fss/>

⁵² SSCHA. “Moving to Work FY2019 Annual Plan.” June 12, 2018.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Various organizations within the County provide housing facilities and services for the homeless, including Abode Services, Catholic Charities of Santa Clara County, Community Solutions, HomeFirst, and LifeMoves, among others. Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Facilities and Housing Targeted to Homeless Households (Santa Clara County)

Table 52 - Facilities Targeted to Homeless Persons (Santa Clara County)

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 205 | 0 | 144 | 466 | 0 |
| Households with Only Adults | 437 | 571 | 441 | 3,041 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 2,251 | 0 |
| Veterans | 50 | 0 | 149 | 1,315 | 0 |
| Unaccompanied Youth | 23 | 0 | 0 | 0 | 0 |

Data Source Comments: List includes DV Shelters. Numbers are duplicate for Unaccompanied Youth and Unaccompanied Children. Data includes entire continuum capacity and is aggregate for the County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital. The organization provides services to over 7,000 people every year.

- The Social Services Agency has an expedited review process for Supplemental Nutrition Assistance Program (SNAP) (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The Department of Behavioral Health Services (DBHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to DBHS for treatment.
- The DBHS and the Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County’s Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- The County Mental Health Department is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, \$21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County’s Office of Supportive Housing’s (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County’s mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities that provide a total of 7,750 beds for homeless individuals and families in the County. As of 2017, the total number of beds provided to target populations of individuals and families was:⁵³

- Households with children (HC): 1,109
- Single females (SF): 61
- Single females and households with children (SFHC): 86
- Single males (SM): 401
- Single males and females (SMF): 1,630
- Single males and females and households with children (SMF+HC): 4,132
- Unaccompanied youth males and females (YMF): 23

⁵³ Santa Clara County Continuum of Care. “2017 Housing Inventory County (HIC) Inventory List.” <https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/Housing-Inventory-Count-HIC-Reports.aspx>

- Domestic violence (DV): 308

There are also a few local options within the City totaling about 30 beds, including:

- Community Services Agency – Mountain View (Homeless support/services)
- InnVision – Graduate House (Single Adults: Emergency/Transitional housing)
- InnVision – North County Inns (Permanent Supportive Housing)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This chapter will provide statistics on the special needs facilities in the City, County and surrounding area. Facilities for the elderly, persons with disabilities, and HIV/AIDS. The County is a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers, and those with HIV/AIDS conditions that receive supportive services from the County. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide. The City offers a number of resources for seniors, persons with disabilities, and other special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing for the elderly, frail elderly, persons with disabilities, and those living with HIV/AIDS is designed to allow the individuals to live as independently as possible (See NA-45). Supportive housing services generally involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.

Elderly/Frail Elderly

Results and recommendations of engagement activities include supporting elderly services, housing assistance and assistance with food delivery. Participants of engagement activities stated that seniors need better support systems so they can age in place in their own home. Elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities-rich communities, as well as more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost-effective strategy for a growing older adult population.

For the elderly, when aging in place or living alone is no longer possible, there are a number of other housing types and services that cater to the specific needs of elderly residents. These housing types and services include, but are not limited to: shared housing, senior condos, senior residential communities, life care communities, continuing care, assisted living, residential care, nursing facilities, and hospice care.

Persons with Disabilities

The City assists 28 persons with disabilities through the Project-Based Section 8 Voucher program and an additional 236 persons with disabilities through the Housing Choice Voucher Program. Persons with a disability may 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.

HIV/AIDS

In California, the number of HIV individuals was 135,082 in 2017. In 2017, 156 individuals were reported as newly diagnosed making the total residents living with HIV infection 3,361 in the County (Source: HIV Epidemiology Annual Report, 2017 County Report). The fatality rate due to HIV/AIDS has significantly declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services, such as housing and food, to ensure they adhere to the medications necessary to prolong their lives.

The Health Trust AIDS Services (THTAS), a program of The Health Trust, serves persons living with HIV/AIDS in the County. THTAS receives and administers contract funding for its housing subsidy program (Housing for Health) from HOPWA and HOPWA-PSH from the City of San Jose (grantee) and County General Funds through the Public Health Department. In addition to tenant-based rental assistance (TBRA), these contracts include placement and support services provided by Case Managers, Registered Nurses and Master's prepared Social Workers for the more medically acute clients. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.

While the majority of effort is placed on helping subsidized clients remain permanently housed (including required annual re-certifications and inspections, and advocating with landlords), support is also provided to clients not receiving a subsidy in order to keep them stably housed. The main goals of THTAS case management are to assist clients in: (1) accessing medical care, (2) accessing benefits and income, and (3) attaining and maintaining stable housing. The HOPWA contract specifically funds the provision of TBRA, Permanent Housing Placement, and Support Services to achieve those goals.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

This includes the following licensed care facilities:

- Small Family Homes

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

- Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

- **Adult Residential Facility**

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non- medical care for adults ages 18 through 59 who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

- **Residential Care Facilities for the Elderly**

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under age 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

- **Social Rehabilitation Facility**

A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

The following is a list of specific organizations that address supportive housing in Santa Clara County and the area surrounding the City:

| Program Name | Services | Impact |
|--|---|--|
| Housing Services (Transitional, Emergency, Support) | | |
| Bill Wilson Center | Since 1973, the organization has provided services to children, youth, young adults and families in Santa Clara County, reaching over 30,000 clients. | <ul style="list-style-type: none"> - Assisted more than 4,100 people through counseling, housing, education, foster care, mental health, shelter and basic needs programs. - Helped 154 students and families on the verge of homeless remain in their homes - Helped 238 runaway and homeless youth with counseling and housing services |
| InnVision, Transitional Shelter Program | Operates as one of 17 facilities maintained by LifeMoves. Provides adults with children | <ul style="list-style-type: none"> - In 2018, the organization overall provided 9,350 families |

| | | |
|--|---|---|
| | under 18 (families) with emergency and transitional housing. | and individuals experiencing homelessness with shelter, food, clothing, and comprehensive supportive services |
| Family Supportive Housing | For thirty years the organization has helping homeless single- and two-parent families with children remain intact, providing support for food, shelter, employment, and education. | - In 2018, provided 52,000 shelter nights and 186,000 meals to 237 adults and 393 children |
| InnVision, Julian Street Inn | Operates as one of 17 facilities maintained by LifeMoves. Provides adult men and women that are referred with a mental health issue and associated diagnosis. | - In 2018, the organization overall provided 9,350 families and individuals experiencing homelessness with shelter, food, clothing, and comprehensive supportive services |
| Sacred Heart Community Service, Homelessness Program | Funded by Destination: Home, this program is designed to help vulnerable families avoid homelessness through consistent access, assessment and intervention services. | - In their second year of the program in 2018, they assessed 1,693 households and assisted 215 households with an average of \$3,600 each |
| Project Sentinel | Since 1976, they have developed and promoted fairness and equality of housing opportunities for all persons and advocate peaceful resolution of disputes for community welfare and harmony. | - In charge of over 50 programs to assist people with housing issues including housing discrimination, tenant-landlord dispute resolution, and housing counseling. |
| Domestic Violence Services | | |
| Community Solutions, La Isla Pacifica Shelter for Urban County Battered Women and Children | Since 1972, they have provided support through housing services, specifically treating victims of domestic violence and creating solutions to violence programs. | - Assisted 4,636 persons through care, support, and resources in 2018 |
| Next Door Solutions to Domestic Violence | Works to reduce and end domestic violence in the County through | - On average per year, the organization answers 15,000 crisis |

| | | |
|--|--|---|
| | comprehensive, compassionate and bilingual services. | calls and serves 3,000 survivors of domestic violence |
| Disabled Services | | |
| Silicon Valley Independent Living Center | A non-profit, non-residential organization which serves all people with all types of disabilities including seniors. | - Assisted many disabled persons in the area through housing assistance, advocacy and service |

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Countywide, The diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The County supplements its federal funding with other resources and funds, such as:

- The Housing Trust Silicon Valley Trust (Trust) is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner’s deduction can be converted into a federal income tax credit that reduces the household’s tax payments on a dollar for dollar basis, with a maximum credit equal to 15 percent of the annual interest paid on the borrower’s mortgage.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The County Affordable Housing Fund, which was established to assist in the development of affordable housing, especially for extremely low income and special needs people throughout the County.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)): N/A

~~MA-40 Barriers to Affordable Housing – 91.210(e)~~

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing in the region are examined during the process and creation of the Analysis of Impediments to Fair Housing Choice (AI). During this process, collaborating jurisdictions in the County identified the following priority factors for affordable housing to be:

- Displacement of residents due to economic pressures
- Loss of affordable housing
- Land use and zoning laws
- Income discrimination
- Community opposition
- Availability, location, size and type of affordable units
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies
- Private discrimination

The Community Needs Survey also helped identify barriers to affordable housing according to the 184 City residents that participated in the County survey. Among all categories, respondents identified the community's top overall need as a housing issue; Create additional affordable housing available to low-income residents. When polled on housing issues alone, the top needs were identified to be:

1. Increase affordable rental housing inventory
2. Rental assistance for the homeless
3. Affordable housing near transit

Santa Clara County, including the City of Mountain View, faces barriers to affordable housing that are common throughout the San Francisco Bay Area. High on the list of challenges is the lack of developable land, which increases the cost of available real estate and housing development costs. Local opposition is another common obstacle as many neighbors have strong reactions to infill and affordable housing developments. Their opposition is often based on misconceptions, such as increased crime, erosion of property values, increased parking and traffic congestion, and overwhelmed schools. However, to ensure a healthy economy, the region must focus on strategies and investment that provide housing for much of the region's workforce – e.g., sales clerks, secretaries, teachers, and health service workers – whose incomes significantly limit their housing choices.

