

Modifications to March 8, 2023, Draft of the City of Mountain View 6th Cycle Housing Element 2023-2031

Existing **added** or **deleted** text in Exhibit 1 Exhibit E attached to EPC Staff Report

Highlighted means **added** or **deleted** text after EPC Staff Report

No Changes to 1.7, 3.1

Added 3.2

Additional Modifications – After EPC Staff Report Publication

- Corrected page number reference for 1.3
- Revised 1.3
- Revised 1.8
- Revised 2.6
- Revised 3.2
- Update Schedule

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1.3 Review and Update Ordinance and Precise Plan Residential Standards

Review development standards to ensure they reflect contemporary building types, improve ease of implementation and improve consistency across districts.

- ~~Ensure development projects can meet their allowed densities.~~ Conduct a development prototype study, update definitions as necessary for consistency between plans and districts, and revise multifamily development standards in major districts (including R3) and Precise Plans to ensure projects can, **at minimum**, meet their allowed density **and are economically feasible, where possible through reductions of physical development standards.** Economic feasibility and the cumulative effects of standards will be inputs in the reduction of standards. Where appropriate, calibrate standards to lot size. Focus on standards with the greatest feasibility impacts on underutilized sites, such as open area, parking, and building coverage.
- Compile, evaluate and refine requirements outside the Zoning Ordinance, including Heritage tree preservation and Public Works standards and requirements.
- Ensure that zoning code is updated to reflect densities and other standards as required by state law (e.g., SB 478).
- Adopt a TDM Ordinance that provides clear requirements for residential trip reduction across all precise plans and zoning districts and update precise plans as needed. Through the ordinance, study the cost of TDM requirements on typical residential developments, and allow residential developers to meet TDM goals through lower-cost options. Update the zoning ordinance to allow residential parking reductions for projects that implement TDM

and exempt parking requirements from projects meeting enhanced TDM criteria (Program 1.2).

- e) Study live-work as an allowed residential use near retail areas, major corridors and other viable locations.
- f) Identify additional Gatekeeper exemptions for residential projects based on location, size, affordability and other policy goals.
- g) Hold at least one Gatekeeper meeting per year, which may be limited to residential or residential mixed-use projects only, creating greater opportunities for project-specific rezonings.
- h) Conduct a review of R2 zoned properties. For all properties, upzone to either allow density greater than typical R1 properties under development similar to SB9 (at least four units per typical parcel, plus ADUs), or integrate the sites into the R3 zone. Sites selected to integrate into the R3 zone should be based on affirmatively furthering fair housing, access to transit, schools and services and other policy goals.

Objectives and Metrics

- Streamline the development review process by updating definitions for standards such as height, open area, common usable open area, floor area ratio, personal storage, pavement coverage and building coverage, and ensuring definitions are consistent with contemporary building types and across the Zoning Ordinance and Precise Plans.
- Reduce government constraints in multifamily zoning districts (R3, R4, CRA) and four Precise Plans (El Camino Real, San Antonio, North Bayshore and East Whisman) by ensuring that projects can build up to their allowed density, and committing to objective, quantifiable, written development standards, conditions, and policies that will facilitate and accommodate development at the maximum density permitted on the site. ~~by reducing standards that have the greatest feasibility impacts on underutilized sites~~
- Reduce government constraints by allowing reduced parking for projects that implement TDM.
- Expand small business access and opportunities by creating live-work spaces in appropriate residential areas
- Increase residential zoning capacity in the R2 zone in locations that further access and fair housing goals.
- Create increased opportunities for project-specific rezonings through the Gatekeeper process

Milestones and Timeframe

- Hold an annual Gatekeeper meeting, which may be limited or focused on residential or residential mixed-use projects at Council discretion, and begin accepting Gatekeeper applications before June 30, 2024
- Conduct prototype study and evaluate standards outside the Zoning Ordinance by June 30, 2025
- Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025
- Adopt a Citywide TDM ordinance by December 31, 2026

Responsibility: Planning Division, Community Services Department and Public Works Department

