

**Public Comments and Staff Responses****General Comments**

Description	Source	Action/City Notes
<b>Inadequate Analysis</b>		
Inadequate analysis for non-vacant sites and probability of redevelopment is not thoroughly analyzed; should do additional rezonings	MV YIMBY Farella, Braun + Martell (12/22/22;3/13/2023)	Additional discussion on suitability of non-vacant sites included in Appendix E.
Use 5 <sup>th</sup> Cycle projections to measure likelihood of development for 6 <sup>th</sup> cycle; at current pace, MV unlikely to meet requirements; should rezone so housing capacity reflects realistic build-out	YIMBY Law & Greenbelt Alliance MV YIMBY (2/14/22; 3/7/22)	
Inaccurate/unrealistic/assumptions on affordability levels	LWV (3/6/22) Kevin Ma (2/15/22) Serge Bonte (2/16/22; 5/13/22) Daniel Hulse (3/7/22)	Assumptions based on HE law
Unrealistic build-out of Pipeline Projects	MVYIMBY Daniel Hulse (3/7/22)	HCD informal input and comparable approved Housing Elements support draft HEU methodology. Additional rezonings included as programs.
Unrealistic build-out of Opportunity Sites	League of Women Voters (2/15/22; 3/6/22; 5/16/22) Daniel Hulse (3/7/22) John Lashlee (3/8/22) MV YIMBY (3/7/22)	
Inadequate constraints analysis	League of Women Voters (5/16/22) MV YIMBY (5/18/22)	Constraints analysis was revised to include additional information.

Unrealistic ADU assumption; should use HCD's safe harbor estimate	MV YIMBY	ADU affordability assumption is based on a regional analysis used cities in the ABAG region.
Concerns about the likelihood of Master Plans resulting in affordable housing build-out within 6 <sup>th</sup> Cycle; include progress benchmarks to development	MV YIMBY SV@Home League of Women Voters (5/16/22; 1/3/2023)	Master Plan proposals that were Pipeline Projects are now categorized as Opportunity Sites. Additional programmatic actions are included in Program 4.5 and respond to HCD comments
Inaccurate data around schools	Serge Bonte (3/14/23)	Consultants reviewed the email and determined that the comments did not substantively change the findings.
<b>Lacking Program Details</b>		
No connection between outreach, housing needs and constraints to programs in draft; programs must provide objectives, metrics, timelines	MV YIMBY (5/18/22; 6/14/22) SV@Home League of Women Voters (5/16/22)	HCD Comment – revised programs
<b>Outreach</b>		
Translations and interpretations should be presented to the satisfaction of community; bilingual presentations should be done by someone specialized in the matter.	Mountain View Tenants Coalition (12/29/22)	Additional outreach conducted and full Housing Element (except Appendices) translated into Spanish and Chinese, and provided at same time as English version

## Sites Inventory

Description	Source	Action/City Notes
<b>Add Sites/Rezoning</b>		
Include a major rezoning component	YIMBY Law & Greenbelt Alliance (4/21/22) MV YIMBY (1/19/23)	Several back-pocket sites included in Sites Inventory and rezoning program identified in Program 1.1. Several additional programs involving upzoning added
No need to identify more or change the back-pocket sites list	Livable Mountain View (2/7/23)	Several back-pocket sites included in Sites Inventory and rezoning program identified in Program 1.1 to provide necessary buffer for RHNA compliance.
Include underutilized sites		See below for details.
- Charleston Plaza	Lenny Siegel (2/15/22; 3/7/22; 5/17/22) Serge Bonte (2/16/22) Dave Offen & Gail Nyhan (2/16/22; 3/7/22)	Not included.
- Downtown	Serge Bonte (2/16/22; 5/13/22) MV YIMBY (1/19/23)	Added in Program 4.5 metric for 65 additional affordable units in downtown or City-owned site.
- R3 Zoning Update	Serge Bonte (2/16/22) MV YIMBY (6/10/22)	Not included.
- Non-residentially zoned properties	MV Chamber of Commerce (6/7/22)	Not included.
- R1, R2 Zones	MV YIMBY (2/14/22; 3/7/22; 3/6/23) Daniel Hulse (3/7/22) LWV (3/14/23)	R2 rezoning included in Program 1.3 and clarified increase in density for R2 action