Even when developments produce relatively affordable housing, in a constrained housing supply market, higher income buyers and renters generally outbid lower income households and a home's final sale or rental price will generally far exceed the projected sales or rental costs. Public subsidies are often needed to help make rentals or homes for LMI households affordable. However, the demand and need for affordable housing far exceeds existing public resources used to finance such housing.

2015-2023 Housing Element:

The City identified several constraints to the development, maintenance, and improvement of housing and affordable housing, in their 2015-2023 Housing Element update:⁵⁴ The Housing Element includes policies that specifically address the creation of more affordable housing, even with the high cost of land:

Policies:

- 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 4.3: When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.
- Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serve low income households, seniors, disabled individuals, the homeless, larger households, and other special needs populations.

Other Housing Development Guidance:

- The cost of development is a key barrier to producing affordable housing, especially in regions where the price of land is significant. Additionally, the cost of materials has risen significantly over the last several years. Finally, the region has seen a significant volume of construction activity. With construction labor in short supply, labor costs have also increased.
- Land use controls, such as the General Plan, which establishes the City's land use designations and the Zoning Ordinance, which identifies districts where housing may be developed. As such, the City's General Plan and Zoning Ordinance have a direct effect on the availability and range of housing choices within a community.
- 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. 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. However, housing for certain populations, such as special needs, could have lower parking requirements to increase the financial feasibility of the development.
- Development fees intended to recover the capital and administrative costs of providing community services and processing entitlement and building permit applications increase the overall development costs. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, Park-In-Lieu fees, wastewater treatment plant fees, and a variety of handling and service charges.

The City is addressing the barriers to affordable housing through the following efforts:

City Council Goals (Council Neighborhoods Committee)

- Through a deliberate goal-setting process in June 2019, the City Council adopted four major goals and projects to fulfill and emphasize over the next two years. One of these goals is directly geared towards affordable housing initiatives. Goal #2 reads as follows: "Improve the Quality, Diversity, and Affordability of Housing by Providing Opportunities for Subsidized, Middle-Income, and Ownership Housing." This logically follows Goal #1 which vows to protect

⁵⁴ City of Mountain View. "2015-2023 Housing Element." 2014.

vulnerable populations, reading: “Promote a Community for All with a Focus on Strategies to Protect Vulnerable Populations and Preserve Mountain View’s Socioeconomic and Cultural Diversity.”

Affordable Housing Programs

- In 1999, the City adopted a Below Market Rate Housing program requiring developers to set aside at least 10 percent of the total number of both ownership and rental dwelling units in the developments they build as affordable. All BMR units must be comparable to the market-rate units in terms of size and design. 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. The City uses BMR in-lieu fees for new subsidized housing projects that target households with the greatest housing needs.

In June 2019, Mountain View completed a two-phase process to update the City’s BMR Program requirements. Updates to the requirements included increasing the rental percentage requirement to 15 percent, increasing the ownership percentage requirement to 15 percent for all housing types except rowhouses and townhouses, and requiring that rowhouses and townhouses must meet a 25 percent on-site requirement. As part of these updates, the City also increased in-lieu fee rates and are now greater than the value of developing the units on-site.

- The City has two housing impact fees charged on new commercial development. Known as “Commercial Linkage Fees”, these fees are based on an assessment of the extent to which the development of commercial uses, respectively, generates additional demand/need for affordable housing.

Land Use and Zoning Ordinances and Policies

- 2015-2023 Housing Element Update - Policies (1.5, 4.3, and 5.3 as noted above).
- Zoning changes to allow for more high-density, mixed-use development and secondary dwelling units.
- The development of precise plans to coordinate future public and private improvements on specific properties and incorporating innovative programs to incentivize the development of affordable housing.
- Updating the accessory dwelling unit ordinance to increase the feasibility of constructing second units.

Public Outreach

To help alleviate possible concerns from residents about the misconceptions associated with affordable housing developments, when affordable housing projects are proposed, the City conducts extensive public outreach campaigns focused on the neighboring communities.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. As housing prices increase, the value of household income decreases. One prime example is that the inflation-adjusted value of the federal minimum wage has fallen by more than a third from its peak and is currently about 20 percent less than it was in 1981. Thus, the federal minimum wage has lost value and has not kept up with the rising cost of housing such as rent. Even in states such as California where the state minimum wage exceeds the federal minimum wage, one full-time minimum wage job is not enough for a household to afford a two-bedroom unit. As was discussed in MA-05, in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), of which the City is a part of, renter households must earn higher than average wages in order to afford an apartment unit.

Strategies for increasing the housing supply must take into account a jurisdiction's job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers). There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities. If there is an imbalance of appropriate housing for the number of employees in an area, the result can be longer commute and greater traffic congestion as employees must then commute to places of employment.

Economic Development Market Analysis
Business Activity

Table 53 – Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 243 | 71 | 1 | 0 | -1 |
| Arts, Entertainment, Accommodations | 3,178 | 6,230 | 8 | 9 | 0 |
| Construction | 1,043 | 1,483 | 3 | 2 | -1 |
| Education and Health Care Services | 5,637 | 8,945 | 15 | 13 | -2 |
| Finance, Insurance, and Real Estate | 1,936 | 2,012 | 5 | 3 | -2 |
| Information | 5,511 | 21,260 | 14 | 30 | 16 |
| Manufacturing | 4,427 | 2,614 | 12 | 4 | -8 |
| Other Services | 1,057 | 1,397 | 3 | 2 | -1 |
| Professional, Scientific, Management Services | 8,573 | 14,633 | 22 | 21 | -2 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 2,589 | 4,781 | 7 | 7 | 0 |
| Transportation and Warehousing | 377 | 190 | 1 | 0 | -1 |
| Wholesale Trade | 1,301 | 3,450 | 3 | 5 | 1 |
| Total | 35,872 | 67,066 | -- | -- | -- |

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 54 - Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 47,085 |
| Civilian Employed Population 16 years and over | 44,220 |
| Unemployment Rate | 6.04 |
| Unemployment Rate for Ages 16-24 | 15.67 |
| Unemployment Rate for Ages 25-65 | 4.75 |

Data Source: 2011-2015 ACS

Table 55 – Occupations by Sector

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 21,265 |
| Farming, fisheries and forestry occupations | 1,315 |
| Service | 2,980 |
| Sales and office | 6,355 |
| Construction, extraction, maintenance and repair | 1,940 |
| Production, transportation and material moving | 990 |

Data Source: 2011-2015 ACS

Travel Time

Table 56 - Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 30,960 | 74% |
| 30-59 Minutes | 8,920 | 21% |
| 60 or More Minutes | 2,045 | 5% |
| Total | 41,925 | 100% |

Data Source: 2011-2015 ACS

Education - Educational Attainment by Employment Status (Population 16 and Older)

Table 57 - Educational Attainment by Employment Status

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 2,170 | 250 | 625 |
| High school graduate (includes equivalency) | 3,175 | 445 | 995 |
| Some college or Associate's degree | 6,055 | 460 | 1,410 |
| Bachelor's degree or higher | 27,230 | 1,135 | 4,110 |

