

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION APPROVING THE RETENTION OF HOUSING IMPACT FEES
COLLECTED AND HELD IN EXCESS OF FIVE YEARS IN ORDER
TO FUND AFFORDABLE HOUSING PROJECTS IN MOUNTAIN VIEW

WHEREAS, the City Council has conducted a housing needs assessment as part of the 2015-2023 Housing Element and has identified a continuing need for additional moderate- and lower-income housing in the City; and

WHEREAS, the City proposes to partially address this need for additional lower-income housing by using Housing Impact fees paid to the City and the interest accrued thereon to fund various housing projects in Mountain View; and

WHEREAS, the development of lower-income housing requires a multiple-year financial commitment from the City to acquire a site, accept public input, approve the project design, and assist the developer in securing the additional required funding through the tax credit or State multiple-family housing programs; and

WHEREAS, the 2015-2023 Housing Element defines goals, policies, programs, and objectives for the improvement and development of low-income housing, including Policy 1.5, to “support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households”; and

WHEREAS, the Housing Element Policy 1.5 supports Program 1.1 to continue to implement the Housing Impact Fee Ordinance and use Housing Impact fees for housing development, housing programs, and rehabilitation activities with a priority to serve lower-income households and special needs populations;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mountain View hereby finds and declares as follows:

1. The Housing Impact fees paid to the City of Mountain View shall be used to fund moderate- and lower-income housing in Mountain View.

2. The use of Housing Impact fees for affordable housing projects and programs is consistent with, and will advance, the goals and actions of the City of Mountain View 2015-2023 Housing Element of the General Plan for the following reasons:

- The lack of affordable housing in Mountain View forces many workers to commute considerable distances, adding to traffic congestion and air pollution.
- The lack of affordable housing has made it more difficult to recruit workers from out of the area, which affects the economic vitality of the City and the region.
- The creation of office and commercial buildings creates the need for more housing to meet the needs of the employees and to meet the City's allocation of fair-share housing goals.

3. A reasonable relationship exists between the Housing Impact fees and the purpose for which said fees were charged as demonstrated by the Jobs Housing Nexus Study, dated November 2012, and prepared by Keyser Marston Associates, Inc.

HA/7/RESO
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