

Jurisdiction	Mountain View	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1					2	3	4	5							6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								113	0	106	0	5	0	384	608	262	0		
	153-15-021, 153-15-002	1020 Terra Bella Ave		PL-2021-169	5+	R	1/25/2023	40		66			2		108	108		NONE	Yes
	4/13/1989	43 Starr Way		PL-2021-179	SFD	O	2/10/2023							2	2	2		NONE	No
	189-32-028	1332 Park Dr		PL-2021-190	SFD	O	3/29/2023							3	3	3		NONE	No
	193-02-049, 193-02-050	749 W El Camino Real		PL-2022-144	5+	R	3/31/2023	31		2				266	299			NONE	Yes
	158-01-038	96 W El Camino Real		PL-2023-053	5+	R	4/11/2023	40		38		1			79	79		NONE	Yes
	189-33-028	918 Rich Ave		PL-2021-154	5+	O	6/14/2023	2				2		28	32	32		NONE	Yes
	4/10/1961	525 Alice Ave		2023-0151	ADU	R	2/28/2023							1	1	1		NONE	No
	170-19-049	2102 Creeden Wy		2023-0279	ADU	R	2/3/2023							1	1	1		SB 9 (2021) - Residential Lot Split	No
	170-19-049	2110 Creeden Wy		2023-0278	SFD	O	2/3/2023							1	1	1		SB 9 (2021) - Residential Lot Split	No
	170-19-049	2104 Creeden Wy		2023-0277	SFD	O	2/3/2023							1	1	1		SB 9 (2021) - Residential Lot Split	No
	150-16-035	1171 Burgoyne St		2023-0306	ADU	R	2/6/2023							1	1	1		NONE	No
	170-19-049	2108 Creeden Wy		2023-0280	ADU	R	2/6/2023							1	1	1		SB 9 (2021) - Residential Lot Split	No
	197-41-046	272 Carmelita Dr		2023-0308	ADU	R	2/9/2023							1	1	1		NONE	No
	150-13-029	1857 San Luis Ave		4/1/2023	SFD	O	1/2/2023							1	1	1		NONE	No
	147-23-088	2456 Benjamin Dr		2023-0487	ADU	R	2/23/2023							1	1	1		NONE	No
	6/1/1993	1038 Nilda		2023-0117	SFD	O	2/23/2023							1	1			NONE	No
	6/1/1993	1038 Nilda		2023-0117	ADU	R	2/23/2023							1	1			NONE	No
	9/27/1958	572 Sierra Ave		2023-0558	ADU	R	3/4/2023							1	1	1		NONE	No
	193-20-033	1649 Alison Ave		2023-0184	ADU	R	3/6/2023							1	1	1		NONE	No
	147-35-050	2376 Adele Ave		2023-0562	ADU	R	3/6/2023							1	1	1		NONE	No
	189-24-030	1120 Cuesta Dr		2023-0722	ADU	R	3/21/2023							1	1	1		NONE	No
	2/7/1993	703 Stamm Ave		2023-0379	ADU	R	3/21/2023							1	1	1		NONE	No
	153-20-007	779 San Lucas Ave		2023-0338	ADU	R	3/22/2023							1	1	1		NONE	No
	197-34-004	22575 Eunice Ave		2023-0802	ADU	R	3/28/2023							1	1	1		NONE	No
	154-23-036	1558 Mercy St		2023-0458	SFD	O	4/6/2023							1	1	1		SB 9 (2021) - Residential Lot Split	No
	154-37-019	1984 W El Camino Real		2023-0636	ADU	R	4/13/2023							1	1			NONE	No
	189-30-049	1040 Mountain View Ave		2023-0974	ADU	R	4/15/2023							1	1	1		NONE	No
	158-12-068	337 Franklin St		2023-0996	ADU	R	4/18/2023							1	1	1		NONE	No
	158-06-052	555 Yosemite Ave		2023-0775	SFD	O	4/25/2023							1	1	1		NONE	No
	189-31-146	1670 Hollingsworth Dr		2023-0701	ADU	R	4/25/2023							1	1	1		NONE	No
	147-23-053	2451 Benjamin Dr		2023-0993	ADU	R	4/18/2023							1	1			NONE	No
	1/9/1958	95 Centre St		2023-1009	ADU	R	4/19/2023							1	1	1		NONE	No

	150-13-061	910 Burgoyne St		2023-0932	SFD	O	4/10/2023							1		1		1		NONE	No
	189-27-012	1150 Fordham Wy		2023-1203	SFD	O	5/10/2023							1		1		1		NONE	No