Data Source: 2011-2015 ACS

Education - Educational Attainment by Age

Table 58 - Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 135 | 365 | 650 | 590 | 385 |
| 9th to 12th grade, no diploma | 440 | 345 | 445 | 645 | 440 |
| High school graduate, GED, or alternative | 950 | 1,375 | 1,195 | 2,040 | 1,610 |
| Some college, no degree | 1,665 | 1,380 | 1,195 | 2,860 | 1,425 |
| Associate's degree | 335 | 505 | 610 | 1,385 | 380 |

| | Age | | | | |
|---------------------------------|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Bachelor's degree | 1,750 | 5,240 | 3,310 | 5,605 | 2,245 |
| Graduate or professional degree | 270 | 7,400 | 5,230 | 5,690 | 1,700 |

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 59 – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 22,322 |
| High school graduate (includes equivalency) | 32,458 |
| Some college or Associate's degree | 42,980 |
| Bachelor's degree | 85,727 |
| Graduate or professional degree | 106,067 |

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top 4 employment sectors for the jurisdiction are as follows:

1. Information 30% (21,260 jobs)
2. Professional, Scientific, Management Services 21% (14,633 jobs)
3. Education and Health Care Services 13% (8,945 jobs)
4. Arts, Entertainment, Accommodations 9% (6,230 jobs)

Describe the workforce and infrastructure needs of the business community:

During the 2015-2023 Housing Element Update process, the City identified that the business community is seeking increased land use intensities and highly sustainable, well-designed, and innovative business districts.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City Council of Mountain View is in the process of considering increases in affordable housing fees for new developments. Shortly before the previous ConPlan in December 2014, the City Council increased the City's Housing Impact Fee on office, high-tech, and industrial developments to \$25 from \$10.26 per net square foot on building area more than 10,000 square feet and half that fee on building area up to 10,000 square feet.

In addition, a City Council meeting update from September 2019 detailed a public/private development within the City that is currently under development. The excerpt details this development, which will be called Hope Street Lots and will be situated on the 100 block of Hope Street:

“On November 27, 2018, the City Council approved an application for a five-story, 115,650 square foot hotel building with three levels of subterranean parking, a 52,584 square foot mixed-use building with three levels of subterranean parking, and complete Hope Street improvements plan to replace existing City owned parking Lots 4 and 8 on a 1.37-acre site. The project will result in a net increase of 76 public parking spaces; resulting in a total of 225 spaces.”

The same release details a recent approval of an application for affordable apartment development at 950 West El Camino Real:

“On April 30, 2019, the City Council approved an application from Palo Alto Housing for a 71-unit affordable studio apartment development and a Heritage Tree Removal Permit to remove eight Heritage trees on a 0.61-acre project site. Building permit plans are under review.”

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce for the City is educated and well equipped for jobs in the dominant sectors. Accordingly, 70.5% of the civilian employed population has at least a bachelor’s degree or higher. Even when examining education levels for unemployed civilians and those not in the labor force, the population for the City is well-educated. Unemployed civilians in the workforce have at least a bachelor’s degree at a rate of 49.6%, and those not in the labor force at all have bachelor’s degrees at a high rate of 57.6%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City partners with NOVA to distribute its brochures and information throughout the community. NOVA is a local nonprofit agency that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs.

NOVA is directed by the NOVA Workforce Board which works on behalf of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. To support workforce mobility, NOVA provides:

- Real-time labor market information about in-demand skills
- Skill-building and enhancements to match market demand
- Navigation tools for the ever-changing and entrepreneurial new labor market
- Advocacy for necessary infrastructure to support workers between opportunities, such as unemployment insurance for all and portable benefits
- Interconnected support system for multiple career pathways for youth

To prepare potential employees for the technology driven industries in the Silicon Valley, NOVA provides necessary digital literacy training along with other services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

See above.

MA-50 Needs and Market Analysis Discussion

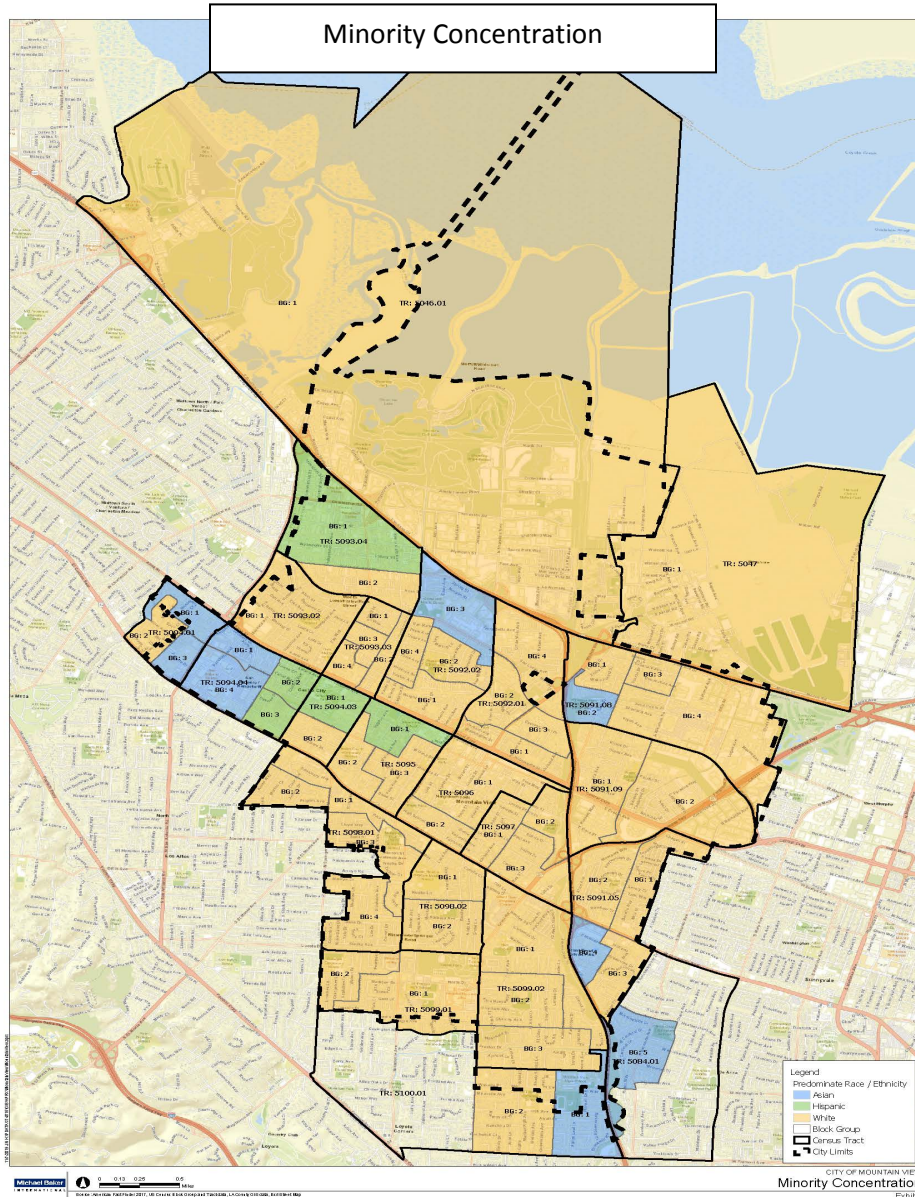
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see NA-15, NA-20, and NA-25. In summary:

