

# City Council Questions

## January 26, 2021 Council Meeting

### **ITEM 4.3 Civic Center Infrastructure, Phase I, Project 20-54, City Hall Locker Room Renovation- Approve Plans and Specifications and Authorize Bidding**

1. Are there plans to add lactation rooms to the Library as well?

At this time, there are no plans to add a lactation room elsewhere in the Civic Center. We expect the demand for the lactation room to vary in terms of the number of employees who need it at any particular time and if there is a short-term increase in demand, we can still make a conference room available in the Library or City Hall.

### **ITEM 4.7 Notice of Intention to Vacate a Public Service Easement at 939 West El Camino Real**

1. Please explain why the heritage trees must be removed. Also, make sure the trees that are planted by the project should be acclimated to expected future climate.

The purpose of this agenda item is to adopt a resolution of notice of intention to vacate an existing public easement and set a date of February 23, 2021 for the public hearing for the easement vacation and is not related to the Heritage Tree Removal Permit. The Heritage Tree Removal Permit was approved on August 12, 2020, by the Zoning Administrator in conjunction with the conditional approval of a Provisional Use Permit, Planned Community Permit, and Development Review Permit. The 9 Heritage trees to be removed are necessary for the project to be constructed and the development project's conditions of approval require 18 replacement trees to be planted by the project to offset the loss. Community Development Department staff will review the landscape plans during the plan check process to ensure compliance with the conditions of approval.

### **ITEM 7.1 Hotel Acquisition Opportunity to Address Housing Needs**

1. Are the six retail pads currently being used, and if so, what retailers are using them?

- Metro pcs
- Hair salon
- Indian restaurant
- Kumon
- Massage therapy
- The last one is in the process of being leased out

2. What happens to the six retail pads if the site is acquired?

The hotel owner has indicated that the retail tenants have long term leases. The owner will be attending the meeting and can provide additional information about the businesses, as needed. Discussions about the potential future use of the retail pads will be part of next steps with the owner and the County.

3. What projects would not be funded if some or all of the \$3.7 million in CDBG and HOME funds are used for this project?

There would be no projects that would not be funded. The \$3.7 million in CDBG and HOME funds are specifically for capital projects, such as for acquisition projects, new construction, etc. Typically, these funds are part of the City's annual NOFA process. However, over the past several years, it has been very difficult to allocate capital project funding through the NOFA process because 1) the City does not receive applications for such projects or 2) when the City has funded capital projects, the non-profit developer has returned the funding. HUD provides jurisdictions the flexibility to disperse these funds through a NOFA process, or to directly use them for projects that meet community needs according to the jurisdictions Consolidated Plan goals. Given that these capital project funds have been very difficult to allocate through the NOFA process, that these funds can support the hotel acquisition, and that the proposed activity strongly aligns with the City's Consolidated Plan, the funds were not included in this year's NOFA process and there are no other housing projects that currently seek these funds. (As mentioned in the staff report, the CDBG NOFA for public services only was released in December 2020 and closes February 2021).

4. Can there be a preference or outreach to those already in Mountain View to live in these units?

The City and County would collaborate on marketing and outreach of the housing units, in accordance with fair housing regulations. This would include marketing and outreaching to those living in Mountain View.

5. The staff report says, "The City has been working on various efforts to address the continuum of housing needs for homeless persons. This has included working with the County to develop a Citywide, programmatic approach to create 200 to 250 units of rapid rehousing (RRH) and/or permanent supportive housing (PSH)..." How was the 200-250 number arrived at?

This number was identified in September 2017 as part of a Study Session on affordable housing. The staff report included analysis on an estimate of the number of affordable housing units that could be created based on an estimate of the City's current and projected affordable housing funds, the subsidy per unit, and leveraging external funding including Measure A funds. Based on that analysis, the staff report included an affordable housing investment plan goal of approximately 600 units of general affordable housing units, as well as 200-250 units of rapid rehousing/permanent supportive housing. Council unanimously supported that plan.

6. The staff report says, "Residential redevelopment projects over the past several years have led to the demolition or scheduled demolition of over 1,000 rent stabilized units." How many units of affordable housing, both inclusionary and fully affordable developments, have we built over the same period? And how many are in the pipeline?

- Affordable units completed since 2013: 336 (82 Inclusionary, 254 100% affordable)
- Pipeline total: 1,280 units (includes BMR and 100% affordable)
  - Under Construction: 214
  - Entitled and in Building Permit Phase: 312
  - Pre-development: 512
  - Under Review: 242

## ITEM 7.2 CARES Act Funding and Appropriation

1. What does the footnote \*Pending return receipt from the Small Landlord Relief Program mean?

These funds were originally allocated to the small landlord relief program as part of the City's small business support effort with Main Street Launch. Because no funding had been dispersed through this program due to lack of qualifying landlord applicants, the funds were redirected to the COVID-19 Rent Relief Program, which helps both landlords and tenants but covering up to two months of rent. The Main Street Launch agreement needs to be amended before the redirected funds can be freed up for rent relief and this will be part of next steps.

2. Please provide the data on COVID cases among the unstably housed in Mountain View.

To date, the County Isolation and Quarantine program has assisted 24 individuals from Mountain View with motel support. Of these 24 people, 9 were housed and unable to isolate at home, 13 were unhoused, and 2 have unknown housing status.

3. Who are The Placement and Medical Team for the motel use?

The County Team includes hotline staff who conduct intake, triage, coordinate placement with the onsite motel team, provide instructions to the clients, and coordinate transportation.

4. What is the expected Need for rent relief if the pandemic persists for a given amount of time? What % is unmet? There were talks to get assistance from some of the local foundations. How is that going?

It is difficult to quantify the unmet need. However, it is staff's understanding that the need will likely continue as long as the economy and the lower-wage sectors/occupations remain impacted. The economic recovery is dependent in large part on the efficacy of the vaccine and rollout, and the continued diligence of all in practicing safety measures such as social distancing and mask-wearing to mitigate the spread of COVID-19. CSA is the administrator for the City's COVID-19 Rent Relief Program and they have noted that rent relief remains the highest priority need to stabilize households. CSA has and continues to fundraise for rent relief. To date, CSA has fundraised nearly \$1.5 million to support the City's rent relief funds.

5. How much funding is left in the Small Business Resiliency Program?

Staff anticipates the Small Business Resiliency Program will have \$35,500 remaining funds. As of January 25, nine businesses received a loan, five businesses are completing the application process and one eligible business declined the opportunity to receive a loan. After the loans are issued, staff will work with Main Street Launch to determine the remaining amount and next steps.