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFL, SFD, 2 to 4.5-A, DU, MH)	Tenure	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED under	Infill Units? Y/N*	Assistance Programs For Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple see instructions)	For units without financial assistance or deed restrictions, explain how the locality	Term of Affordability or Deed Restriction (if applicable in perpetuity enter)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolish and/or Destroyed Units	Demolish and/or Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total)	Number of Other Incentives Concessions, Waivers, or Other Modifications (Excluding Parking)	List the Incentives, concessions, waivers, and modifications (Excluding Parking)	Did the project receive a reduction of parking or waiver of parking standard #7 (YN)	Notes*	
	150-15-006	1327 W Middlefield Rd	1555 W Middlefield Rd	2021-1481	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R							Project pays in-lieu fees for every unit.
	150-15-006	1329 W Middlefield Rd	1555 W Middlefield Rd	2021-1482	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R							Project pays in-lieu fees for every unit.
	150-15-006	1309 W Middlefield Rd	1555 W Middlefield Rd	2021-1375	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R						Project pays in-lieu fees for every unit.	
	150-15-006	1305 W Middlefield Rd	1555 W Middlefield Rd	2021-1376	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R						Project pays in-lieu fees for every unit.	
	150-15-006	1303 W Middlefield Rd	1555 W Middlefield Rd	2021-1378	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R						Project pays in-lieu fees for every unit.	
	150-15-006	1008 San Pierre Way	1555 W Middlefield Rd	2021-1380	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1004 San Pierre Way	1555 W Middlefield Rd	2021-1381	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1002 San Pierre Way	1555 W Middlefield Rd	2021-1383	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1006 San Pierre Way	1555 W Middlefield Rd	2021-1416	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1311 W Middlefield Rd	1555 W Middlefield Rd	2021-1480	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1010 San Pierre Way	1555 W Middlefield Rd	2021-1485	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1000 San Pierre Way	1555 W Middlefield Rd	2021-1487	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1301 W Middlefield Rd	1555 W Middlefield Rd	2021-1488	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
	150-15-006	1307 W Middlefield Rd	1555 W Middlefield Rd	2021-1489	SFA	O							1	5/19/2020	1									0	NONE	Y						1	Demolished	R					Project pays in-lieu fees for every unit.		
148-36-033	2100 Latham St	570 S Rengstorff		2023-2658	SFA	O							1	9/14/2021	1									0	NONE	Y						1	Demolished	R						PL-2019-182 - Project has no BMR units provided on site (associate fees). 570 S Rengstorff had 70 total demo units - reported line by line to avoid reporting negative permit	
148-36-033	2104 Latham St	570 S Rengstorff		2023-2659	SFA	O							1	9/14/2021	1									0	NONE	Y						1	Demolished	R						PL-2019-182 - Project has no BMR units provided on site; associate fees	
148-36-033	2108 Latham St	570 S Rengstorff		2023-2660	SFA	O							1	9/14/2021	1									0	NONE	Y						1	Demolished	R						PL-2019-182 - Project has no BMR units provided on site; associate fees	
148-36-033	2112 Latham St	570 S Rengstorff		2023-2661	SFA	O							1	9/14/2021	1									0	NONE	Y						1	Demolished	R						PL-2019-182 - Project has no BMR units provided on site; associate fees	
148-36-033	2116 Latham St	570 S Rengstorff		2023-2663	SFA	O							1	9/14/2021	1									0	NONE	Y						1	Demolished	R						PL-2019-182 - Project has no BMR units provided on site; associate fees	

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2.5, 4.5, ADU, Mini)	Tenure (R=Rent, O=Owner)	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Entitlement Data Approved	# of Units Based on Entitlements	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Building Permits Date Issued	# of Units Based on Building Permits	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant	Infill Units? Y/N*	Assistance Programs For Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality.	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter -)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable)	Number of Other Incentives Concessions, Waivers, or Other Modifications (Excluding Parking)	List the Incentives, Concessions, Waivers, and Modifications (Excluding Parking)	Did the project receive a reduction of parking standard #7 (Y/N)	Notes*
	148-36-033	2120 Latham St	570 S Rengstorff	2023-2655	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R							PL-2019-182 - Project has no BMR units provided on site; associate if fees		
	148-36-033	2124 Latham St	570 S Rengstorff	2023-2666	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	2128 Latham St	570 S Rengstorff	2023-2667	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	501 Jagels Al	570 S Rengstorff	2023-2670	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	503 Jagels Al	570 S Rengstorff	2023-2671	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	505 Jagels Al	570 S Rengstorff	2023-2672	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	507 Jagels Al	570 S Rengstorff	2023-2673	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	509 Jagels Al	570 S Rengstorff	2023-2675	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	511 Jagels Al	570 S Rengstorff	2023-2676	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	513 Jagels Al	570 S Rengstorff	2023-2677	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
	148-36-033	591 Armand Dr	570 S Rengstorff	2023-2678	SFA	O							1	9/14/2021								1	10/12/2023	1							0	NONE	Y				1	Demolished	R									PL-2019-182 - Project has no BMR units provided on site; associate if fees
116-14-111	1188 Armand Dr	1100 La Avenida Ave		2022-3269	5+	R	75		23		2		7/2/2021		75		23		2			3/23/2023	100								0	39	SB 35 (2017)	Y		DB		1000				96.0%		Development Income Units at 30% AM	No		Extremely Low Income Units at 30% AM	

Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction on Tract*	Unit Category (SFA, SFD, 2.5, 4.5, ADU, MH)	Tenure	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Entitlement Data Approved	# of Units Issued/Entitlements	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Building Permits Data Issued	# of Units Issued/Building Permits	Very Low Income Deed Restricted	Very Low Income Non Deed Restricted	Low Income Deed Restricted	Low Income Non Deed Restricted	Moderate Income Deed Restricted	Moderate Income Non Deed Restricted	Above Moderate Income	Certificates of Occupancy or other forms of readiness (see restrictions) Date Issued	# of Units Issued/Certificates of Occupancy or other forms of readiness	How many of the units were Estimatedly Low Income?	Please select the streamlining program the project was APPROVED pursuant	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple see instructions)	Deed Restriction Type (may select multiple see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality.	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter)	Number of Demolished/Destroyed Units	Demolish or Destroyed Units	Demolish or Destroyed Units	Total Density Bonus Applied to the Project (Percentage Increase in Total)	Number of Other Incentive Concessions, Waivers, or Other Modifications (Excluding Parking)	List the Incentives, Concessions, Waivers, and Modifications (Excluding Parking)	Did the project receive a reduction or waiver of parking standard #7 (Y/N)	Notes*
	150-15-006	1279 Verano Rd	1555 W Middlefield Rd	2021-1247	SFA	O							1	5/19/2020	1								1	7/8/2021	1						3/6/2023	1	NONE	Y				1	Demolished	R								
	150-15-006	1277 Verano Rd	1555 W Middlefield Rd	2021-1248	SFA	O							1	5/19/2020	1									1	7/8/2021	1						3/6/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1275 Verano Rd	1555 W Middlefield Rd	2021-1249	SFA	O							1	5/19/2020	1									1	7/8/2021	1						3/6/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1273 Verano Rd	1555 W Middlefield Rd	2021-1250	SFA	O							1	5/19/2020	1									1	7/8/2021	1						3/6/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1261 W Middlefield Rd	1555 W Middlefield Rd	2021-1508	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1377 W Middlefield Rd	1555 W Middlefield Rd	2021-1330	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1376 W Middlefield Rd	1555 W Middlefield Rd	2021-1446	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1375 W Middlefield Rd	1555 W Middlefield Rd	2021-1447	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1365 W Middlefield Rd	1555 W Middlefield Rd	2021-1476	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1371 W Middlefield Rd	1555 W Middlefield Rd	2021-1331	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/24/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1369 W Middlefield Rd	1555 W Middlefield Rd	2021-1332	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1375 W Middlefield Rd	1555 W Middlefield Rd	2021-1473	SFA	O							1	5/19/2020	1									1	3/1/2022	1						3/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1231 Verano Rd	1555 W Middlefield Rd	2021-1410	SFA	O							1	5/19/2020	1									1	3/31/2022	1						4/21/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1253 Verano Rd	1555 W Middlefield Rd	2021-1411	SFA	O							1	5/19/2020	1									1	3/31/2022	1						4/21/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1255 Verano Rd	1555 W Middlefield Rd	2021-1465	SFA	O							1	5/19/2020	1									1	3/31/2022	1						4/21/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1257 Verano Rd	1555 W Middlefield Rd	2021-1468	SFA	O							1	5/19/2020	1									1	3/31/2022	1						4/21/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1249 Verano Rd	1555 W Middlefield Rd	2021-1457	SFA	O							1	5/19/2020	1									1	3/31/2022	1						5/12/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1222 San Ramon Ave	1555 W Middlefield Rd	2021-1426	SFA	O							1	5/19/2020	1									1	3/22/2022	1						6/14/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1224 San Ramon Ave	1555 W Middlefield Rd	2021-1429	SFA	O							1	5/19/2020	1									1	3/22/2022	1						6/14/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1225 San Ramon Ave	1555 W Middlefield Rd	2021-1432	SFA	O							1	5/19/2020	1									1	3/22/2022	1						6/14/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1220 San Ramon Ave	1555 W Middlefield Rd	2021-1504	SFA	O							1	5/19/2020	1									1	3/22/2022	1						6/15/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1228 San Ramon Ave	1555 W Middlefield Rd	2021-1506	SFA	O							1	5/19/2020	1									1	3/22/2022	1						6/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	970 Bonita Ave	982 Bonita Ave	2019-1384	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				4	Demolished	R							982 Bonita Ave (PLU 2011-147) - all demo units (4) reported on this line
	72/1993	972 Bonita Ave	982 Bonita Ave	2019-1385	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	974 Bonita Ave	982 Bonita Ave	2019-1386	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	976 Bonita Ave	982 Bonita Ave	2019-1387	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	978 Bonita Ave	982 Bonita Ave	2019-1388	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	980 Bonita Ave	982 Bonita Ave	2019-1389	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	984 Bonita Ave	982 Bonita Ave	2019-1390	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/16/2023	1	NONE	Y				1	Demolished	R							
	72/1993	988 Bonita Ave	982 Bonita Ave	2019-1391	SFA	O							1	5/15/2018	1									1	9/28/2020	1						8/21/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1245 Verano Rd	1555 W Middlefield Rd	2021-1407	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1241 Verano Rd	1555 W Middlefield Rd	2021-1408	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1239 Verano Rd	1555 W Middlefield Rd	2021-1409	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1243 Verano Rd	1555 W Middlefield Rd	2021-1418	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1237 Verano Rd	1555 W Middlefield Rd	2021-1468	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1247 Verano Rd	1555 W Middlefield Rd	2021-1464	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/23/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1365 W Middlefield Rd	1555 W Middlefield Rd	2021-1333	SFA	O							1	5/19/2020	1									1	3/31/2022	1						8/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1351 W Middlefield Rd	1555 W Middlefield Rd	2021-1335	SFA	O							1	5/19/2020	1									1	4/12/2022	1						8/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1357 W Middlefield Rd	1555 W Middlefield Rd	2021-1336	SFA	O							1	5/19/2020	1									1	4/12/2022	1						8/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1355 W Middlefield Rd	1555 W Middlefield Rd	2021-1337	SFA	O							1	5/19/2020	1									1	4/12/2022	1						8/28/2023	1	NONE	Y				1	Demolished	R							
	150-15-006	1353 W Middlefield Rd	1555 W Middlefield Rd	2021-1448	SFA	O							1</																																			

Jurisdiction	Mountain View	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
Income Level		1 RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2								3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level	
				2023	2024	2025	2026	2027	2028	2029	2030			2031
Very Low	Deed Restricted	2,773	10	123	-	-	-	-	-	-	-	-	142	2,631
	Non-Deed Restricted		-	9	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,597	46	23	-	-	-	-	-	-	-	-	95	1,502
	Non-Deed Restricted		-	26	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,885	118	3	-	-	-	-	-	-	-	-	147	1,738
	Non-Deed Restricted		-	26	-	-	-	-	-	-	-	-		
Above Moderate		4,880	560	104	-	-	-	-	-	-	-	-	664	4,216
Total RHNA		11,135												
Total Units			734	314	-	-	-	-	-	-	-	-	1,048	10,087
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5 Extremely low-income Need		6								7 Total Units Remaining		
				2023	2024	2025	2026	2027	2028	2029	2030		2031	
Extremely Low-Income Units*		1,387		87	-	-	-	-	-	-	-	-	87	1,300

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Mountain View		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.a-e - Zoning Ordinance Update for Consistency with State Laws	Update the Zoning Ordinance to be consistent with recent legislation, Government Code and Health and Safety Code regulations.	December 31, 2024. Adopt zoning updates annually as necessary to respond to future changes in State law (ongoing).	Complete. Zoning Ordinance updates addressing 1.1.a-1.1.e adopted on December 5, 2023. On-going updates will occur annually to ensure compliance with State Law.
1.1.f - Zoning Ordinance Update for Consistency with State Laws	f) Amend the ordinance and/or applicable precise plan(s) to allow emergency shelters by right consistent with AB2339. At minimum, this will include the El Camino Real Precise Plan (consistent with the analysis provided in the sites inventory, Appendix E). In addition, identify at least one additional site consistent with the AB2339 methodology and the non-vacant sites analysis in Appendix E, and amend the subject Zoning District or Precise Plan as necessary.	Adopt zoning updates for AB 2339 by March 31, 2024	Tentatively scheduled for City Council in March 2024.