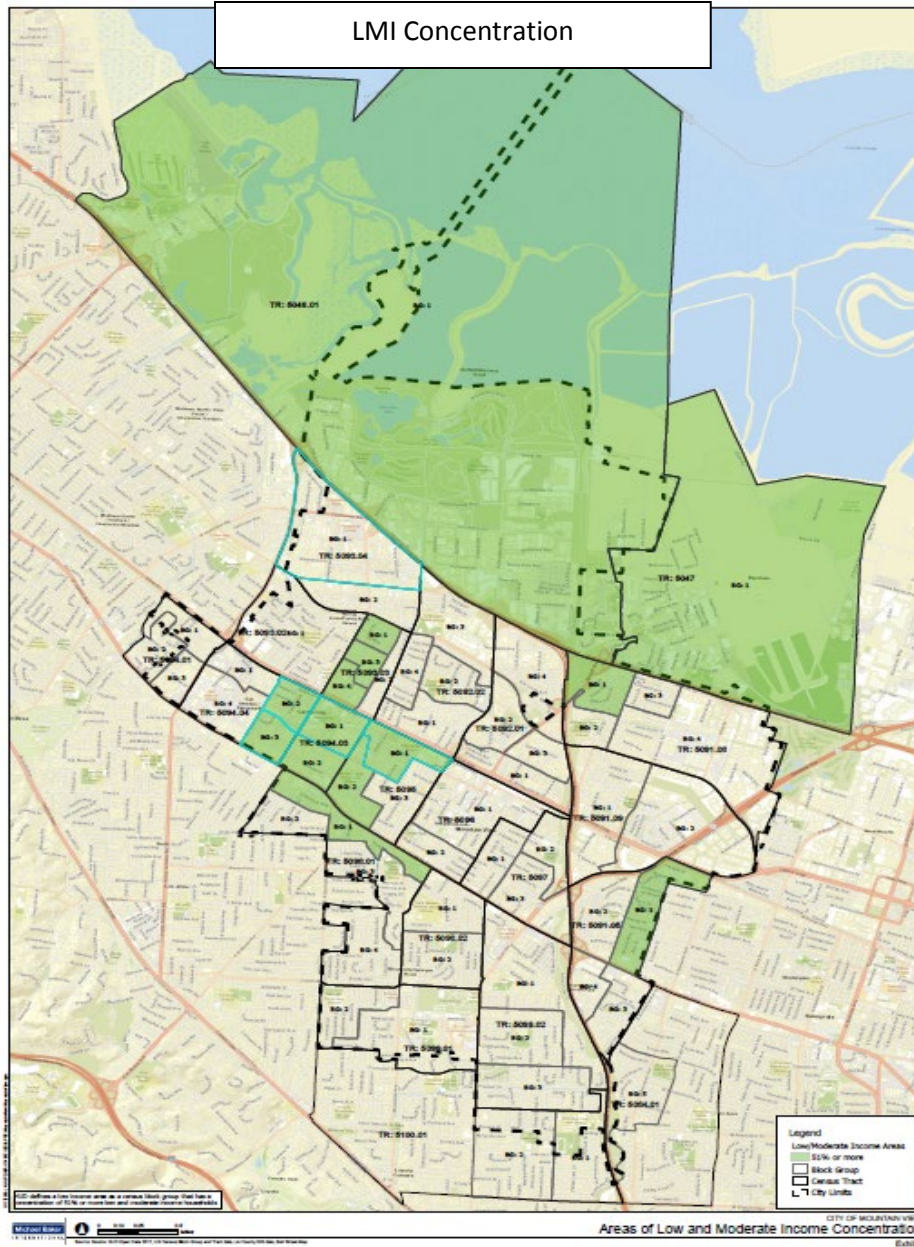
- Black/African American households within the 30-50 percent and 50-80 percent AMI income tiers and Asian households within the 50-80 percent income tier experience a disproportionate amount of housing problems compared to the jurisdiction as a whole.
- Hispanic households in the 0-30 percent AMI income tier and Asian households in the 50-80 percent AMI income tier are disproportionately affected by severe housing problems.
- Black/African American households experience a disproportionate housing cost burden.
- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

Minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the citywide average. LMI concentration is defined as census tracts where the median family income is below 80% AMI.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")



The map above displays areas of minority concentration within the City. Most concentrations are located in the eastern corner of the City, encompassing the entirety of census tract 5094.04, while touching others such as 5094.01, 5094.03, and 5093.03. Selected block groups in these areas of minority concentration also are LMI concentrated. In tracts 5094.04, block groups 2 and 3 are predominantly Asian and LMI. In addition, another example is block group 1 in 5094.03, and block group 1 in 5095 representing a predominant Hispanic population that is also LMI. The map below displays areas of LMI concentration within the City.



What are the characteristics of the market in these areas/neighborhoods?

As was discussed in MA-05, the City’s housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 72 percent and median rents grew by 92 percent.

Are there any community assets in these areas/neighborhoods?

A sample of community assets and amenities that may represent strategic investment opportunities for these areas, including:

1. Parks
2. Transit Centers
3. Community Centers
4. Senior Centers
5. Public Libraries
6. Police Stations
7. Fire Stations

Are there other strategic opportunities in any of these areas?

Census Block Group 5094.03 contains Rengstorff Park and the City’s Senior Center and Community Center. The City is implementing the Rengstorff Park Master Plan that will include improvements to the Community Center located within the Park and the surrounding area. Census Block Group 5095 contains the newly remodeled Teen Center, which is located across Escuela Avenue from the Senior Center (in Block Group 5094.03). Improvements are planned on Escuela Avenue that help connect the Teen Center and Senior Center facilities. CDBG funds could be used toward the Rengstorff Park Master Plan implementation and the Escuela Avenue improvements. Further funding should be used towards maintenance of these areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to Federal Communications Commission datasets, only about 2.6% of internet and broadband consumers have their options limited to a singular provider. However, the Community Needs Survey still identified a few needs when it comes to internet and broadband service. More respondents answered “Yes” than “No” when asked if there were common or pressing broadband problems. Some respondents elaborated to say that a few companies dominate the area, such as AT&T and Comcast. In addition, they commented that these dominant companies control prices and quell competition from other providers.

When asked whether LMI areas had adequate broadband access, most respondents (52.84%) said “Don’t Know”, while the next most common response was “No” (27.27%) and then “Yes” (19.89%). This shows that many in the City may not be aware or understand issues with LMI areas and a lack of access to broadband connections. However, when asked how to address this issue, respondents gave helpful suggestions, such as an increase in competition, more choices, more public access, and more affordable access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While FCC data says that only 2.6% of consumers have their options limited to only one provider, the City would still be better served by more competition when it comes to broadband internet access. The two most accessible providers by a wide margin are two massive companies: AT&T, which is accessible to 97.3% of the City, and Xfinity (owned by Comcast), which is accessible to 96.7% of the City.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

With increasing temperatures and more intense dry seasons, wildfires present an immediate risk for the City and its surrounding areas. Another natural hazard associated with increasing temperatures and more intense dry seasons in the City is the increase in drought periods and heat waves. In addition to wildfires, the area is also subject to heavy storms as a result of climate change. These storms can cause many problems in the area, such as flooding and mudslides. While not as directly tied to climate change, earthquakes remain a prime concern and is an increased hazard risk for the City.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to Santa Clara County's Hazard Mitigation Plan, and its section on Mountain View, there are indeed certain hazard risks that are especially relevant to LMI households. This plan includes maps of floodplains for the City, as well as areas of fire risk and increased risk of shake potential during Earthquakes. The entire area of the City has the same risk potential, therefore, there is no increased vulnerability for LMI Households. However, there is an increased risk for flood potential and fire risk.

As shown in the LMI Concentration map in MA-50, one area of LMI concentration in the city is in the northern most portion of the City. In the Hazard Mitigation Plan, there is only one specific area within City limits that have an increased fire risk. This at-risk area is an LMI concentration area according to the map in MA-50. In addition, this Plan includes a map of the floodplains in the area. The entire City is included on the 500-year floodplain, however, there are only a few areas within City limits that are also present on the 100-year floodplain. While there is a small portion in the southern region of the City that is on a 100-year floodplain, a much larger portion is present in the same northern region that is both LMI and at an increased fire risk.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City conducted a solid foundation of data collection and community engagement activities used to prepare the ConPlan's priority needs and goals. Priority needs development helped establish goals and goal descriptions.

Priority Needs:

- Increase affordable housing – Needs: more funding, more housing units, preserve diversity and inclusion, and integration into existing and future neighborhoods, reduce the development and construction costs, creative rental opportunities, increase affordable rental housing
- Housing opportunities near transit
- Sustainable jobs and income equality
- Housing for special needs populations - Aging in place, victims of domestic violence,
- Reduce housing planning inconsistencies (such as vacancies)
- Homelessness prevention – Increased rental assistance, job training, year round shelter space, temporary housing, emergency housing/shelter space, permanent supportive rental housing with supportive services, facilities for abused/abandoned children
- Increase mental health services
- Fair housing representation
- Improve internet access and speed

Goals:

1. Establish homeless preventions and programs
2. Respond to lack of housing for homeless
3. Increase affordable housing
4. Provide programs for youth and families
5. Support opportunities for special needs populations
6. Create sustainable jobs and increase earning capacity
7. Improve community and public facilities
8. Address and promote fair housing
9. Planning and administration

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 60 – Geographic Priority Areas

| Target Area | Percentage of Funds |
|---|---------------------|
| Eligible Low and Moderate-Income Block Groups | 20 |
| Citywide | 80 |

Over the next five years there are no area(s) designated or identified within the City. The City intends to fund projects and activities as they are needed throughout the City’s low and moderate income and minority concentrated areas.