Potential Funding: Development Services Fund (DSF)

AFFH Program: Housing Mobility, Access to Opportunity

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1.7. Monitor and Promote Accessory Dwelling Units, Junior Accessory Dwelling Units and SB9 Developments

Although the City already has a successful ADU/JADU program, the City will make the following additional enhancements to further promote them:

- a) Develop an ADU/JADU/SB9 Monitoring Survey to collect data from project applicants during the building permit application process in order to enhance the existing tracking of ADUs/JADUs/SB9 production with more details such as occupancy status and rent levels at time of occupancy.
- b) Utilize the data collected from the Monitoring Survey to better understand the income groups they serve and inform future improvements to the outreach and educational efforts
- c) Continue to track and monitor the number and rents of ADUs/JADUs/SB9 Developments proposed and constructed and the progress of meeting RHNA assumptions of ~~30-42~~ units per year.
- d) Participate in the Santa Clara County Collaborative's development of an ADU Program and Resource Center which includes a countywide ADU website, plans gallery, guidebook, spotlight stories, calculator, and other tools to increase awareness and provide online assistance tools.

Objectives and Metrics:

- Maintain or increase ADU/JADU production in typically high-resource single-family neighborhoods where otherwise net new housing units may not occur and improve residential mobility and access to opportunity.
- Enable the construction of at least 243 net new units through ADUs/JADUs/SB9 during the planning period through promotion, assistance and other tools.
- Determine the obstacles affecting affordable ADU/JADU/SB9 production through monitoring and data collection and alleviate them as needed.
- Streamline ADU and SB9 development through pre-approved design resources.

Milestone and Timeframe:

- Implement ADU monitoring survey by December 31, 2024
- Update City webpage with resources developed by the Collaborative by December 31, 2023.

Responsibility: Planning Division

Potential Funding: General Fund

1.8 Park Land Ordinance Update

a) Complete Phase 2 of the Park Land Dedication Ordinance update and the Parks and Recreation Strategic Plan. Analysis that would support fee reductions could include:

- Review of best-practices for parkland acquisition funding
- Pursuit of grants and other funding sources
- Review of the City's population density assumptions
- Opportunities for private development to provide public open space through existing zoning requirements (e.g., POPAs)
- Development incentives and exceptions to standards for public open space

b) Adopt a Nexus Study that compares the City's in-lieu fee to other cities, incorporates other sources of funding, revises valuation methodology, considers all or partial payment of fees at project occupancy, ~~incorporates new sources of funding, other opportunities for public open space,~~ and other factors ~~listed above~~ for the adoption of lower residential park in-lieu fees. Prior to the adoption of these fees, reevaluate the cumulative impact of all residential fees.

This responds to input received from market-rate housing developers during the outreach process (see Chapter 1: Introduction, Public Participation section).

Objectives and Metrics: Reduce constraints on residential development by reviewing and revising the park land dedication requirements to maintain access to high quality open space while reducing the financial impact to residential development. Reduce the monetary parkland in-lieu fee payment by **at least** 20%, on average, across a range of typical residential projects, through reduced fees as determined by the Nexus Study and/or through other ways for developments to receive parkland credit and thereby reduce fees through relaxing regulations on the size and type of privately owned, publicly accessible (POPA) areas and/or allowing parkland credit for new pedestrian connections and trails.

Milestone and Timeframe:

- By December 31, 2024, adopt the Parks and Recreation Strategic Plan (addressing anticipated open space needs and long-term funding strategies)
- By December 31, 2025, adopt reduced fees, alternate mitigations and/or other programs to reduce costs on residential.

Responsibility: Community Services Department, Public Works Department and Planning Division

Potential Funding: Park Land Dedication Fund and Shoreline Regional Park Community Fund

2.6 Affirmatively Further Fair Housing

Continue to prepare and update the City's Assessment of Fair Housing and implement actions as necessary to remove barriers to fair housing choice, as required by HUD and State Housing Element law.