<p>1.1.g - Zoning Ordinance Update for Consistency with State Laws</p>	<p>g) Ensure zoning and general plan for all sites is consistent with the Housing Element site inventory and pipeline projects. The following areas will be rezoned:</p> <p>a. Leong Drive and Fairchild Drive properties at the west end of the Evandale Precise Plan (up to at least 43 DU/ac) – the rezoning will also identify which sites will have required neighborhood commercial</p> <p>b. 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac)</p> <p>c. Moffett Boulevard (up to at least 1.85 FAR, approximately 72 DU/ac) – the rezoning will also identify which sites will have required neighborhood commercial</p> <p>d. 677-699 Calderon Ave (up to at least 30 DU/ac) – with required neighborhood commercial</p> <p>e. Mountain View Transit Center (up to at least 75 DU/ac) -- in addition, the City will continue to work with and facilitate Caltrain in the development of</p>	<p>Adopt zoning updates needed for any sites included in the sites inventory by December 31,2025. If a pipeline rezoning project is not approved by this date, those units will be removed from the buffer. If there is no buffer remaining, then additional sites will be identified through the “no net loss” process.</p>	<p>Moffett Boulevard in progress. Other areas not yet started.</p>
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<p>1.2 - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases</p>	<p>Codify exemptions to parking standards for: a) 100% affordable housing developments. b) Residential developments throughout the El Camino Real, San Antonio, Downtown and East Whisman Precise Plans, as well as the Moffett Boulevard General Plan Change Area c) Projects meeting enhanced transportation demand management criteria as determined by the City's TDM ordinance"</p>	<p>Update zoning ordinance and (if necessary) zoning or Precise Plan amendments by December 31, 2024.</p> <p>Adopt the enhanced transportation demand management criteria by December 31, 2026.</p>	<p>Program 1.2. a completed December 5, 2023.</p> <p>Program 1.2.b and 1.2.c are in progress. The project team is currently developing the TDM framework. Adoption of the TDM Ordinance estimated for spring/summer 2024. Precise Plan amendments anticipated in Q3 or Q4 2024.</p>
<p>1.3.f-g - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>f) Identify additional Gatekeeper exemptions for residential projects based on location, size, affordability and other policy goals</p> <p>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</p>	<p>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.</p>	<p>A Gatekeeper Study Session was held in December 5, 2023 and January 23, 2024. Council directed staff to accept applications by June 2024 and a gatekeeper authroization hearing in Q3 2024 using the existing gatekeeper process.</p>

<p>1.3.d - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>d) 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).</p>	<p>Adopt a Citywide TDM ordinance by December 31, 2026.</p>	<p>The TDM Ordinance is in progress and anticipated to be completed by Spring/Summer 2024.</p>
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<p>1.3 a-c, e, h - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>a) 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.</p> <p>b) Compile, evaluate and refine requirements outside the Zoning Ordinance, including Heritage tree preservation and Public Works standards and requirements</p> <p>c) Ensure that zoning code is updated to reflect densities and other standards as required by state law (e.g., SB 478)</p> <p>e) Study live-work as an allowed</p>	<p>Conduct prototype study and evaluate standards outside the Zoning Ordinance by June 30, 2025.</p> <p>Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025.</p>	<p>Prototype study and evaluating other standards are in progress. These include Heritage tree preservation updates which will be included as part of the Biodiversity and Urban Forest Plan, which is anticipated to start Spring 2024; and the R3 Multi-family Zoning Updates.</p>
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<p>1.4 - Religious and Community Assembly Sites for Housing</p>	<p>Create more affordable housing in the City's highest opportunity neighborhoods by allowing deed-restricted affordable multifamily housing on non-Historic, non-profit, religious and community assembly sites in R zones south of El Camino Real. Typical densities will be based on an analysis of viable affordable housing prototypes.</p> <p>Goal of at least 65 units proposed on religious/institutional sites south of El Camino Real by 2027.</p> <p>Incentivize such development through ongoing actions, such as outreach, funding and promotional materials.</p>	<p>Complete zoning amendments by December 31, 2024.</p>	<p>In-progress.</p> <p>Outreach to church sites and affordable housing developers began January 2024.</p>
<p>1.5 - Non-conforming R1 and R2 Multifamily Developments</p>	<p>Allow more flexibility for building upgrades, additions and structural alterations that can prolong the life of the building without reducing the number of units on site.</p> <p>Conserve 600 units in multi-family development in R1 and R2 districts where there is currently non-conforming density of residential units.</p>	<p>Inform property owners of the proposed Zoning Ordinance update that would allow them to preserve units by June 30, 2025.</p> <p>Complete Zoning Ordinance update by December 31, 2025.</p> <p>Ongoing monitoring of identified sites in the R1 and R2 where there is non-conforming density of residential units and to evaluate whether intended objectives are being met.</p>	<p>This will be completed as part of the annual zoning code amendments scheduled for end of 2024.</p>