General Allocation Priorities

This ConPlan will focus in on allocating CDBG funding within the low income (LMI) Census Tracts based on the 2013-2017 Census 5-year estimates. Programs that benefit the homeless and special needs populations as well as the very low income households individuals and households. These areas have been identified in maps and within the MA section of the ConPlan. Capital project funding will be targeted to low income areas and/or benefit low and very low income households.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Future CDBG and HOME allocations shall be steered towards projects consistent with the ConPlan’s priority needs and goals as described in SP-25. The City will continue to collaborate with social service entities to provide programs and services that benefit the homeless and low and moderate income households. The City of Mountain View does not receive ESG or HOPWA funds. CDBG funds, however, are used for shelter and support services for funding.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

The consultation process which includes area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis provided ample data and public opinion to prepare the City's priority needs. Priority Needs also noted in SP-05 are summarized in the table below.

| Priority Needs | | |
|-----------------------|---------------------------|--|
| 1 | Priority Need Name | Increase affordable housing. |
| | Priority Level | HIGH |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Increase affordable housing. |
| | Description | Create housing solutions including: programs that increase homeownership, preserve diversity and inclusion, support creative rental opportunities, increase affordable rental units, support integrated housing solutions and plans, development of housing for special needs populations, rehabilitation programs that reduce vacancies and deteriorating housing stock, and reduce development and construction costs. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 2 | Priority Need Name | Housing opportunities near transit. |
| | Priority Level | MEDIUM |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Increase affordable housing. |
| | Description | Create and provide housing near and adjacent to major transit routes making transportation to education, health care, jobs, and shopping more convenient and efficient for families. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 3 | Priority Need Name | Sustainable jobs and income equality. |
| | Priority Level | HIGH |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income |

| | | |
|----------|---------------------------|---|
| | | <ul style="list-style-type: none"> • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Families with children • Non-housing public facilities • Economic development |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Create sustainable jobs and increase earning capacity. |
| | Description | Stimulate economic development by collaborating with entities that provide training programs, workplaces that project sustainable job opportunities, internship programs, skills and vocational training for local and regional work industry sectors. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 4 | Priority Need Name | Housing for special needs populations. |
| | Priority Level | HIGH |
| | Population | <p>Non-homeless Special Needs and Homeless:</p> <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied youth |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Support opportunities for special needs populations. |
| | Description | Provide specific housing improvements and services needed for special needs populations particularly those with mental and physical disabilities, elderly and aging in place, victims of domestic violence and single parent households. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 5 | Priority Need Name | Reduce housing planning inconsistencies. |
| | Priority Level | MEDIUM |
| | Population | <ul style="list-style-type: none"> • Extremely low income |

| | | |
|----------|---------------------------|--|
| | | <ul style="list-style-type: none"> • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Increase affordable housing. |
| | Description | Review and create planning and development processes that reduce barriers for approval of affordable housing plans including special exceptions and variances. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 6 | Priority Need Name | Homelessness prevention. |
| | Priority Level | HIGH |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied youth |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Support homeless prevention. |
| | Description | Provide support for programs, facilities, and activities that benefit the homeless, chronic homeless, and those individuals and families at-risk of homelessness. Programs important to the City include: Increased rental assistance, job training, year round shelter space, temporary housing, emergency housing/shelter space, permanent supportive rental housing with supportive services, facilities for abused/abandoned children. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 7 | Priority Need Name | Increase mental health services . |
| | Priority Level | MEDIUM |
| | Population | <ul style="list-style-type: none"> • Homeless • Chronic homeless |

| | | |
|----------|---------------------------|---|
| | | <ul style="list-style-type: none"> • Persons with Disabilities or mental illness |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Support opportunities for special needs populations. |
| | Description | Provide enhanced care for health needs and services for the mentally disabled individuals and the families or agencies providing care. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |
| 8 | Priority Need Name | Fair housing representation. |
| | Priority Level | MEDIUM |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Address and promote fair housing. |
| | Description | Continue to support Project Sentinel and other fair housing assistance organizations that help reduce housing discrimination. |
| | Basis for Priority | The Community Needs Surveys provided data that indicated 22% of the survey respondents stated that primarily residents applying to live in an apartment complexes were discriminated against by the property owner or landlord based on race, familial status and or income. |
| 9 | Priority Need Name | Improve internet access and speed. |
| | Priority Level | MEDIUM |
| | Population | <ul style="list-style-type: none"> • Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied youth |
| | Geographic Areas Affected | Citywide |
| | Associated Goals | Improve community and public facilities. |

| | | |
|--|--------------------|---|
| | Description | Support activities that increase and enhance broadband installation and internet capacity for all areas of the City that LMI resident frequent. |
| | Basis for Priority | Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis. |

Table 61 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

| Influence of Market Conditions | |
|---------------------------------------|--|
| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
| Tenant Based Rental Assistance (TBRA) | The most common housing problem in the City is housing cost burden. 32% of all City households are cost burdened of that 67% are LMI households. paying more than 50 percent of their income toward housing costs. 34% of households in the City are considered LMI of which 23% have incomes at or below 50% AMI. |
| TBRA for Non-Homeless Special Needs | Those individuals and populations with special needs include: homeless, veterans, mental health, disabilities, victims of domestic violence, abused children and others. Supportive housing generally requires more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. Currently there are 212 units of supportive housing units dedicated to Veterans in the City. Persons with disabilities make up over 14% of the total population. The CoC reports that elderly or physically disabled require on-going supportive services that include long-term assisted living as well as transportation and nursing care. High housing costs within the City make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This puts those special needs groups at a higher risk of becoming homeless. |
| New Unit Production | The number of permanent supportive housing units in the County was expanded 72% and rapid rehousing units by 113% in the last five years (CoC). The homeless population has increase 340% in the last five years. Large unsheltered homeless populations require more shelter space and ultimately more housing units. |
| Rehabilitation | An estimated 72 percent of the City’s housing stock is over 40 years old (built prior to 1980) and may require maintenance and repair. Because the rental market is tight numerous apartment upgrades by investors, leading to a supply of housing units that are in generally good condition but rent costs. Mountain View’s housing stock is predominantly multi-family units, that are largely rentals. An estimated 59% of the City’s dwelling units are rental households. Owner occupied units are more likely to be rehabbed then rental units. The City’s existing subsidized rental units generate lower rent revenues than market rate units. The subsidized rental properties do not build property reserves as quickly as market rate properties and may also need assistance for rehabilitation. |

| | |
|--|--|
| <p>Acquisition, including preservation</p> | <p>Given there are few vacant parcels, acquisition and preservation of existing properties are important tools for growing and maintaining the affordable housing stock. Currently there are currently 8,600 units in the City that are affordable for households earning 80 percent AMI or less, yet there are 13,690 households within this income bracket in need of affordable housing. The City has reserved available HOME funds in program years 2017 and 2018, including the Community Housing Development Organization (CHDO) funds, for site acquisition to construct 62 new subsidized units with 50 net new affordable units at Shorebreeze Apartments. The developer is a qualified CHDO.</p> |
|--|--|

Table 62 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of overall federal entitlement funding has decreased from FY 2010-2015. There have been some year-to-year increases, but this was the result of HUD recycling other jurisdictions' unused funding to help sustain funding levels. There is no certainty this practice will continue.

Table 63 – City Entitlement Funding Received FY15-FY19

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|-------------|-------------|-------------|-------------|-------------|-------------|
| CDBG | \$538,838 | \$486,827 | \$483,532 | \$536,360 | \$564,388 |
| HOME | \$203,491 | \$204,093 | \$192,852 | \$281,994 | \$263,732 |

Table 64 - City Entitlement Funding Received FY10-FY14

| | 2010 | 2011 | 2012 | 2013 | 2014 |
|-------------|-------------|-------------|-------------|-------------|-------------|
| CDBG | \$741,398 | \$619,167 | \$501,180 | \$565,424 | \$540,546 |
| HOME | \$469,145 | \$414,395 | \$218,774 | \$220,902 | \$243,015 |

Over the last 5-year allocation period from 2015 to 2019, the City received an average of \$521,989 in CDBG funds, and \$229,232 in HOME funds. Totals for the past year (FY 2019) stood at \$569,388 for CDBG and \$263,732 for HOME. While totals were above average in 2019, overall funding has decreased since the past decade. In the previous 5-year period from 2010 to 2014, funding was higher for both CDBG and HOME, averaging \$593,543 (CDBG) and \$313,246 (HOME) per year. One decade ago, single year totals for 2010 were \$741,398 (CDBG) and \$469,145 (HOME). This gradual decrease in funding over the last decade has made it more difficult for the City to accomplish its goals set forth in the ConPlan.