- Cuesta Annex	Lenny Siegel (2/15/22; 3/7/22) Serge Bonte (2/16/22) Dave Offen & Gail Nyhan (2/16/22; 3/7/22) MV YIMBY (3/7/22)	Would require significant outreach before including in Housing Element.
- Commercial-zoned properties	YIMBY Law Progressive Action (6/13/22)	Some sites are included in Rezonings with HEU and in Program 1.1.
- Blossom Valley shopping center	Lenny Siegel (2/15/22; 3/7/22; 5/17/22) Dave Offen & Gail Nyhan (2/16/22; 3/7/22) MV YIMBY (3/7/22) LWV	Included in Rezonings with HEU
- On top of parking lots	Serge Bonte (2/16/22)	May be facilitated through commercial rezonings
- Housing on ECR/Phyllis	Carolyn (8/25/22)	Received letter from El Camino Health and removed from inventory; not viable site per property owner request
- Add 901 N Rengstorff	Mario & Liz Ambra (3/7/22; 5/17/22; 9/15/22)	Council declined to include on June 14, 2022
- Add properties at corner of Castro and El Camino	Bill Maston (5/17/22) Lenny Siegel (5/17/22)	
- Add 850 Leong Drive	C.K. Shah (2/24/23)	Included in Sites Inventory and rezoning action added to Program 1.1
Sites should prioritize owner-occupied housing and commercial uses over those with existing rent-controlled units or other rental housing with lower income residents	YIMBY Law	Sites inventory reflects this (Note: this is comment against including R3 in the HEU)
<b>Location/Distribution of Sites</b>		
Infill should occur in all neighborhoods not just along El Camino Real	Edward Swierk (3/5/22)	HEU sites and additional

<p>Sites inventory is not distributed fairly across the City; does not include sites south of El Camino; does not meet AFFH requirements</p>	<p>League of Women Voters (2/15/22, 3/6/22; 3/14/23) Kevin Ma (2/15/22) Serge Bonte (2/16/22) MV YIMBY (2/16/22; 6/14/22; 1/19/23; 3/6/23)</p>	<p>programs (1.1, 1.3, 1.4, 1.7, 2.2, 4.5) distribute development throughout the city; AFFH analysis support site distribution; included additional metrics in Program 1.4, 2.6, and 4.5 to further fair housing opportunities in higher resource areas, separately account for “no net loss” of lower-income capacity in Program 1.11, and move timeline ahead</p>
<p>Sites are not located in Highest Opportunity Areas (south of ECR); rezone in high resource, exclusionary neighborhoods</p>	<p>YIMBY Law/California YIMBY John Lashlee (3/8/22) League of Women Voters (5/16/22) Leora Ross (3/9/22)</p>	
<p>Integrate neighborhoods; high-level of multi-family housing north of ECR; many Black/Latino population around Castro school</p>	<p>MV YIMBY</p>	
<p>Concerns about adding too many sites to inventory (concerns about lack of infrastructure and water shortages)</p>	<p>Carol and David Lewis (3/8/22) Shari Emling (10/17/22)</p>	<p>Studied in EIR</p>
<p>Concerns about 121 E El Camino/Grant Road redevelopment and loss of commercial uses, traffic impacts, and safety issues</p>	<p>David Rosen (3/8/23) Billy Yuen (3/8/23) Shari Emling (3/7/23) Concetta Riccobene (3/12/23)</p>	<p>Site was already rezoned in January</p>
<p>Concerns about locating residential in high traffic areas like Grant Road and creating unsafe area for students</p>	<p>Nancy Ballweber (9/11/22) Carolyn (9/3/22) Tom &amp; Nancy Anderson Carolyn Blatt (8/2/22)</p>	<p>Removing Grant Park Plaza would require upzoning in another area to replace the lost units under SB330.</p>