<p>1.6 - SB9 DUO Subdivisions</p>	<p>Facilitate the creation of middle-income ownership units in the City's highest opportunity single family neighborhoods through subdivision of DUO developments.</p> <p>Create additional economic incentives to build DUOs through subdivision opportunities.</p> <p>Address potential operations with 2-unit subdivisions, such as owner conflicts or requests for additions/modifications.</p>	<p>Adopt Zoning and Subdivision Ordinance Amendments by December 31, 2026.</p>	<p>Not yet started.</p>
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<p>1.7 - ADU/JADU/SB9</p>	<p>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.</p> <p>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</p> <p>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 units per year.</p> <p>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. Provide staff assistance and user-friendly tools for the public for ADUs and SB9 projects.</p>	<p>Update City webpage with resources developed by the Collaborative by December 31, 2023.</p> <p>Implement ADU monitoring survey by December 31, 2024.</p>	<p>The City ADU webpage includes resources developed by the Collaborative.</p> <p>The Collaborative is generating an ADU monitoring survey to be shared with jurisdictions in the Bay Area. The survey is In-progress. The Collaborative aims to share the monitoring survey with the City in Q2 2024.</p>
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<p>1.8 - Park Land Ordinance Update</p>	<p>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</p> <p>b) Adopt a Nexus Study that compares the City's in-lieu fee to other cities, incorporates other sources of funding, revises valuation methodology, establishes criteria for all or partial payment of fees at project occupancy, and other factors 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.</p>	<p>By December 31, 2024, adopt the Parks and Recreation Strategic Plan (addressing anticipated open space needs and long-term funding strategies).</p> <p>By December 31, 2025, adopt the Nexus Study, reduced fees, alternate mitigations and/or other programs to reduce costs on residential.</p>	<p>In progress. Consultant will be reviewing recommending changes to Park Land Dedication Ordinance as part of next phase of Parks and Recreation Strategic Plan which will start in Spring 2024</p>
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<p>1.9 - BMR Program Review</p>	<p>Increasing the diversity, supply, and affordability of housing. Achieving the BMR objective standard of realizing BMR units on-site and integrated with market-rate units for both rental and ownership projects.</p> <p>Evaluating best practices and incorporate modifications if any to enhance the efficacy of the program to fulfill the City's goals of providing housing to meet a range of housing needs, including housing at a range of affordability levels, sizes, and locations.</p> <p>The program will be assessed as part of the larger continuum of housing programs provided by the City, as one tool to meet the City's larger Housing Element goals, such as meeting the RHNA, providing housing for large families, providing housing affordable to households with moderate incomes, providing ownership opportunities for low and moderate income households, and providing housing at various locations throughout the City. The report will analyze the production of BMR units over the initial three years of the program, as well as associated fees collected or affordable housing created</p>	<p>Complete the first review of the BMR Phase 2 program against the objectives and present the first review report to City Council in 2023. Implement actions based on the review as directed by City Council.</p> <p>Complete the second review and present the second review report to City Council in 2028. Implement actions based on the review as directed by City Council.</p>	<p>Completed review of the BMR Phase 2 program. Council Study Session held on 12/12/2023.</p>
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1.10 - Density Bonus	Ensure City codes and procedures are consistent with State law by monitoring and implementing new State legislation (such as AB 2334). Maintain production of units containing affordable housing through the review and approval of projects consistent with the State Density Bonus Law and its local provisions.	Ongoing-- every year review State legislation for updates that may affect the City's Density Bonus program.	On-going. City Staff and legal team continue to work together to ensure City Code consistency with new State legislation.
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<p>1.11 - No Net Loss of Housing Element Sites</p>	<p>Ensure adequate capacity for the City's RHNA by maintaining a list of opportunity sites that accommodates the City's RHNA and initiating a rezoning process for new sites if the buffer falls below 5 percent, after accounting for development projects under review.</p> <p>Separately account for no net loss of lower income capacity in the parts of the City with highest opportunity: south of El Camino Real and near Downtown (between Mariposa Avenue, El Camino Real, SR-237, SR-85 and Central Expressway). The lower income capacity of this area shall not fall below 830 units (20% fewer than the inventory and pipeline units in this area at adoption).</p>	<p>If the City receives an application for a new construction development project on a housing element site with fewer (or greater) units at the given income level than shown in the site inventory (including pipeline sites), those units will be provisionally removed from (or added to) the inventory. If the project is approved (building permit approval for ministerial projects), they will be officially removed from (or added to) the inventory.</p> <p>Annually update and report on the provisional and office inventories (as directed in program).</p> <p>Make necessary findings on projects that reduce the number of units on Housing Element sites.</p> <p>If the number of units in the official inventory falls</p>	<p>On-going. See Staff Report. The provisional and official inventory buffers are above 5% at all income levels.</p>
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<p>1.12 - Maintenance of Existing Housing Stock</p>	<p>Respond to housing code violations through the Code Enforcement, CSFRA petition and Multi-family Housing Inspection programs.</p> <p>Enforce CSFRA provisions that limit rent increases and displacement impacts to tenants when violations are found.</p> <p>Rehabilitation and upgrades at affordable housing developments/CSFRA units.</p>	<p>Ongoing implementation and enforcement of Code Enforcement, CSFRA Petition and Multifamily Housing Inspections, utilizing the compliance order process, including landlord penalties.</p> <p>By December 31, 2024, prepare additional outreach and marketing materials to tenants and landlords regarding tenants' rights to habitability and safety without rent increases under the CSFRA.</p> <p>Ongoing assessment and funding of improvements at affordable housing projects.</p>	<p>In 2023, 842 multi-family inspections were conducted. Staff received 5 referrals from CSFRA, 3 suppression company referrals, and 9 direct resident complaints</p>
<p>1.13 - Sustainable Housing</p>	<p>Streamline green building review and development of more sustainable (cost-effective and energy-efficient) housing.</p>	<p>Ongoing</p> <p>Training should occur at least two times during the planning cycle</p>	<p>On-going. Building Division staff completed an EduCode code seminar training in March 2023.</p>

<p>2.1 - Subsidize and Support Affordable Housing Programs</p>	<p>Make more housing available to households otherwise left out of the Mountain View housing market, such as whether the calculation of BMR prices/rents cause a barrier to qualifying for the units because HCD income levels increase faster than the incomes of our residents who seek BMR housing.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p> <p>Increase the share of two- and three-bedroom units in the City's affordable housing stock.</p> <p>Increase the number of ownership opportunities for middle-income households, and market those opportunities to historically excluded populations.</p> <p>Increase the number of units built for special needs populations and market those units to organizations that support disabilities.</p>	<p>Funding opportunities will be made available ongoing via the City's NOFA process and other programs.</p> <p>Ongoing evaluation of needed units for populations with special needs, and funding opportunities through the City's NOFA process as needed and available.</p> <p>Staff will evaluate innovative programs over the housing element period, bringing findings to the Council as appropriate. This will include research as part of the 2022-2024 Breakthrough Grant to identify and implement affordable housing funding programs, displacement response strategy, and outreach/education/community building efforts. This may include study</p>	<p>City funded the following affordable housing projects: 1020 Terra Bella, 1012 Linda Vista, and 96 W. El Camino Real.</p> <p>Developer selection process for City-owned site (87 E Evelyn) completed September 2023 to build 260 affordable units. \$8 million of City funds contributed to developer.</p> <p>Additionally, the following projects have received funding from the City's NOFA process:</p> <ul style="list-style-type: none"> - 96 West El Camino Real - Received \$8,000,000 in City funds - 1020 Terra Bella Avenue - \$13.5 million in City funding - 1265 Montecito - \$16 million in City funding - 1100 La Avenida - \$15 million in City funding - Lot 12 - \$12.25 million in City funding - Crestview Hotel - \$9 million in City funding
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<p>2.2 - Pilot ADU & SB9 Financial Incentives Program</p>	<p>Continue to reduce costs of developing ADUs through exemptions from impact fees.</p> <p>Support economic feasibility of ADUs and DUOs by making funds available to households who would like to build them but would otherwise not be able to afford to develop these units</p> <p>Increase the supply of naturally-affordable or deed-restricted affordable rental housing in Mountain View through the development of more ADUs and DUOs</p> <p>Decrease pressure on market-rate housing market by increasing density on single-family sites, which are focused on areas of highest opportunity.</p>	<p>Perform a needs assessment and identify best practices by December 2025.</p> <p>Develop a pilot program informed by the needs assessment by December 2026.</p> <p>Assess pilot for continuation based on objectives and metrics by December 2028.</p>	<p>Not yet started.</p>
<p>2.3 - Reasonable Accommodation</p>	<p>Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.</p>	<p>Update Zoning Ordinance to remove requirements or findings associated with Reasonable Accommodation application procedures related to adverse impacts to surrounding properties or uses. (Program 1.1)</p> <p>Produce and make available informational materials on the program by June 30, 2024.</p>	<p>Completed Zoning Ordinance updates on December 6, 2023. Informational materials are in progress and will be available by February 2024.</p>