Anticipated Resources

Table 65 - Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning | \$500,000 | 0 | 0 | \$500,000 | \$2,000,000 | In Year 1, the City expects to receive \$500,000 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to capital improvements. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Admin and planning | 280,000 | 0 | 0 | 280,000 | 1,120,000 | In Year 1, the City expects to receive \$280,000 in HOME entitlement funds. |

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Similar to previous ConPlan's, the City intends to leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. HUD, like many

other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. The City typically leverages its CDBG and HOME funds with other funding sources to complete projects and fund public services. Social service agencies are required to report other funds used in combination with CDBG funds. Applicants are asked to demonstrate the degree to which the requested CDBG and HOME funds will be leveraged and the amount of other funding sources is documented as a condition of funding.

Leverage, in the context of the CDBG and HOME, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes.

CDBG and HOME 2019 funds were leveraged with local sources (25% match). Agencies receiving CDBG public services funds leverage them with funding from the County, State, and/or local foundations and private fundraising activities.

Local Programs. The City offers several local programs or projects that could be used as match with state, federal and CDBG funds. Programs include: Below Market Rate Housing In-Lieu Fees, Housing Impact Fee; Rental Housing Impact Fee; Former Redevelopment Funds. Information about the programs can be found here. <https://www.mountainview.gov/depts/comdev/preservation/default.asp>

County Programs. The Housing Trust of Santa Clara County provides funds to nonprofit organizations for affordable housing projects. The Trust has invested more than \$46 million and leveraged over \$1.8 billion to create over 9,400 housing opportunities. Contributions came from private citizens, employers and employer foundations, County government, the City of San Jose, and 14 other Santa Clara County cities and towns. The Housing Trust of Silicon Valley offers several programs for those seeking to be a homeowner, homeowners who want to build accessory dwelling units, and for developers that intend to build affordable housing.

State and Federal Programs. In addition to the entitlement grants listed above, the federal government has several other funding programs for community development and affordable housing activities. Such programs may include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. The Department of Housing and Community Development and the Housing Finance Agency administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of state Community Development programs are:

- Multifamily Housing Program (MHP),
- Affordable Housing Innovation Fund (AHIF),
- Building Equity and Growth in Neighborhoods Program (BEGIN), and
- CalHOME.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City currently has no vacant or surplus land available for the development of housing or services.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City will implement the 2020-2025 ConPlan through a network of non-profit organizations, public-private partnerships and collaboration with County agencies and other jurisdictions. The City allocates CDBG and HOME funds to non-profit agencies and affordable housing developers, according to Consolidated Plan goals and objectives. In the past the City has relied heavily on these federal funds for affordable housing development, but funding has decreased and CDBG and HOME funds now occupy a much lesser role in completing affordable housing projects. The City's public service funds (15% of CDBG allocation) are very limited and must also be supplemented by other funding sources.

In addition to directly funding activities, the City influences local housing conditions through its own policies and programs. These include policies that guide development decisions, such as the City's General Plan and Area Specific Plans and City-sponsored programs that generate local housing funds. These tools allow the City to leverage private sector activity to address its affordable housing and community development goals.

SCCHA also contributes to the local community development institutional structure. SCCHA provides Section 8 tenant and project based rental assistance for low income families, seniors, and persons with disabilities. There are 340 Section 8 tenant vouchers and 58 project based vouchers in Mountain View. Countywide there are 17,000 households on the waitlist for Section 8 tenant vouchers and a waitlist of approximately 4,000 households for the two public family housing developments located in Santa Clara. Additionally, the SCCHA public housing waitlists for senior and disabled projects range from 200 to 500 households.

Given this backlog in demand, SCCHA will likely play a relatively modest role in addressing the need for affordable housing as the County's population continues to expand. Historically, the State of California has also played a major role in generating affordable housing funds that builders and local jurisdictions can access. The State administers the Low Income Housing Tax Credits and bond financing programs, the primary funding sources to create subsidized rental housing for lower income households. The State also implements the Multi-Family Housing Program and other programs that help finance units for lower income, formerly homeless, special needs and disabled households. These sources are anticipated to remain in effect during most, if not all of the 2015-2020 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing development in Mountain View. The City supports private production by guiding developers through the entitlement process, applying design guidelines and zoning requirements to assure successful projects, and assisting developers in addressing community concerns about projects. Market rate projects also generate the local housing funds mentioned in this report, which are pooled and used for affordable housing activities in Mountain View.

Affordable housing developers and service providers also serve a vital role in addressing community development need. These groups typically serve the neediest populations. Unfortunately, participants at the Community Workshops report that many of these groups operate at or above capacity and cannot expand their service to meet the need. Continued declines in CDBG and HOME funds, therefore, could

pose potentially significant gaps in the service delivery system. The City will continue to support these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors. Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. Lenders, in the 2008-2015 tightened credit requirements, making it more difficult for developers and potential buyers to access loans. However, lending institutions are beginning to diversity lending patterns. In 2018, an analysis performed by the National Community Reinvestment Coalition (NCRC) measured data collected from lenders including banks, non-banks (independent mortgage companies) and credit unions. Non-banks are issuing a larger percentage of loans to LMI borrowers and communities. NCRC works with lenders to make sure they are meeting the needs of the communities it serves.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--|-------------------------|---|------------------------|
| City of Mountain View | Government | <ul style="list-style-type: none"> • Affordable housing – ownership • Affordable housing – rental • Public housing • Homelessness • Non-homeless special needs • Community development: public facilities • Community development : neighborhood improvements • Community development: public services • Community development: economic development • Planning | Jurisdiction |
| County of Santa Clara Office of Supportive Housing | CoC Government | <ul style="list-style-type: none"> • Homelessness • Non-homeless special needs • Planning | Region |
| Fair Housing Task Force Project Sentinel | Government | <ul style="list-style-type: none"> • Affordable housing – Rental • Discrimination | Region |
| SCCHA | PHA | <ul style="list-style-type: none"> • Affordable housing – rental • Affordable housing – ownership • Public Housing Provider • Section 8 Program | Region |
| Housing Trust of Santa Clara County | Nonprofit Organization | <ul style="list-style-type: none"> • Affordable housing – rental • Affordable housing – owner | Region |

| | | | |
|--|------------------------|-----------------------------------|--------|
| Silicon Valley Leadership Group's Housing Action Coalition | Nonprofit Organization | <input type="checkbox"/> Planning | Region |
|--|------------------------|-----------------------------------|--------|

Table 66 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | | |
| Mortgage Assistance | X | | |
| Rental Assistance | X | | |
| Utilities Assistance | X | | |
| Street Outreach Services | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | X | | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | | |
| Education | X | | |
| Employment and Employment Training | X | X | |
| Healthcare | X | | |
| HIV/AIDS | X | | |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | | |
| Other | | | |
| Other | | | |

Table 67 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Over the past five years, the City has invested CDBG in the homeless and special needs populations through funding social services focused on reducing homelessness. The City participates in the CoC meetings and program development. As part of the institutional delivery system, the City participates in the Santa Clara County Housing and Homelessness Collaborative. This group of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing

developers, prepares the Countywide Homelessness Continuum of Care Plan. The Continuum of Care Plan is a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the cities and relevant partners within the County in addressing local housing and services needs for the homeless. The City funds various nonprofit agencies to provide counseling, workforce development, and life skills training to homeless and individuals at-risk of homelessness. Other main agencies in this service delivery network include: the Community Services Agency of Mountain View, Los Altos and Los Altos Hills (Alpha Omega and Emergency Assistance Programs), InnVision Shelter Network, NOVA, Mayview Community Health Center and Project Sentinel.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Mountain View is very conscientious of serving its homeless and special needs populations. When reviewing past CDBG and HOME Action Plans, it is clear that the City puts a large amount of faith, trust and funding towards the social and homeless service systems within its City boundaries. The largest gap in service delivery systems is the lack of sufficient funds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Mountain View, the County, local service agencies and affordable housing developers must collaborate more and initiate greater public relations with private companies and residents to increase the level of help and funding for today's and the future's programs and project work.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Goals / Needs / Outcome Summary | | | | | | | | |
|---------------------------------|---|------------|----------|---------------------------------------|-----------------|--|-----------------------------------|---|
| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
| 1 | Establish homeless prevention services & programs | 2020 | 2025 | Affordable housing Public Services | Citywide | Homeless prevention | CDBG: \$125,000 | 15,000 persons assisted for job training, employment assistance |
| 2 | Respond to lack of housing for homeless | 2020 | 2025 | Affordable housing | Citywide | Homeless prevention | CDBG: \$500,000 HOME:\$550,000 | -200 rental units added -50 homeowner housing units rehabilitated |
| 3 | Increase affordable housing | 2020 | 2025 | Affordable Housing | Citywide | -Increase affordable housing - Housing opportunities near transit -Housing for special needs populations -Reduce housing planning inconsistencies | CDBG: \$500,000 HOME:\$750,000 | -150 rental units added -50 housing units: homeowner housing units rehabilitated -200 housing units: rental units rehabilitated |
| 4 | Provide programs for youth and families | 2020 | 2025 | Public Services | Citywide | -Increase mental health services | CDBG: \$150,000 | 500 persons assisted: public service activities other than LMI housing benefit |
| 5 | Support special needs populations | 2020 | 2025 | Public Services | Citywide | -Increase mental health services -Elderly care and gaining in place | CDBG: \$100,000 | 1,500 persons assisted: public service activities other than LMI housing benefit |
| 6 | Create sustainable jobs and increase earning capacity | 2020 | 2025 | Non-Housing Community Development | Citywide | Sustainable jobs and income equality | CDBG: \$100,000 | 40 persons assisted |