<p>Concerns related to loss of commercial retail within neighborhoods; traffic impacts; or infrastructure; water/electricity usage due to future redevelopment of shopping centers</p>	<p>Stephen Carney (7/4/22) Norma Jean Galiher (8/14/22) Lisa Weyland (8/27/22) Tom &amp; Nancy Anderson (8/31/22) Tracy Yuan (8/27/22) Carolyn (9/3/22) Nancy Ballweber (9/11/22) Sharon Calcagno (6/12/22) Ron Sackman (6/14/22) Marit Barton (6/14/22) Tracy Hovda (5/22/22)</p>	<p>No loss of retail with Village Center zoning; Environmental review will occur with project review.</p>
<p>Support future redevelopment of shopping centers but should require commercial retail (density = walkability and diversity in commercial tenants; improve livable neighborhoods)</p>	<p>Livable Mountain View (2/14/22) Serge Bonte (5/13/22) Dwight Rodgers (6/12/22) Allison Davis (6/12/22) Terri Goldberg (6/12/22) Fariba Samadani (6/13/22) Jean Myer (6/13/22) Toni Rath (6/13/22) Mary Hodder &amp; Edward Falk (6/13/22)</p>	

## Constraints

Description	Source	Action/City Notes
<b>Parkland Fees</b>		
Revise the basis and process for Parkland Dedication Fee calculation to increase predictability and decrease the per-unit cost of the fee and changes should have meaningful impact on housing feasibility	MV Chamber of Commerce (6/7/22) League of Women Voters (5/16/22; 8/2/22; 3/14/23) MV YIMBY (1/19/23; 2/22/23; 3/6/23)	Included in Program 1.8; added actions related to Nexus Study and review of impact of cumulative fees and specify reduction metric
Parkland is important and should find creative land use and funding solutions	Bill Lambert (5/18/22) Robin Lin (6/14/22)	
Do not reduce developer fees and do not reduce standards as any reductions only benefit developers	Carol and David Lewis (3/8/22) Toni Rath (6/13/22)	Some fees and standards are constraints and will need to be reduced pursuant to purpose and intent of HE law (Program 1.8); detailed procedures for parkland will be determined through the Parks and Rec Strategic Plan.
Support collection of fees, such as Parkland Dedication Fee, to be put in real estate public investment trust (REPIT) fund to develop larger parklands instead of accepting small parks	Daniel Shane (6/2/22)	
<b>Other Impact Fees</b>		
Increase Housing Impact Fee	Progressive Action (6/13/22)	Addressed in Program 4.3
Cap fees on all new housing; evaluate timing of collecting fees at various points (like at final occupancy instead of early in the process)	YIMBY Law	Various programs include fee reductions. Alternate times of collection can be studied with those fee Reductions (e.g. Program 1.8).
City should study readjusting in-lieu fee/onsite inclusionary requirement to maximize the # of BMR units	MV YIMBY	Program 1.9 - BMR Study already includes evaluation
Cumulative impact of combined impact fee stack is a constraint and not evaluated thoroughly	SV@Home	Revisions address cumulative impact and included in Program 1.8.