<p>2.4 - Inclusive and Equitable Affordable Housing Application Processes</p>	<p>Review BMR and NOFA application process for inclusivity for language access, technological access, and other options to reduce/remove barriers and make adjustments to increase inclusivity.</p> <p>Remove barriers to accessing affordable housing.</p> <p>Observed diverse and robust participation in City affordable housing information sessions, clinics, lotteries, and waitlists.</p>	<p>Increase outreach and technical assistance to facilitate access of underserved communities to affordable housing by removing language, technology, and/or other barriers. Potential actions as described in Program.</p> <p>Evaluate effectiveness of changes at least once during the planning period to support equitable representation on waitlist and interest lists. Include this evaluation in 2028 BMR review as well.</p>	<p>In progress.</p>
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<p>2.5 - Mediation and Fair Housing Programs</p>	<p>a) Fund fair housing education, enforcement, and counseling to prevent fair housing violations and help community members understand and assert their rights.</p> <p>b) Provide financial support to mediate housing issues involving City residents, with a focus on tenant/property owner mediation and eviction prevention.</p>	<p>Annually fund fair housing and mediation services.</p> <p>Continuously provide information about tenant and landlord rights.</p> <p>Target at least one annual outreach/education event targeted to local residents and one annual outreach/education event targeted to local property owners and managers.</p> <p>Evaluate fair housing via self-evaluation process as part of 2028 BMR review.</p>	<p>CSFRA annually updates information about tenant and landlord rights. Information handouts were updated in November 2023.</p> <p>Additionally, CSFRA staff hold bi-weekly outreach/education events to tenants, local property owners and managers of these programs on a bi-weekly basis. The City continues to fund fair housing and mediation services that are available at no cost to tenants and landlords.</p>
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<p>2.6 - Affirmatively Further Fair Housing</p>	<p>Remove impediments to fair housing and provide equitable access to housing and opportunity.</p> <p>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.</p> <p>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 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.</p>	<p>Update Assessment of fair housing as required by HUD with the first update completed in 2023, and subsequent updates based on HUD guidance.</p> <p>Implement necessary actions continuously as needed.</p> <p>Develop and adopt incentives and zoning changes by December 31, 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.</p>	<p>In progress. A draft AFH has been completed, which will form the basis of the report for the 2025-2030 cycle, pending any updates by HUD.</p> <p>On December 12, 2023, the City Council directed staff to draft incentives specifically targeting off-site alternative BMR mitigations south of the El Camino Real Precise Plan.</p>
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<p>3.1 - Homelessness Prevention and Services for the Unhoused</p>	<p>a) Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused</p> <p>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.</p> <p>c) Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View.</p> <p>d) Allow emergency shelters pursuant to AB 2339 (see program 1.1)</p> <p>Fewer evictions than in the past.</p> <p>Maintain at least 100 shelter or interim housing spots.</p> <p>Develop at least 200 supportive housing units.</p>	<p>Develop strategy by December 31, 2024. Strategy will address critical programs to prevent and respond to homelessness as described in the program.</p> <p>Annually support CSA, LifeMoves and other partner agencies as part of Annual Plan.</p> <p>Regularly support the development of permanent housing via regular NOFA process or through marketing City-owned sites.</p> <p>See program 1.1 for AB2339 timeframe.</p>	<p>The Strategy development and engagement process is in progress. A Study Session is anticipated to be held in May 2024 and adoption to September 2024.</p> <p>City continues to fund CSA for housing problem-solving and referral and case management services. For FY23-24, the City provided CSA \$162,000.</p> <p>The City has the following number of interim and supportive housing units:</p> <ul style="list-style-type: none"> - 100 units of interim housing (LiveMoves Mountain View) - 199 units of rapid rehousing/permanent supportive housing
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<p>3.2 - Displacement Prevention and Mitigation</p>	<p>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.</p> <p>Objectives and Metrics:</p> <ul style="list-style-type: none"> - Prevent displacement through rent stabilization; deed restriction; housing preservation work; community ownership models to acquire/preserve at least 50 housing units that would remain affordable (e.g., around 30% of household income); and/or Opportunity to Purchase Act (OPA) Programs. These measures should include a range of units, such as apartments, mobile homes, and different unit sizes. 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 	<p>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.</p> <ul style="list-style-type: none"> - Create community ownership action plan by June 30, 2025. - Study updates to MHRSO regarding allowed rent increases and adopt (if directed by Council) by March 31, 2025. - Evaluate the efficacy of TRAO by December 31, 2024. Develop funding strategy for affordable housing preservation by December 31, 2025. - As part of the Displacement Response Strategy project, propose anti-displacement strategies to Council in 2023, including local 	<ul style="list-style-type: none"> • The Rent Stabilization Division of the Housing Department enforces TRAO, CSFRA, and MHRSO. Compliance with CCO is achieved through Community Development Department. • Community ownership action plan not yet started. The process is expected to start in the Q3/Q4 2024. • MHRSO review has not yet started. The process is expected to start Q2/Q3 2024. • Displacement Strategy: Completed. Council Study Session held on 10/10/2023 regarding local replacement requirements. Follow-up Study Session to be held on 3/19/2024 to discuss community ownership models and OPA. • Evaluate efficacy of TRAO has not yet started. The process is expected to start Q2 2024. • Developing a funding strategy for housing preservation is in process. • Study session on local replacement requirements held in October 2023. Staff was directed to develop a local ordinance that would go into effect post SB 330. Next Study Session to discuss displacement response strategies scheduled for March 19, 2024. • Target expenditure of funds for at least two preservation projects will be incorporated as goals of the displacement response strategy and community ownership action plan.
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<p>4.1.a - Development Streamlining and Processing Revisions</p>	<p>Review and update the City's affordable Housing NOFA process to improve coordination and communication internally (e.g., coordination between Housing, Planning and other departments and internal processes in Planning and other departments) and with applicants. Encourage affordable housing developers to work with outside funding sources to leverage vthe City's local funds to the maximum extent possible. Initial steps in the review include additional developer roundtables, garnering consultant advice, and reviewing other public agency best practices. In addition, the City will continue to facilitate and support 100% affordable housing development in the review process, by utilizing trained staff in each Department and Division involved in the development review and building permit processes, and by utilizing streamlining opportunities. The staff members will be trained in processes, requirements, timelines, and financing specific to affordable housing projects.</p> <p>Facilitate at least 1,100 units of 100% affordable development by streamling the funding approval process,</p>	<p>Review and update NOFA process by June 30, 2024.</p>	<p>NOFA process updates is in progress.</p>
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<p>4.1.b - Development Streamlining and Processing Revisions</p>	<p>Review development and post-development processes, timelines, and approval body levels to streamline permitting processes. Adopt procedures that improve internal coordination and staff throughput.</p> <ul style="list-style-type: none"> - Identify thresholds for multifamily projects that can be eligible for ministerial approvals. - Reduce the number of compliant projects in Precise Plans that require Council hearings. 	<p>Update the Zoning Ordinance process and approval bodies by December 31, 2026.</p>	<p>Not yet started.</p>
<p>4.1.c - Development Streamlining and Processing Revisions</p>	<p>Continue to implement the 2021 Development Review Assessment (“Matrix Study”), building off of completed recommendations (such as revisions to Project Coordinating Committee process, updated application forms, application inactivity policy, and creation of Permit Navigator position)</p>	<p>Implement 2021 Matrix Study recommendations, as described in the Program</p>	<p>Building transitioned to a new permitting system around April 2023 and completed the completeness checklist on January 2024. Planning and Public Works are pending the transition to the new permitting system. Once transitioned, staff can use the system to create standardized comments.</p> <p>Data for the City's GIS systems are still being developed, but anticipates that the Current Projects Map will be completed by Q2 of 2024.</p> <p>Staff is currently reviewing software systems to create a dashboard to track historic and current performance indicators.</p>
<p>4.1.d - Development Streamlining and Processing Revisions</p>	<p>Acquire additional tools and software that will improve development review, monitoring of housing supply, management of funding, transparency of data and approvals, and other processes involved in housing development for staff and public use.</p> <p>Bring the city fully into compliance with new transparency legislation by posting project-specific fees online.</p>	<p>Bring City into full compliance with transparency requirements as soon as possible.</p> <p>Acquire additional software and tools as identified.</p>	<p>The City is compliant with the transparency requirements and posting of plans.</p> <p>Acquisition of other software and tools is ongoing.</p>