Objectives and Metrics:

- Remove impediments to fair housing and provide equitable access to housing and opportunity.
- Improve access to affordable housing in the City's high-opportunity neighborhoods through implementation of programs 1.3, 1.4, 1.5, 1.6, 1.7, 1.11, 2.2 and 4.5.
- In addition to 65 units through Program 1.4, and 120 units (based on half the City's R1 properties) expected south of El Camino Real Precise Plan through Program 1.7, the City will develop and adopt incentives and zoning to facilitate property owners south of the El Camino Real Precise Plan (other than churches) to dedicate land to affordable housing developers or build affordable housing. The incentives and zoning will target the development, in expectation, of at least 100 additional affordable units.

Milestone and Timeframe:

- Update Assessment of Fair Housing as required by HUD with the first update completed in 2023, and subsequent updates based on HUD guidance.
- Implement necessary actions continuously as needed.
- Develop and adopt incentives and zoning changes by December 31, 2026 2024. If 40 units are not proposed by December 31, 2027, or if those units do not proceed, the City will conduct further outreach to determine policies that would better encourage these projects and address government constraints. The City will either adopt these policies or other policies that reduce constraints on affordable housing south of the El Camino Real Precise Plan by December 31, 2028.

Responsibility: Housing and Neighborhoods Division and Planning Division

Potential Funding: CDBG/HOME funds and Development Services Fund

AFFH Program: Housing Mobility, Access to Opportunity, Place-Based Strategies, Displacement Prevention

3.1 Homelessness Prevention and Services for the Unhoused

- a) Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused

- b) Continue to partner with the Mountain View Los Altos Community Services Agency (CSA), LifeMoves and similar agencies that provide services and/or shelter to the unhoused community members, such as offering financial support and advertising available programs to residents living in the City.
- c) Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View.
- d) Allow emergency shelters pursuant to AB 2339 (see program 1.1)

Objectives and Metrics:

- Prevent households from becoming homeless, for example, fewer evictions than in the past
- Available safety net services for those who need them (such as shelter) - maintain at least 100 shelter or interim housing spots
- A range of housing options to move households from homelessness to permanent housing, including the development of at least 200 supportive housing units
- Mobility out of homelessness and into permanent housing, with data showing households moving from shelter and interim housing to Mountain View-based permanent housing

Milestone and Timeframe:

- Develop strategy by December 31, 2024. Strategy will address critical programs to prevent and respond to homelessness including:
 - Funding for rental assistance or financial assistance programs to prevent homelessness, which the City funds annually. Preferences for new housing for households who experienced or are at risk of experiencing displacement at City-subsidized housing developments or in BMR units
 - Funding and incentives for the development of shelter, interim housing, and supportive housing, including via City funds and federal funds
 - The creation of comprehensive pathways for households to move from homelessness to City-subsidized supportive housing units
 - New and expanded partnerships to address populations at risk of homelessness [and continue to work with the County and to fund countywide shelters and beds for survivors of ~~such as~~ domestic violence victims, especially women and children.](#)
- Annually support CSA, LifeMoves and other partner agencies as part of Annual Plan.
- Regularly support the development of permanent housing via regular NOFA process or through marketing City-owned sites.
- See program 1.1 for AB2339 timeframe

Responsibility: City Manager's Office and Housing and Neighborhoods Division

Potential Funding: Local housing funds and CDBG/HOME funds

AFFH Program: Displacement Prevention

3.2 Displacement Prevention and Mitigation

Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable units. Conserve and improve existing affordable housing stock.