<b>Process and Staffing</b>		
Ease government constraints such as discretionary approval processes or impact fees, that may impede the rate of development	YIMBY Law & Greenbelt Alliance (4/21/22) MV YIMBY (1/19/23; 2/22/23)	Program 4.1 includes review of timelines, processes, and approval body levels; action added to identify ministerial approval thresholds; commitment to “Matrix Study” process and technology improvements
Delays in approval process; streamline permitting process; reduce public meetings, leaving as much to administrative processes as possible	MV YIMBY (6/10/22) SV@Home League of Women Voters (5/16/22)	
Include specific process improvements (as listed in Matrix Study) to reduce entitlement and building permitting processes	MV Chamber of Commerce (6/7/22) League of Women Voters (5/16/22) MV YIMBY (1/19/23; 2/22/23)	
Remove requirement for Council approval from higher tier densities in precise plans	MV YIMBY (3/7/22) Leora Ross (3/9/22)	Addressed in Rezonings part of HEU
Application process: <ul style="list-style-type: none"> <li>• Compile SB35 objective standards into one accessible document</li> <li>• Simplify application materials to a minimum and streamline deadlines</li> <li>• Limit staff comments to compliance with objective development and design standards for all projects</li> </ul>	League of Women Voters (5/16/22)	Program 1.3 includes a review of all multifamily residential standards, which can support simplification of requirements. Program 4.1 addresses timelines, processes, and approval body levels.
Low staff capacity	MV YIMBY (6/10/22) League of Women Voters (5/16/22)	This is affected by other City priorities (not a Housing Element issue)
Current Project List to include original app date, most recent app date, other milestones (Transparency)	MV YIMBY (6/10/22)	HCD Comment – addressed in Program 4.1
City should make housing feasible to build without need to rely on office construction (like job-housing linkage) to get affordable housing	MV YIMBY (6/10/22)	Multiple programs address issue of feasibility and constraints



Unsure about effectiveness of community engagement; more outreach has not reduced community opposition; outreach only reaches 15% of renters despite MV being renter-majority	League of Women Voters	Updated Program 4.7 to change focus
More and earlier public engagement during development review process	Daniel Shane (5/18/22; 12/23/22; 3/14/23)	Partially included in Program 4.7
<b>Parking Standards</b>		
Eliminate/reduce minimum residential parking requirements; unbundle parking for rental units; set parking maximums for residential near transit; reduce parking per AB2097; clearer regulations tying the relation between TDM policies and parking reductions	James Kuszmaul (2/14/22; 3/7/22) YIMBY Law League of Women Voters (5/16/22) MV YIMBY (1/19/23; 2/22/23)	Program 1.2 responds to parking standards for affordable housing, residential in transit-oriented areas, and other cases, including enhanced TDM measures
Reduce parking requirements as spaces go unused	Mountain View Coalition for Sustainable Planning & GreenspacesMV (5/18/22) Leora Ross (3/9/22)	
Reduce or eliminate parking minimums especially for senior and affordable housing; require unbundled parking for TOD; Implement TDM (VTA smart passes for residents)	MV Chamber of Commerce (6/7/22)	
Do not reduce parking requirements; developers should provide sufficient parking	Transform (3/10/23)	
Reduction of parking standards should only apply to affordable housing. Citywide TDM program can address parking in market-rate developments.	Carol & David Lewis (3/8/22) Toni Rath (6/13/22)	Program 1.2 targets specific areas to eliminate parking minimum standards, to reduce government constraints
	Livable Mountain View (2/6/23)	Included exemptions to vehicular parking standards for projects (outside of the Precise Plan areas) that meet enhanced transportation

		demand management (TDM) measures
<b>Other Zoning Standards</b>		
Removing the 1-acre minimum in the R4 guidelines	League of Women Voters (5/16/22)	Adopting amendment to reduce minimum lot size, and lot width for 100% affordable housing
Multi-family housing should not require CUPs	YIMBY Law	CUPs do not add to constraints – DRP is concurrent and has same level of review
Tree preservation requirements can be constraint to development	League of Women Voters	Would not constrain zoning-compliant residential project
Permitting emergency shelters by-right in more zones	League of Women Voters (5/16/22)	Included rezoning El Camino Real Precise Plan (Program 1.1) to allow emergency shelters by-right consistent with AB 2339
Zoning standards should not conflict with density; ensure density will accommodate the presumed density	YIMBY Law MV YIMBY (1/19/23; 2/22/23; 3/6/23)	Addressed in Program 1.3; revised to evaluate cumulative effects of standards
Provide sufficiently zoned capacity to accommodate all income levels and 30% minimum No Net Loss buffer	YIMBY Law	Draft HEU includes this for lower-income
Lack of by-right capacity means projects require to apply for zone change and EIR	MV YIMBY	Additional Gatekeeper exemptions and establishing Gatekeeper hearing schedule included in Program 1.3.
Gatekeeper process requiring Council authorization is preventing housing developments	MV Chamber of Commerce (6/7/22)	