<p>4.2 - Federal, State, and Regional Policy Initiatives</p>	<p>a) Advocate for, propose, and shape legislation that increases the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing.</p> <p>b) Support regional funding measure to support affordable housing.</p>	<p>Participate in the planning process for a 2024 regional housing funding measure, and support such measure.</p> <p>Continuously monitor federal and State legislation and submit support letters as appropriate.</p> <p>Propose legislation if directed by Council, especially with regards to objectives listed above.</p> <p>Monitor changes to SB 330 that would affect displacement prevention efforts in Mountain View and lobby for anti displacement measures as appropriate.</p> <p>Apply for State funding programs as appropriate.</p>	<p>On-going. City Staff sponsored one legislation in 2023, AB 637 (Low) - Density Bonus Bill, which was opposed by the BIA. The City continues to monitor on-going legislation and will sponsor legislation based on Council direction.</p>
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<p>4.3 - Financial Support for Subsidized Housing</p>	<p>a) Examine new revenue sources and increases to existing revenue sources to meet extremely low- to moderate-income housing needs, including increasing housing impact fees on office development, and periodically consider updates to fees.</p> <p>b) Perform asset management to ensure loan repayment.</p> <p>c) Prioritize funding opportunities for lower-income and special needs population groups, such as families and unhoused individuals.</p> <p>d) Provide about \$40 million to make available for financing affordable and special needs housing units.</p> <p>e) Develop local revenue ballot measure to fund affordable housing if regional measure is not implemented.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p>	<p>Complete evaluation of new funding sources by 2025; at least once during the planning period conduct an analysis to update existing affordable housing fees.</p>	<p>The City secured the following grants/funding:</p> <ul style="list-style-type: none"> - \$4.2 million from the State’s Local Housing Trust Fund (LHTF) grant; - 1.09 million from the States Permanent Local Housing Allocation (PLHA) grant; - \$983,000 in federal HOME-ARP funding; and - \$750,000 in federal Community Project Funding (CPF) for the conversion of Crestview Hotel into permanent affordable housing. <p>This City will provide one developer loan for developing the affordable housing pipeline, as well as to invest in the BMR Downpayment Assistance Pilot Program.</p> <p>Update to Housing Impact Fee is in progress (through County collaborative).</p> <p>The City also funded the following projects:</p> <ul style="list-style-type: none"> - 96 West El Camino Real - \$8,000,000 in City funding - 12 RRH units proposed - 1020 Terra Bella Avenue - \$13.5 million in City funding - 25 RRH units proposed - 1265 Montecito - \$16 million in City funding - 42 RRH units proposed - 1100 La Avenida - \$15 million in City funding - 34 PSH units proposed - Lot 12 - \$12.25 million in City funding - 20 RRH units proposed - Crestview Hotel - \$9 million in City funding - 20 PSH and 28 RRH units proposed
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<p>4.4 - Partnerships to Support Affordable Housing</p>	<p>Explore partnerships with other public agencies and external partners to leverage funds and increase access to affordable housing programs. In particular, explore “programmatic partnerships,” that leverage funds for a range of projects, to provide increased certainty to the City’s affordable housing pipeline. Potential partners as listed in the Program.</p> <p>Increase funding available for affordable housing preservation, rehabilitation, and construction to meet funding gaps anticipated in pipeline with the goal of fulfilling the City’s RHNA goals for lowincome, very-low-income, and extremely-low-income units.</p>	<p>Continuously develop relationships with partner agencies and private philanthropy to find opportunities to leverage additional funding for affordable housing.</p> <p>Secure enough funding to support identified near-term pipeline projects, likely totaling over \$66 million, by 2025, as well as additional funding needed to support the achievement of the City’s RHNA goals for low-income, very-low-income, and extremely-low-income units.</p> <p>Secure additional funding needed to preserve and rehabilitate projects to meet City’s antidisplacement goals, likely totaling over \$50 million, by 2028.</p>	<p>On-going/in progress.</p> <p>Discussions continue with non-profits and foundations to evaluate potential funding partnerships. Current successes for external funding have been through State and federal grant funding opportunities discussed in Program 4.3 above.</p>
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<p>4.5 - Partnerships with Affordable Housing Developers</p>	<p>Partner with subsidized housing developers to further affordable housing priorities. Specific sites listed in Housing Element Program Objectives and Metrics: 89 W El Camino Real, 96 W. El Camino Real, 1012 Linda Vista, 57-67 E. Evelyn.</p> <p>Leverage a range of funding sources - including land dedication - to lower cost of affordable housing development, and thus increase affordable housing development. Specific sites listed in Housing Element Program Objectives and Metrics: 87 E. Evelyn, 1255 Pear Avenue, Middlefield Park Land Dedication Sites (two sites), North Bayshore Land Dedication Sites (six sites, three to be dedicated during the Housing Element period).</p> <p>Develop at least 65 additional units of affordable housing Downtown, either through the BMR program or through development of one or more City-owned sites.</p> <p>Create a priority list of amenities and community building opportunities to encourage in or near affordable housing developments</p>	<p>When appropriate, partner with affordable housing developers to develop affordable housing on City-owned sites.</p> <p>Identify the remaining Downtown affordable units needed to reach 65 units, and if necessary designating the Downtown City-owned site and issuing the RFP for affordable housing developers by December 31, 2027.</p>	<p>In 2023, 3 affordable projects received a commitment of City funding: 1020 Terra Bella, 1012 Linda Vista, and 96 W. El Camino Real.</p> <p>In September 2023, City also completed its developer selection process for the City-owned site at 87 E. Evelyn, which contemplates a City contribution of \$8 million to Affirmed Housing to build over 260 affordable units on the site.</p>
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4.6 - Partnerships with Employers	a) Study opportunities for short-term employee housing on sites zoned for office use, and implement if feasible b) Create framework to collaborate with major employers (including large public entities) to provide workforce housing (potentially on office sites)	Analyze legal constraints, consistency with State laws (such as AB 2011 and SB 6) and consider a land use framework for short-term employee housing. Meet with at least five major employers to discuss opportunities and constraints for workforce housing (both permanent and short-term), and develop policy recommendations and bring before Council by December 31, 2025.	Not yet started.
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<p>4.7 - Neighborhood Engagement</p>	<p>During the development review process, City staff will, in letters and discussions, encourage and facilitate housing developers to communicate and share information with neighborhood groups and other organizations regarding their proposed projects. City staff will provide facilitation as listed in the program.</p> <p>The City will continue to make information about upcoming developments available on the City's website, as well as providing contact information for key staff.</p> <p>The City will continue to enforce the Tenant Relocation Assistance Ordinance when projects are displacing renters.</p>	<p>By December 31, 2023, the City will have contacts, and procedures for maintaining those contacts, for a range of neighborhood groups and other organizations</p> <p>The City will continuously support neighborhood engagement and transparency about developments, and will improve resources and processes as identified.</p>	<p>Staff has developed a web page to support neighborhood groups and other organizations to sign up for project interest lists.</p>
<p>4.8 - School District Coordination</p>	<p>Provide a copy of the Housing Element to school districts serving the City. Share information on new residential developments including number of units and bedrooms and demographic information with school districts.</p>	<p>Share a copy of housing element within one month of adoption.</p> <p>Share development information with Districts annually.</p>	<p>Completed. Sent to School Districts June 21, 2023.</p> <p>Data provided as requested, generally every few months.</p>
<p>4.9 - Water and Sewer Service Coordination</p>	<p>Provide a copy of the Housing Element to Water and Sewer Utility staff and ensure that they understand that priority for connections must be given to housing developments that address the City's lower-income RHNA.</p>	<p>Share a copy of housing element within one month of adoption.</p>	<p>Completed. Sent June 2, 2023.</p>