Objectives and Metrics:

- Prevent displacement through rent stabilization, deed restriction, and housing preservation work. Acquire/preserve at least 50 housing units that would remain affordable (e.g., around 30% of household income). Eviction levels should not increase or preferably should be lowered.
- Replace all rent-stabilized units through SB 330 and enforce right of first refusal. Develop local replacement requirements to replace demolished rent-stabilized units – details to be determined pending Council evaluation of replacement requirement options, where legally feasible
- Assist all displaced eligible tenants in receiving SB 330/Tenant Relocation Assistance to partially mitigate displacement impacts. Evaluate the efficacy of TRA0 in meeting anti-displacement goals, such as being able to stay in Mountain View
- Apply for outside funding sources (Programs 4.2, 4.3, and 4.4) and develop funding partnerships to invest at least \$10 million to support the preservation/acquisition of naturally affordable units.
- Create a community ownership action plan for a community ownership model/structure that, with community partners, could address housing needs that aren't met through traditional affordable housing and that could take part in preservation and acquisition activities.
- Assist tenants in understanding their housing rights via the Housing and Eviction Help Center (Program 2.5).
- Inform property owners of their responsibilities related to just cause evictions and habitability under the CSFRA, MHRSO, and relevant state laws, via regular webinars (Programs 1.12 and 2.5)
- Maintain habitability of naturally occurring affordable housing via regular code enforcement through the multi-family housing inspection program.(Program 1.12)
- Provide benefits and relocation assistance to displaced residents to partially mitigate impacts of displacement, with the goal of having a comprehensive strategy to prevent displacement before the expiration of SB 330. Strategies may include:
 - Temporary relocation
 - Realistic options for exercising right of first refusal
 - Pathways to affordable housing
 - Preservation of “naturally affordable” housing
 - Connections to owners of developments with vacant “naturally affordable” units
- Study amendments to the Mobile Home Rent Stabilization Ordinance (MHRSO) that reduce annual allowable rent increases.

- Assist in preserving at least two naturally occurring affordable housing projects during the planning period, and aim to preserve more, to both preserve units and create a viable space for displaced residents to move.

Milestone and Timeframe:

- Continuously enforce the Tenant Relocation Assistance Ordinance, Community Stabilization and Fair Rent Act (CSFRA), Mobile Home Rent Stabilization Ordinance (MHRSO), Condominium Conversion Ordinance (CCO), and relevant state tenant protection laws
- Create community ownership action plan by December 31, 2025.
- Study updates to MHRSO by December 31, 2027
- Continuously monitor conditions to identify need for updates to TRA0, including potential necessary increases in assistance.
- Develop funding strategy for affordable housing preservation by December 31, 2025.
- Propose anti-displacement strategies to Council in 2023, including local replacement requirements. Develop comprehensive potential “alternatives to displacement,” via first right of refusal requirements, displaced-resident preferences, partnerships with developers on alternative units for displaced residents, and plans for unit preservation by 2028.
- Target expenditure of funds to assist in preserving at least two naturally occurring affordable housing projects during the planning period.

Responsibility: Housing and Neighborhoods and Planning Divisions

Potential Funding: Local housing funds and CDBG/HOME funds

AFFH Program: Place-Based Strategies, Displacement Prevention

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Schedule

Date	Program/Task	Responsibility
Short-term	- 4.1: Compliance with new transparency requirements for posting all zoning, development standards and fees on the City’s website	Building
	- 4.8: Share a copy of the updated Housing Element to school districts	Planning
	- 4.9: Share a copy of the updated Housing Element to water/sewer utility staff	Planning
December 2023	- 1.7 Update City webpage with ADU resources developed by the Santa Clara County Collaborative	Planning
	- 1.9: Complete first review BMR Phase 2 program	Housing
	- 2.6: Update Assessment of Fair Housing	Housing
	- 3.2 Propose anti-displacement strategies to Council	Housing

