

City of Mountain View Housing Programs and Policies

1. **Affordable Housing Fees.** Three affordable housing fees have been adopted that produce between \$6.0 million and \$10.0 million annually for new affordable housing projects and programs. In December, 2014, the Council increased these fees to provide more funding for more units. Mountain View was the first in the area to adopt a Rental Housing Impact Fee.
2. **City-Owned Properties for Housing.** The City provided two City-owned properties and financial support for two affordable projects; an efficiency studios project and a family apartment development providing a total of 170 units.
3. **City Subsidies.** The City has loaned over \$35 million in the past ten years to affordable housing developers to purchase sites and build new affordable units.
4. **Tenant Relocation Assistance Ordinance.** In 2010, the Council adopted a Tenant Relocation Assistance Ordinance that requires financial assistance to displaced tenants. Mountain View is the only Santa Clara County City with a citywide tenant assistance ordinance. In 2014, the Ordinance was amended to provide more financial assistance and increase the number of households eligible for assistance.
5. **Preservation of Existing Affordable Housing.** The City provided funding to preserve all existing subsidized developments to prevent these affordable projects from becoming market rate housing.
6. **Tenant/Landlord Mediation and Workshops.** The City funds a Mediation Program managed by Project Sentinel that provides free mediation services and advice about tenant/landlord issues. At least once a year, Project Sentinel holds a workshop for tenants or landlords, including workshops for Spanish speaking residents.
7. **Increasing Housing Production.** General Plan policies have been adopted to promote more housing by increasing allowed densities along transit lines and near stations. Precise Plans have been adopted that implement public benefit zoning to encourage more affordable housing.
8. **Promoting Affordable Small Units.** The General Plan was amended to allow an unlimited number of small studios projects and the City is considering changes to the secondary unit ordinance to encourage more second units.