## Specific Program Recommendations

<b>Below Market Rate/Affordable Housing</b>		
Provide an accessible single source BMR housing portal to reduce the # of times applicants need to resubmit their information	MV YIMBY (2/16/22; 3/7/22) Mountain View Tenants Coalition (3/8/22; 6/10/22) John Lashlee (3/8/22)	Already have for affordable units; will join regional effort when created; improvements in Program 2.4
Build an intradepartmental dedicated permitting team to handle all affordable housing applications and assign a Permit Navigator per Matrix Study	League of Women Voters (5/16/22; 3/14/23) MV YIMBY (6/10/22) MV Chamber of Commerce (6/7/22)	Already addressed in Program 4.1
Set affordable housing projects as the top priority for processing ASAP	League of Women Voters (5/16/22)	Affordable housing is already prioritized and have different process (NOFA); Program 4.1 will review NOFA process
Update 1.11 BMR Review to define concrete steps	Housing Choices (6/21/22)	Included additional steps in Program 1.9
Incentivize land donations for BMR inclusionary housing; avoid trap of requiring affordable units be sprinkled throughout market-rate or look exactly the same as market-rate	YIMBY Law	Already an option in BMR program, will study further through Program 1.9.
Update BMR program guidelines to prioritize people with disabilities requiring modified units in all available accessible housing	Housing Choices (6/21/22)	Will explore in Programs 1.9, 2.1
Update BMR program by reevaluating usage of the area median income guideline which has outpriced households most in need	Reach Potential Movement/Cafecito (1/4/23)	NOFA and 100% affordable housing projects better serve households most in need (e.g., ELI) and acknowledged in Program 2.1
Eliminate requests for social security numbers for affordable housing rental assistance	Reach Potential Movement (1/4/23)	Included in Program 2.4

Plans for the construction and/or provision of acquiring 5 buildings and/or 5 housing units acquired by tenant cooperatives and/or community land trusts	Fondo de Solidaridad de Mountain View (3/6/23)	Included metrics and action to create community ownership action plan in Program 3.2
<b>Displacement/Relocation/Tenant Protection</b>		
Discourage the loss of rent-controlled or other naturally affordable housing	Lenny Siegel (2/15/22; 3/7/22) Mountain View Housing Justice (6/12/22) Terri Goldberg (6/12/22)	Program 3.2 partially addresses this. Also, the Sites Inventory and rezonings do not include any sites with existing housing.
Develop local No Net Loss for rent-controlled units; 1:1 replacement with right of return at current rate; temporary relocation assistance	MV YIMBY (2/16/22; 3/7/22) Mountain View Housing Justice (6/12/22) Reach Potential Movement (1/4/23)	Included language about Council evaluation of local replacement requirements in Program 3.2
Expand Eviction Prevention Program; more staff resources and funding for MEP Team; educate tenants and landlords about rental rights	MV YIMBY (2/16/22; 3/7/22) Mountain View Tenants Coalition (3/8/22; 6/10/22) Mountain View Housing Justice (6/12/22) Reach Potential Movement (1/4/23)	Included in Programs 1.12, 2.5; added clarifying language on objectives to address landlord retaliation.
Tenant protection (housing replacement program, temp housing vouchers, right of return, demolition controls)	YIMBY Law/California YIMBY Reach Potential Movement (1/4/23) Mountain View Tenants Coalition (12/29/22)	Program 3.2 partially addresses this; Added objective to evaluate the efficacy of the Tenant Relocation Assistance Ordinance (TRAO).
Specify strategies to replace the VTA safe parking lot on Evelyn; add more safe parking with emphasis on locations for long-term RV dwellers; provide permanent, low-rent	League of Women Voters 3/6/22; 5/16/22) Lenny Siegel (2/15/22; 3/7/22) MV	Not specific to HE; proposed expansion to increase the City's Safe