	- 4.7: Compile and maintain contact list for community engagement	Housing and Planning
March 2024	- 1.1 Zoning Ordinance Update for AB 2339	Planning
June 2024	- 1.3 Establishing Gatekeeper schedule and begin accepting Gatekeeper applications	Planning
	- 2.3: Produce and distribute Reasonable Accommodation information materials	Planning
	- 4.1: Review and update NOFA process	Housing and Planning
	- 4.1: Implement electronic review software	Building, Planning
December 2024	- Various Zoning Ordinance Updates: <ul style="list-style-type: none"> o 1.1: Zoning Ordinance Update for Consistency with State Laws o 1.2: Eliminate minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases o 1.4: Religious and Community Assembly Sites for Housing 	Planning
	- 1.7: Implement ADU monitoring survey	Planning
	- 1.8 Adoption of Parks and Recreation Strategic Plan	Community Services
	- 1.12: Outreach to tenant and landlords about tenants' rights under CSFRA	Housing
	- 2.1: Update Council on innovative affordable housing programs, including assessment of CLTs, COPA/TOPA	Housing
	- 2.6: Develop and adopt incentives and zoning changes (AFFH)	Planning
	- 3.1: Develop Homelessness Prevention and Services for the Unhoused strategy	Housing and City Manager's Office
	- 4.1 Implement the following 2021 Matrix Study Recommendations: <ul style="list-style-type: none"> o Implement online permitting system (ProjectDox) o Streamline City's contract process for consultant services o Establish and publish formal planning application review timelines o Standardize development permit-related comment letters o Create a dashboard for implementation of Matrix Study recommendations o Conduct a Development Services Fund Fee Study and update the Master Fee Schedule 	IT, Finance, Housing, Building, and Planning

	- 4.2 Participate in planning process for a 2024 regional housing funding measure	City Manager's Office
June 2025	- 1.3: Conduct prototype study for residential standards	Planning
	- 1.5: Inform property owners about non-conforming density updates to Zoning Ordinance	Planning
December 2025	- 1.1: Rezoning sites to be included in Sites Inventory	Planning
	- Various Zoning Ordinance Updates: <ul style="list-style-type: none"> o 1.3: Review and Update Ordinance and Precise Plan Residential Standards o 1.5: Non-conforming R1 and R2 Multifamily Developments 	Planning
December 2025	- 1.8 Adopt reduced fees, alternate mitigations and/or other programs to reduce costs on residential development	Planning
	- 2.2: Perform needs assessment for Pilot ADU & SB9 Financial Incentives Program	Housing
	- 3.2 Develop funding strategy for affordable housing preservation	Housing
	- 3.2 Develop community ownership action plan	
	- 4.1 Implement the following 2021 Matrix Study Recommendations: <ul style="list-style-type: none"> o Expand GIS system for the public o Create dashboard with historic and current performance indicators for development review process (IT, Housing, Building, and Planning) 	Housing
	- 4.3 Complete evaluation of new funding sources	
	- 4.4: Secure funding to support identified near-term pipeline projects	Housing
	- 4.6: Meet with major employers to partner on workforce housing	Planning
December 2026	- 2.2: Develop pilot ADU & SB9 grant program informed by needs assessment	Housing
	- 2.6: Develop and adopt incentives and zoning changes (AFFH)	Planning
	- Various Zoning Ordinance Updates (Planning, unless specified below): <ul style="list-style-type: none"> o 1.2 and 1.3: TDM Ordinance (Public Works) o 1.6: SB9 DUO Subdivisions (Public Works) o 4.1: Review Zoning Ordinance processes and approval bodies 	Planning, unless specified

December 2027	- 3.2 Study updates to MHRSO	Housing
	- 1.4 Conduct outreach and adopt additional policies for affordable housing south of ECR	
	- 4.5 Identify the remaining Downtown affordable units needed and/or issue RFP	Planning and Public Works
December 2028	- 1.9: Complete second review BMR Phase 2 program, including: <ul style="list-style-type: none"> o 2.4: Evaluate effectiveness of efforts to increase equitable access to housing. o 2.5: Perform self-evaluation on fair housing practices. 	Housing
	- 2.2: Assess pilot ADU & SB9 grant program for continuation	Housing
	- 2.6: Develop and adopt additional incentives and zoning changes if metrics aren't met (AFFH)	Planning
	- 3.2 Develop comprehensive "alternatives to displacement" strategy	Housing
	- 4.4 Secure additional funding to meet City's anti-displacement goals	Housing
December 2029	- 2.1: Develop program for innovative housing solutions based on research and findings	Housing