General Comments

Jurisdiction	Mountain View	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Mountain View	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Mountain View	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	300,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element EIR-Scoping	\$15,000.00	\$15,858.25	Completed	Local General Fund	
Housing Element EIR-Draft	\$150,000.00	\$157,143.40	Completed	Local General Fund	
Housing Element EIR-RTC	\$35,000.00	\$35,826.30	Completed	Local General Fund	
Housing Element EIR - Certification	\$25,000.00	\$13,685.00	Completed	Local General Fund	
Dev Review Preprocess Study - Current State & Stakeholder Assessment	\$25,000.00	\$19,200.00	Completed	Local General Fund	
Dev Review Preprocess Study - Best Practices Assessment	\$30,000.00	\$38,600.00	Completed	Local General Fund	
Dev Review Preprocess Study - Final Report & Implementation Plan	\$20,000.00	\$17,500.00	Completed	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	130
	Non-Deed Restricted	0
Low	Deed Restricted	104
	Non-Deed Restricted	0
Moderate	Deed Restricted	6
	Non-Deed Restricted	0
Above Moderate		132
Total Units		372

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	123
	Non-Deed Restricted	9
Low	Deed Restricted	23
	Non-Deed Restricted	26
Moderate	Deed Restricted	3
	Non-Deed Restricted	26
Above Moderate		111
Total Units		321

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	1
	Non-Deed Restricted	0
Low	Deed Restricted	17
	Non-Deed Restricted	0
Moderate	Deed Restricted	18
	Non-Deed Restricted	0
Above Moderate		1080
Total Units		1116