mobile home park	YIMBY (2/16/22; 3/7/22) Mountain View Housing Justice (6/12/22)	Parking program to over 120 spaces (requires collaboration with State and County to remediate environmental impacts)
Mobile home protections: costs are too high and will force tenants to homelessness; MHRSO not strong enough; put cap on annual general adjustment to “\$150 or whichever is lower”; mobile homes no longer an affordable option; property owners are not complying with law to provide rental data for MV’s Rent Registry	MV Mobilehome Alliance (9/28/22) Anna Marie Morales (9/28/22) Susan Morales (9/28/22) Alex Brown (5/18/22)	Already in Programs 1.12, 3.2; includes review of reductions in annual allowable rent increases in Program 3.2
Update 3.2 to specifically include mobile home residents and strong right of return policy based on SB330 (part of Displacement Response Strategy)	League of Women Voters (5/16/22)	Added to Program 3.2
Include Displacement Response Strategy	League of Women Voters (5/16/22) Cafecito (5/18/22)	Already in Program 3.2
Include community-owned housing opportunities like COPA/TOPA, CDCs, CLTs	MV YIMBY (2/16/22; 3/7/22) Mountain View Tenants Coalition (3/8/22; 6/10/22; 12/29/22) Cafecito (5/18/22) League of Women Voters (5/16/22) Mountain View Housing Justice (6/12/22) Marilu Cuesta (6/14/22) Reach Potential Movement (1/4/23)	Already in Program 2.1
Add modification to Mobile Home Rent Stabilization Ordinance to lower annual general adjustments maximums, specifically to rent increases no higher than 3% or 60% of CPI and to move the timeline to December 2023	Mountain View Mobile Home Alliance and Anna Marie Morales (2/25/23; 3/14/23)	Added study on reductions in annual allowable rent increases in Program 3.2, included program details and moved the timeline from 2027 to 2025
<b>Funding</b>		

Develop strategy to overcome weak links that arise in the funding chain for affordable housing	Lenny Siegel	Addressed in Programs 2.1, 4.2, 4.3, 4.4, 4.5
Provide local funding through transfer tax, vacancy tax, commercial linkage fee; expand preservation of existing housing and clearly define types of revenue sources to be examined such as vacancy and transfer taxes and clearly define steps	YIMBY Law League of Women Voters (5/16/22) Progressive Action (6/13/22)	Addressed in Program 4.3
Increase relocation assistance funds	Mountain View Tenants Coalition (3/8/22; 6/10/22)	Addressed in Program 3.2
Update 2.1 to provide more detail on how funding will meet housing needs of underserved populations (such as supportive services and ELI household) and clearly define steps	Housing Choices (6/21/22)	Addressed in Program 4.3
Invest \$10 million from the city's BMR funds that would support the acquisition of properties by tenant cooperatives or community land trusts	Fondo de Solidaridad de Mountain View (3/6/23)	Included funding through partnerships to support preservation and acquisition efforts in Program 3.2
<b>Special Needs/Groups Population</b>		
Update Reasonable Accommodation to include review of townhouse/rowhouse elevator access standards so seniors can age in place in these developments and increase marketing and awareness to new tenant about rights and community resources to request Reasonable Accommodations and offer one annual Reasonable Accommodations training for tenants and landlords	League of Women Voters (5/16/22) Housing Choices (6/21/22)	Review of Reasonable Accommodation requirements included in Program 2.3
Update 3.1 to acknowledge that ELI are most likely to experience homelessness and must make commitments to incentivize and increase production of ELI housing	Housing Choices (6/21/22)	Acknowledged in Program 2.1
Update Goal 2 to include amendments to building code to improve inclusive design addressing cross-disability beyond ADA requirements	Housing Choices (6/21/22)	Added to Program 2.1 for subsidized projects