| Goals / Needs / Outcome Summary | | | | | | | | | |
|---------------------------------|---|------------|----------|-----------------------------------|----------------------------------|--|--|--|--|
| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator | |
| 7 | Improve community and public facilities | 2020 | 2025 | Non-Housing Community Development | Citywide Qualified Census Tracts | -Improve community and or public facilities and infrastructure -improve internet access and speed | CDBG: \$400,000 | -4,740 persons assisted: community facility improvements -1,000 persons assisted: public facility or infrastructure activities other than LMI housing benefit | |
| 8 | Address and promote fair housing | 2020 | 2025 | Affordable Housing | Citywide | -Fair housing representation | CDBG: \$125,000 | -150 individuals or families assisted | |
| 9 | Planning and grant administration | 2020 | 2025 | Planning | Citywide | Planning and administration of CDBG and HOME project delivery | CDBG: \$500,000 HOME: \$100,000 | Other | |
| | | | | | | | CDBG | \$2,500,000 | |
| | | | | | | | HOME | \$1,400,000 | |

Table 68 – Goals Summary

Goal Descriptions

| 2020-2025 Mountain View Consolidated Plan Goals | | |
|---|-------------------------|---|
| 1 | Goal Name | Establish homeless preventions & programs |
| | Goal Description | Provide needed and essential homeless prevention services and programs. Such programs and activities will assist homeless or at-risk homeless individuals and families in the following ways: crisis intervention, services for at-risk families, shelter in-take services, and job training and search assistance, and other vital social services. |
| 2 | Goal Name | Respond to lack of housing for homeless. |
| | Goal Description | Assist the homeless population by creating additional homeless shelter spaces (emergency & permanent); addressing RV conditions; identifying designated safe parking; addressing shelter maintenance, utility and internet access. |
| 3 | Goal Name | Increase affordable housing |
| | Goal Description | Continue to support affordable housing initiatives by providing funding for new housing developments; supporting programs that assist low and moderate income families with finding housing solutions including: programs that increase homeownership, preserve diversity and inclusion, support creative rental opportunities, increase affordable rental units, support integrated housing solutions and plans, development of housing for special needs populations, rehabilitation programs that reduce vacancies and deteriorating housing stock, and reduce development and construction costs; and promote rent control and other affordable housing policies. |
| 4 | Goal Name | Provide programs for youth and families |
| | Goal Description | Continue support for youth programs including: sports; mental health, parenting classes that focus on family, civility training for such things as basics of etiquette, diversity awareness, cultural sensitivity, and good City steward. Such programs also include increased accessibility to childcare, school safety and better collaboration with local schools with regards to deployment of services. |
| 5 | Goal Name | Support opportunities for special needs populations. |
| | Goal Description | Provide programs, funding and services for special needs populations including but not limited to: abused and abandoned children, mental and preventative health services, victims of domestic violence, seniors and physical disabled. |
| 6 | Goal Name | Create sustainable jobs and increase earning capacity |
| | Goal Description | Support economic development activities that improve education and skills training in primarily the professional, scientific, and technical services, information systems, and manufacturing industries. Activities that create vital partnerships that create opportunities for employment, workforce development and readiness programs. |
| 7 | Goal Name | Improve community and public facilities. |
| | Goal Description | Support a higher quality of life through enhanced community and public facilities and infrastructure including: recreational spaces, community and social service facility upgrades, existing public infrastructure such as streets, sidewalks, curbing and other public facilities, improve internet accessibility, safe routes to school infrastructure, and addressing public safety concerns. |
| 8 | Goal Name | Address and promote Fair Housing |
| | Goal Description | Continue to collaborate with social service entities and the County to provide assistance for families and individuals seeking counselling and or legal solutions to fair housing and discrimination problems. |

| | | |
|---|-------------------------|---|
| 9 | Goal Name | Planning and administration |
| | Goal Description | Continue to provide planning and administration services required to manage and operate CDBG and HOME programs. Such funds will assist in managing community development, housing, services, and economic development activities. |

Table 69 – Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The number of Mountain View households that are estimated to be 80 percent AMI or below is 13,690 or about 42 percent of the City's total households. Approximately 7.87 percent of the City's population live below the poverty line, a number that is lower than the national average of 13 percent. The largest demographic living in poverty are females between the ages of 18-24. The most common racial or ethnic group living below the poverty line is White followed by Hispanic and Asian.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Mountain View does not own any public housing units. However, there are thirteen housing multifamily apartment complexes in the City that receive financial assistance or subsidies by either the City or from other Federal subsidy programs. Tenants living in these units may be recipients of Section 8 Housing Choice Vouchers (an estimated 200-210 vouchers).

Activities to Increase Resident Involvements

As mentioned earlier in the Needs Assessment and Market Analysis, SCCHA randomly surveys its Housing Choice Voucher program (Section 8) recipients, to question them on what types of services or resources they need to increase their self-sufficiency. Priority needs and services include: affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources. Since four out of these five skills are related to workforce training and development, it is apparent that there is need for more job training for public housing and voucher holders.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

More recently, the 2019 Point-in-Time homeless count for the County identified top barriers to affordable housing. In order, they were:

- High Rent Costs
- No employment/income
- No available housing
- No money for moving costs

The Market Analysis (MA-40) data indicates the following barriers:

- Zoning restrictions, parking requirements, and diminishing funding are examples of governmental constraints that can hinder affordable housing and residential development.
- Opportunities in the City for new development must come from infill. The City's lack of available land has also increased land costs, which makes it more expensive and difficult to acquire land for the development of affordable housing.

Barriers to fair housing in the area are examined during the process and creation of the 2020 Analysis of Impediments to Fair Housing Choice (AI). During this process, which proceeds the creation of the ConPlan, the collaborating jurisdictions in the County identified priority factors for fair housing to be:

- Displacement of residents due to economic pressures
- Loss of affordable housing
- Land use and zoning laws
- Income discrimination
- Community opposition
- Availability, location, size and type of affordable units
- Lack of affordable, accessible housing in a range of unit sizes
- Lack of access to opportunity due to high housing costs
- Lack of affordable housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of resources for fair housing agencies
- Private discrimination

The Community Needs Survey also helped identify barriers to affordable housing according to the 184 City residents that participated in the County survey. Among all categories, respondents identified the community's top overall need as a housing issue; Create additional affordable housing available to low-income residents. When polled on housing issues alone, the top needs were identified to be:

- Increase affordable rental housing inventory
- Rental assistance for the homeless
- Affordable housing near transit

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City is addressing the barriers to affordable housing through affordable housing programs. Efforts must continue to create land use flexibility, appropriate zoning amendments, affordable housing development as well as increase public outreach. A detailed description of the strategies, housing element policies, and outreach efforts are included in MA-40 section of the ConPlan.

SP-60 Homelessness Strategy – 91.215(d)

Describe the five-year goals and actions for reducing and ending homelessness including:

The goals created for the ConPlan were developed to be consistent with the priority needs. Data including community engagement, HUD data, and census data provided enough information to determine what the priority needs were. There were several common themes throughout the data collection period:

- Lack of affordable housing
- Low number of available housing units
- The number of cost burden households continues to increase

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Throughout the outreach program several homeless agencies were consulted. As discussed in MA-30 there are various agencies in Santa Clara County that are making great strides at implanting programs and services created to reduce homelessness. Mountain View intends to continue to support area Shelters to assist in homelessness needs such as Services for the Homeless and Homelessness Prevention (CSA).

Addressing the emergency and transitional housing needs of homeless persons.

