

HOUSING AND HOMELESS OVERVIEW

- **Base Homeless/Living in Vehicles Data:**
 - 6,556 homeless persons Countywide (2015 Santa Clara County Survey*)
 - 276 homeless persons in Mountain View (2015 Santa Clara County Survey*)
 - 126 vehicle dwellers—those without permanent homes (July 2016 Survey for the City of Mountain View). Confirming that we got estimated numbers of those unstably housed or homeless reflected correctly—please send us any corrections/clarifications:
 - The estimated school-age children (2016 estimates from MVWSD data 20 to 25 homeless and 97 doubled-up. MVLA data—30 homeless and 60 doubled-up. This includes Los Altos numbers.)
 - City mobile survey census was 126 living in vehicles—those without permanent homes—10 were children and 9 of those were school-age (July 2016 LifeMoves Survey for the City of Mountain View).

*The County homeless census will be conducted again the first quarter of 2017 and the new data released in May/June 2017.
- **Affordable Housing:**
 - There are 35,239 housing units in Mountain View as of January 1, 2016 (*California Department of Finance estimate*).
 - Mountain View has built 1,471 residential units since 2012 (*1,211 net new*).
 - 127 constructed within the last three years.
 - Additional 233 affordable units are in the pipeline.

There are 3,028 (2,954 net new) currently in some phase of development.

- 1585 Studios by First Community Housing. Built in 2015, the project provides 26 affordable studio units designated for people with developmental disabilities (16 units up to 30 percent AMI and 10 up to 50 percent AMI). There are management services on site.

- 574 Escuela Avenue project approved: 44 senior assisted-living beds near the Mountain View Senior Center and multiple Community Shuttle stops.
- In early 2016, the City released a Notice of Funding Availability (NOFA) for affordable housing developments. Three developers have submitted applications for City affordable housing funds totaling over \$30 million. ROEM Development Corporation, Palo Alto Housing Corporation, and MidPen Housing will develop more than 200 new units within the next few years:
 - 779 East Evelyn Avenue – 116 low-income units.
 - MidPen has proposed expansion of the Shorebreeze Apartment complex at 460 North Shoreline Boulevard. This project would replace 12 existing townhomes with 62 new affordable homes, for a net total of 50 new units. On September 13, 2016, the City Council approved reserving \$6.3 million for this projects.
- **City Permanent Supportive Housing:**

- San Antonio Place – 10 units

As a result of the Federal McKinney-Vento Act funding, there are 10 units set aside at San Antonio Place for persons who are formerly chronically homeless. Charities Housing staff has repeatedly stated that the efficiency studios at San Antonio Place are not “permanent supportive housing,” although there are support services on-site. Permanent supportive housing is a HUD-defined term: Long-term permanent supportive housing that specifically serves formerly homeless persons with disabilities. Support services for permanent supportive housing are typically comprehensive and available or accessible on-site.

San Antonio Place serves small, very low- and extremely low-income households who are not homeless (working poor), seniors on fixed incomes and others, in addition to persons who are formerly homeless and disabled. There is part-time case management staff available on-site, but persons are expected to function independently.

- 1701 West El Camino Real – 65 studio apartments near transit – 30 designated for veterans and 35 for extremely low- and very low-income (30 percent to 60 percent AMI).

There are 41 permanent supportive units, which includes the 30 veteran units.

- **Current Housing Programs and Associated Initiatives:**

- Tenant Relocation Assistance Ordinance

Through the current Tenant Relocation Assistance Ordinance (TRAO), landlords must pay low-income tenants relocation assistance equivalent to three months of median market rent and provide additional cash assistance to tenants with children under 18, a member over 62 years of age, or a disabled person, if the landlord gives notice to four or more tenant households at a property within a one-year period. Landlords may also apply the ordinance's assistance provisions to no-cause evictions, pending City Council consideration regarding amendments to the (TRAO).