Market accessible units to community organizations that support those with disabilities; require developers to expand outreach beyond local neighbors of the project and include special needs groups (disabilities, unhoused, seniors)	Housing Choices (6/21/22)	Added to Program 4.7
Support homeownership by creating opportunities for-sale housing to excluded groups	YIMBY Law Allison Davis (6/12/22)	Already in Program 2.1
Provide teacher housing	Olya Sorokina (7/14/22)	Employee housing addressed in Program 4.6
Provide special housing protections and prioritization for essential workers	Mountain View Tenants Coalition (3/8/22; 6/10/22)	Program 3.2 includes anti-displacement measures that will protect many essential workers
Provide 24-7 shelter solutions for women and children, including domestic violence beds for women and children	Reach Potential Movement (1/4/23)	Included expanded partnerships with countywide efforts in Program 3.1
Provide amenities in or around affordable housing developments such as childcare, community gardens, etc.	Mountain View Tenants Coalition (12/29/22)	Included objective to create a priority list of amenities for affordable housing developments in Program 4.5
<b>ADUs</b>		
Incentivize ADUs, including those that are rent-restricted or low/no interest loans; reduced ADU standards to increase quantity and diversity of housing options; increase incentives for ADU production such as financing program and deed-restriction for ELI rent for 15 years	YIMBY Law/California YIMBY Housing Choices (6/21/22) League of Women Voters (5/16/22)	HCD Comment; Council request; included in Programs 1.7, 2.2
Incentivize SB9 subdivisions and DUO such as financing assistance	League of Women Voters (5/16/22)	
Make programs occur earlier (1.6, 1.7, 2.2)	League of Women Voters (1/3/23)	Program 1.7 modified to reflect Countywide effort deadline

<b>Other</b>		
Addressing the jobs/housing imbalance (such as the East Whisman Linkage Program)	League of Women Voters (5/16/22) Lenny Siegel (2/15/22; 3/7/22) Dave Offen & Gail Nyhan (5/18/22)	Programs 4.2, 4.3, and 4.6 addresses the impacts of jobs/housing imbalance on housing costs
Update 1.5 to commit to additional local Density Bonus incentives beyond State Law (such as incentives for ELI); allow additional Bonus FAR on top of Precise Plan standards	Housing Choices (6/21/22) League of Women Voters (5/16/22)	City's density bonus program already includes additional density for 100% affordable projects
Historic Home registry and designation process is unclear and needs significant changes.	Deniece Smith (9/28/22)	Not specific to HE law; project currently underway to update the Historic Preservation Ordinance and the Register of Historic Resources
RV ban on streets against AFFH	Kevin Ma (8/31/22) Salim Damerджи (8/31/22)	Housing Element is focused on the construction of dwelling units, as defined by State
Consider fair labor standards	Mountain View Coalition for Sustainable Planning & GreenspacesMV (5/18/22)	City has adopted Wage Theft Ordinance
Rent moratorium to prevent rent increases (not to exceed 1-2%)	Maria O (6/13/22)	CSFRA controls rent increases
Support quality, low-carbon buildings, and infrastructure-sensible landscaping	Mountain View Coalition for Sustainable Planning & GreenspacesMV (5/18/22)	Addressed in Program 1.13; other requirements may add constraints



Make green building rules even stricter with respect to construction waste, using less cement, insulation and efficiency and use of recycled products, solar and built to high electric standards.	Allison Davis (6/12/22)	
Include environmental and natural requirements such as tree protections, sensible landscaping, native biodiversity; hire qualified environmental staff	Daniel Shane (5/18/22; 3/14/23)	
Waive any city fees and expedite permits for installing solar panels/electric upgrades	Serge Bonte (6/13/22)	Environmental Sustainability Action Plan includes fee waivers. Other processing exemptions also apply.
Plan for more housing to strengthen school districts due to low enrollment; housing insecurity affecting student performance	Olya Sorokina (7/14/22)	Sites inventory addresses comment's goal to increase housing
The loss of trees and green space, increase in tenants and vehicles have worsened air quality.	Kaia Wang (8/14/22)	Studied in EIR
Feels that neighborhood streets are currently unsafe with homeless and litter	Kaia Wang (8/14/22)	Several programs in HEU address this issue
The cost of housing is expensive which drives up housing rental costs and forces businesses to cut operations/close	Kaia Wang (8/14/22)	Several programs in HEU address this issue