The CoC provided their priorities for the next 5 years:

- Continue to increase the capacity/effectiveness of emergency and transitional housing programs and housing units for the homeless.
- Complete a 5-Year Community Plan to End Homelessness.
- Increase capacity for homelessness prevention, looking for strategies to address the root cause of homelessness.
- Work with safety net and criminal justice partners.
- Expand the region's focus to address housing affordability and the barriers to development of affordable housing.
- Meet the basic needs of today's homeless individuals by increasing homeless services capacity as well as expanding street-based service capacity.
- Work locally to change land use regulations to be affordable housing friendly.
- Increase advocacy for affordable housing particularly with the extremely low-income households.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City's homeless population continues to rise, however local officials and Community Development Department staff play a pro-active part in providing appropriate referrals for residents experiencing

landlord, housing, lead hazard issues or are at-risk or homelessness. CDBG funds are used in partnership with the County to find the right agency and case workers to assist on putting people on the right path to self-sufficiency. Every two years the City participates in a countywide homeless census to identify homeless persons and administer a detailed survey about their needs.

Over the past five years the City spent a portion of its CDBG funds and local funds toward a variety of public services to address the needs of homeless and very low income persons. Services provided include case management, disabled, seniors, neglected youth, victims of domestic violence, homeless and special needs facilities, and fair housing services. Particularly for chronically homeless and special needs individuals, it is preferred that individuals receive intensive case management rather than simple counseling. The CoC prioritizes intense case management to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. Case management is person-based rather than shelter-based with the goal of rapid re-housing. The City will continue to fund and support the following services and programs for the homeless for the next five years:

- Programs that provide case management for persons who are/have: homeless, youth, elderly, mental health, and families to assist them in transitioning to self-sufficiency.
- Programs that provide emergency assistance services to homeless persons and those at risk of homelessness.
- Services that provide health screening and medical supplies.

Such assistance is obtained from various regional organizations including: Transitional House, Quetzal House, CSA, SVILC, Next Door, Senior Adult Legal Services, and Services for Abused and Neglected Youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

In 2019 the City spent nearly \$500,000 CDBG and HOME funds on the renovation of 70 affordable housing for low income and special needs households. The City intends to continue to focus on maintaining and increasing affordable housing units. Along with the strategies described above, the City has helped fund subsidized rental units and facilities for extremely low income households and public services targeted toward low income families that are the most at-risk of becoming homeless. In previous years organizations including: The Graduate House and Hope's Corner received CDBG funds for facility improvements; new multi-family units were constructed at Shorebreeze Apartments.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as a primary backbone organization for the CoC and is responsible for implementing regional goals and strategies of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH). The City's Housing and Neighborhoods Division staff participates on the CoC. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

The County of Santa Clara is the CoC lead and the coordinating body for all CoC funded agencies. The CoC submit consolidated applications for funds, set policies/procedures for the system of care, monitors how programs are administered, manages the coordinated entry system, prioritizes processes and program referrals. The CoC manages the HMIS system and is responsible for setting performance/benchmarks for the system of care and tracking progress.

SP-65 Lead-based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Most of the City's subsidized rental properties were built after 1978, or their potential lead hazards were removed/abated as part of substantial rehabilitation activities. The City implements a Lead Based Paint (LBP) Management Plan and carries out rehabilitation projects according to the Plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners, in the form of a detailed HUD pamphlet and distributes the Environmental Protection Agency (EPA) pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, about lead-safe work practices to contractors of applicable CDBG and HOME funded projects.

The City funds the construction of new subsidized rental units using lead- and hazard-free materials. City has also funded the development of subsidized units through the acquisition and rehabilitation of existing multi-family properties. During the rehabilitation, LBP hazards are identified and abated in accordance with the City's LBP Management Plan.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City requires that properties built before 1978 that use CDBG or HOME rehabilitation funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, conduct testing for LBP. Properties that test positive must undergo appropriate reduction and abatement procedures. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses in carrying out CDBG or HOME funded projects.

At the County level, the Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

How are the actions listed above integrated into housing policies and procedures?

As many buildings containing lead-based paint are being renovated, the EPA, in 2008, issued a new rule under the Toxic Substances Control Act regarding "lead-based paint hazards created by renovation, repair, and painting activities that disturb lead-based paint in target housing and child-occupied facilities." This rule which became effective in April 2010, directly affects contractors requiring them to be certified if they are performing work on a targeted facility and to provide proper warnings to let them know the hazards of the lead-based paint. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. The City also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses in carrying out CDBG or HOME funded projects.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

The cost of housing has risen to the point where over 32 percent of the County’s households pay more than 30 percent of their income toward housing costs and 14.4 percent of households pay more than 50 percent of their income toward housing costs. Mountain View is in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), one of the most expensive rental markets in the nation. Renters in this HMFA must earn at least \$54.60 an hour to afford the average rent for a two-bedroom apartment in 2019. Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening.

From 2010 to 2017, home values experienced over a 38 percent increase and median rent increased by 47.4 percent. Home values and rent prices are projected to continue to rise during this period of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

Strategies for Reducing Poverty

1. Family Self-Sufficiency Program. The City intends to work with SCCHA by using Family Self-Sufficiency Program, a countywide program that provides employment assistance to lower income households. The Program provides access to job training and other services for participants of the Housing Choice Voucher Program who are trying to become self-sufficient. Participants are required to seek and maintain employment or attend school or job training. As participants increase earned income, and as a result, pay more for their portion of the rent, HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the program. Escrow monies are often used as a down payment on a home.
2. Further the 1,000 Out of Poverty Effort (Effort). Support agencies that are focused on reducing poverty such as Step Up Silicon Valley, another countywide agency, a nonprofit organization coordinated by Catholic Charities of Santa Clara County that collaborates with Mountain View and other jurisdictions on poverty-reduction strategies in Silicon Valley. The Effort is a coordinated initiative between over a dozen nonprofit agencies that are working to help 1,000 individuals move themselves from poverty toward self-sufficiency. Step Up Silicon Valley also funds the Franklin McKinley Women’s Initiative which is designed to help low income women reach self-sufficiency by providing them with training and support to start their own businesses.
3. Continue to be supportive of the City organizations that reduce poverty. Over the past five years, the City has been a large proponent of funding agencies responsible for reducing poverty by promoting and implementing self-sufficiency programs.
4. Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.

5. Implement the economic development policies in the Strategy Plan and General Plan to help maintain the economic growth and also provide opportunities for workforce development for low income populations.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

The City's Economic Development Strategy and Action Plan (Strategy Plan) contains key goals and policies that correspond with the City's General Plan in an effort to maintain the current economic growth and also provide opportunities for workforce development for low income populations. CDBG funding is limited and is not envisioned as a funding source for economic development activities. Key implementation efforts of the Strategy Plan for the City include:

- Minimum wage changes for Mountain View businesses (\$16.05) effective January 2020.
- Prepared a parking study, 2016, that provides recommendations for parking reduction for areas along transit corridors.
- Provides website information on major companies in the region and job fair notifications
- A business guide booklet and website was created for the North Bayshore Businesses
- Offers a functioning Central Business Association that provides resources and are advocates for business corridor improvements.
- Support for NOVA, a nonprofit, federally funded employment and training agency that provides customer-focused workforce development services.
- Business licensing assistance. The City provides online business start-up assistance
- Hope Street Lots. In 2016 City Council approved the acquisition of the Hope Street lots. Planning, design and entitlements occurred in 2018. An estimated 100-150 jobs were created.

Additionally, the 2040 General Plan specifies goals and policies created to support and booster the local economy to create job opportunities for all segments of the population. The General Plan accomplishes this through land use design, promotion of affordable commercial and industrial space, and open communication and coordination between the business community and the City. The overarching theme of the goals and policies of both of these plans is to provide a framework for increased economic development opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

On-site Monitoring

The City has a monitoring plan involving annual or biennial on-site monitoring of CDBG funded activities, depending on degree of risk. HOME funded housing projects are monitored according to the HOME Program rules based on the number of assisted housing units. CDBG funded activities that are being carried out by experienced agencies with former monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is new staff, new programs or programs where there have been issues identified during past reviews will be monitored annually.

The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management and program management. Sub-recipients of federal funds are required to maintain a financial audit trail for inspection by the City, consisting of original invoices and timecards to document expenses all the way to cancelled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

Client Reports

In addition to on-site monitoring, the City conducts quarterly desk reviews of each funded activity. Sub-recipients are required to submit client reports detailing the City clients served during the quarter, as well as the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenue and a detailed invoice specifying what expenses are being charged to CDBG or HOME funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

Performance Reports

The City prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan called the Consolidated Annual Performance and Evaluation Report (CAPER). The City also prepares detailed agreements with sub-recipients outlining goals and objectives to be met. The City's annual report to HUD includes an analysis of any problems or obstacles encountered by sub-recipients in meeting their goals and objectives.

Appendix

Appendix A: Regional Community Engagement Summary City of Mountain View Community Meeting Summary