- Rent Assistance Programs for households earning up to 80 percent AMI

On December 15, 2015, the City Council approved funding for a Rent Assistance Program where low-income tenants can access short-term rent assistance equivalent to the amount of their rent increases for a period of four months and up to nine months. The intent of the program is to help tenants stabilize their living situations in the event of a steep and/or unexpected rent increase.

- Rental Housing Dispute Resolution Program

On April 26, 2016, the Mountain View City Council adopted a Rental Housing Dispute Resolution Program (RHDRP) Ordinance, which went into effect on May 26, 2016. The RHDRP provides a mandatory dispute resolution process for rent increases exceeding 7.2 percent within a one-year period, service or amenity reductions, security deposit disputes, and termination notices.

- Right to Lease Ordinance

On December 8, 2015, the City Council adopted the Right to Lease Ordinance, which went into effect on January 7, 2016. It requires landlords to offer tenants a written lease with a minimum of two option terms: six months and one year, and applies to any apartment building with three or more dwelling units in a single structure. The intent was to make landlords provide leases instead of month-to-month tenancies that could be terminated at any time within a 30-day or 60-day notice.

- Rent Control Ballot Measures

There are two rent control ballot measures that would enact additional protections for tenants. Measure W, initiated by the City Council, would place an ordinance into effect requiring binding arbitration for mediated disputes under RHDRP for certain rental units developed prior to February 1995. Measure V, initiated by residents, would place into effect an amendment to the City Charter to enact rent control that would limit rent increases to 5 percent annually, also for rental units developed prior to February 1995.

- **Housing Development Policies and Programs**

- The City provided development funding and ongoing monitoring for Graduate House in Mountain View (Life Moves) transitional shelter for five adults.
- The City provided development funding and ongoing monitoring funding support for Quetzal House in Mountain View (Bill Wilson) youth shelter for 40 annually.
- Modification of the City’s companion unit ordinance to facilitate the development of “granny/in-law” units, including removing minimum lot size requirements, reducing parking requirement from one space per bedroom to one space per unit, and reducing the Park Land Dedication In-Lieu Fee to 20 percent of what is charged to a single-family home. The City Council approved these modifications in April 2016.
- The City has funded facilities outside Mountain View consisting of group homes and transitional housing for special-needs populations.
- Signed on to the County resolution to end homelessness.

Mountain View’s City Council approved a resolution supporting the County’s resolution approving the Community Plan to End Homelessness on February 23, 2016. The Plan’s main objectives include better coordination of agencies and resources, the creation of 6,000 housing opportunities within a 2015-2020 Plan period, and a more integrated homeless service network.

- Housing impact fees for subsidized unit and projects.

The City Council has adopted affordable housing impact fees for residential and nonresidential development. In the past three years, the City has

received over \$30 million in affordable housing impact fees that has been appropriated or reserved for three subsidized projects collectively providing 245 units serving lower-income households. The current fees are as follows:

- BMR Program In-Lieu Fee: Developers of ownership housing who do not provide 10 percent affordable housing must pay an in-lieu fee equivalent to 3 percent of the sales price of each market-rate unit.
- Rental Housing Impact Fee: \$17.39 per net new habitable square foot.
- Housing Impact (Commercial Linkage) Fees:

Retail/Hotel/Restaurant

- First 25,000 square feet of new nonresidential development: \$1.37 per square foot.
- 25,000+ square feet of new nonresidential development: \$2.74 per square foot

High-Tech/Industrial/Office

- First 10,000 square feet of new nonresidential development: \$12.79 per net square foot.
- 10,000+ square feet of new nonresidential development: \$25.58 per net square foot.
- North Bayshore Density Bonus Program
 - Proposed policies would enable developers to achieve a significantly higher floor area ratio associated with their provision of 15 percent or 20 percent affordable housing.
- Supporting County Measure A that would provide \$950 million for creating housing opportunities from the most vulnerable to the moderate-income households. The City Council approved support of Measure A at the September 20, 2016 Council meeting.