

## Mountain View Housing Data Summary

### Increasing Overall Housing Supply

- Since 2007 (through July 2018), the City of Mountain View has permitted **5,979** new housing units.
- Of the **5,979 units, 5,422 are net new units**. This is an increase of approximately 16 percent to the City's housing inventory.
  - **2,971** were permitted just since 2015, which is more than any other city in Santa Clara County, except for San Jose (source: RHNA numbers).
  - **5,979** total added units versus **557** total demolished = net increase of **5,422 net new units**.
- Currently, the Council has approved, or is considering, adding additional housing capacity (*as many as 17,350*) to large-area plans that have traditionally been zoned for industrial and office use.
- *Additional housing capacity, shown in table below:*

9,850 more housing units to North Bayshore	5,000 more housing units to East Whisman ( <i>draft plan</i> )	2,500 more housing units to Terra Bella ( <i>draft vision</i> )
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### Affordable Housing

- In February 2018, the Council approved an update to the City's Below-Market-Rate (BMR) Ordinance that increased the City's affordability requirement from 10 percent to 15 percent for new rental developments and emphasized that the units needed to be provided in the development.
- The NBSPP calls for 20 percent affordable units.
- As of January 2019, there are more than **1,400** units of affordable housing in Mountain View.
- In just the past three years, the City has added **210** affordable units in the form of **27** BMR and **183** rental units subsidized with City funds.
- There are currently **149** more affordable units under construction (95 BMR and 54 density bonus units).
- An additional **621** affordable rental units are in various phases of the planning process (4 BMR, 11 density bonus, 406 City-subsidized, and **200** with Sabrato development).
- The City is also in the process of securing two sites that could yield another 250 affordable units, leveraging Measure A funding. This includes the VTA site, in which staff is finalizing the terms. The Council will consider the purchase of the site in April 2019.
- A unique public/private partnership at 777 Middlefield Road will provide 144 units of affordable housing for the School District and City employees.

- City staff continues to meet with developers to explore affordable housing opportunities and ideas and to receive input on insights and trends.

**Multiple City and Nonprofit\* Efforts to Stabilize Rents and Tenant Living Situations**

- In February 2010, the City adopted the Tenant Relocation Assistance Ordinance (TRAO) requiring landlords to provide relocation assistance to eligible tenants in rentals of four or more units if they are displaced because of renovations, redevelopment, or similar activities.
  - In May 2018, the City Council amended the TRAO to increase the amount of assistance provided and eligibility.
  - Often, developers provide assistance in excess of legal requirement.
- *TRAO since 2015, shown in table below:*

2015	2016	2017	2018*
61 households received relocation assistance	98 households received relocation assistance	285 households received relocation assistance	74 households received relocation assistance

- The City Council adopted a Right-to-Lease Ordinance in early 2016 to stabilize and minimize the displacement of tenants. It was later repealed because it is covered in Section 7 of the Community Stabilization and Fair Rent Act (CSFRA).
- In 2016, voters supported the CSFRA to form a Rental Housing Committee (RHC), which sets rent increase rates annually, provides eviction protections, and considers appeals from landlords and tenants.
  - 15,300 rental units are covered by CSFRA

*\*Nonprofit Community Services Agency (CSA) Rental Assistance Data since Fiscal Year 2016-17, all funders included:*

- According to CSA, in recent years, the number of rental assistance clients has steadily decreased due to Mountain View residents having to move out of the area because of not being able to afford the rents. However, the amount of funds spent to keep people housed has increased over the years due to the rents increasing.

- *Rental Assistance Data, shown in table below:*

FY 2016-17	FY 2017-18	FY 2018-2019 (Q1 and Q2)
71 households (169 individuals) served with a total of \$130,593.84 spent. 93% are Mountain View residents.	77 households (160 individuals) served with a total of \$128,242.26 spent. 94% are Mountain View residents.	53 households (117 individuals) served with a total of \$124,685.38 spent. 98% are Mountain View residents.

*\*2018 TRAO Data Note: Payments to tenants only start when they send in their application form (50 percent) and when they move out (next 50 percent), which causes a delay between the dates a project is approved and the actual payout to tenants.*