



Projects Proposed by City Council Members

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DRAFT PROJECTS & GOALS

PREVENT DISPLACEMENT OF SENSITIVE COMMUNITIES

GOAL ADDRESSED: *Housing &/or Vulnerable Communities*

The CASA Compact recognizes that we need to act to prevent displacement of our low-income residents by incoming higher-income workers and includes mapping of sensitive communities and communities at risk of displacement. Mountain View needs policies that step in quickly and are targeted to our vulnerable communities.

Put a 9-month pause on projects that would cause a loss of naturally affordable housing so that we can plan displacement prevention policies such as **Tenant Opportunity to Purchase** (https://dc.urbanturf.com/articles/blog/ut_readers_faq_on_topa/11927) and https://dc.urbanturf.com/articles/blog/first-timer_primer_what_is_the_right_of_first_refusal/7484), **Community Land Trusts** and other **No Net Loss of Affordable Housing programming** as well as seek state and private funding to purchase naturally affordable housing.

MOFFETT CHANGE AREA

GOAL ADDRESSED: *Transportation, Housing &/or Sustainability*

Plan this area with an eye toward making it real transit-oriented community development with wide sidewalks, ground floor retail, streetscaping, tree canopy, urban parks, housing, etc.

TRANSIT CENTER, UNDERPASS & ENVIRONS

GOAL ADDRESSED: *Transportation &/or Sustainability*

A great design for our transit center, underpass and surrounding area is crucial because it will define the viability and vibrancy of our urban core. Put out RFPs for a top-notch urban designer and landscaper to design our transit center, underpass, first block of Castro and Moffett effected by the transit changes.

PROMOTE PEDESTRIANISM & PUBLIC PLACES

GOAL ADDRESSED: *Transportation &/or Sustainability*

Getting people out of their cars and maintaining and improving public places takes more than just density and sidewalks. Create awareness of the elements necessary to allow and promote walking and community gathering. Declare the year of the pedestrian to promote, celebrate and create vibrant public places including active street uses, tree canopy, walk appeal, neighborhood-serving retail, urban parklets, public and community use of our streets, a sense of place and more.

DEVELOP ALTERNATIVE CARBON OFFSETS

GOAL ADDRESSED: *Sustainability*

Carbon Free Mountain View proposed that the city set goals and then impose penalties of carbon offsets if the goals are not met. Council was not supportive of the idea of traditional carbon offsets.

Council could set per capita goals as recommended recently by Carbon Free Mountain View and then design alternative carbon offsets. (One model is the alternative carbon offsets that Palo Alto now uses: <https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4110>).

IMPROVE DEVELOPMENT TRANSPARENCY

GOAL ADDRESSED: *Other*

Notice larger proportions of the neighborhood and put 3-D models online, in the city hall and in the library of developments over a certain size and at our transit center, underpass and surrounding lots.

IMPROVE SUSTAINABILITY, LIVABILITY & CREATE AFFORDABLE HOUSING IN OUR HISTORIC DOWNTOWN

GOAL ADDRESSED: Housing &/or Sustainability

Put a 9-month pause on offices in Downtown Precise Plan Area H so that we can plan to encourage housing as well as preserve our historic downtown as a public gathering place that serves city residents of all ages and incomes. We must make sure we maintain a place that encourages walking and public gathering, has sense of place and community and includes some neighborhood-serving and mom and pop businesses.

Explore revised **parking requirements for offices in Downtown Precise Plan Area H**, which are currently creating an incentive to build offices over housing and thus throwing our jobs/housing ratio further out of balance. **Explore setback and upper story setback requirements in Area H**. (Examples: the Woodstock Corridor in Portland Oregon www.cnu.org/publicsquare/2017/04/21/form-based-code-step-backs, Urban Land Institute <https://urbanland.uli.org/planning-design/in-print-the-rules-that-shape-urban-form/>.) **Complete the Historic Preservation process**. The process should include compelling incentives like TDRs, land swaps and other best practices used by area cities. **Refine our regulation of ground floor uses and interfaces** to activate ground floor uses and create a pedestrian-oriented environment. **Enhance and extend the Downtown Economic Vitality Program**. Report back on Phase Two and create a Phase Three. This overlaps with the bullet point above. **Modify Design Guidelines** so that they encourage pedestrianism and retain public spaces and prevent privatization of the urban commons.

TAKE SHORT AND LONG-TERM STEPS TO IMPROVE THE RV LIVING SITUATION

GOAL ADDRESSED: Housing &/or Vulnerable Communities

Declare a housing emergency that would allow us to pilot more flexible safe parking projects in Mountain View and regionally in cooperation with the county, community colleges and the private sector. Lobby for funding from the state and county to include emergency housing solutions, not just long-term ones. Solutions may include county-wide RV parks, community-college-based safe parking, home hosting programming (http://www.safeplaceforyouth.org/host_home_program/), SROs, etc. Redefine oversized vehicle parking.

USE OF PUBLIC PROPERTY

GOAL ADDRESSED: Housing &/or Sustainability

Develop a system to use public property for maximum community benefit as housing park space or other public space. The police lot is one example. It is large and could provide great community benefit. The currently proposed Police Depart building remodel/additions are marginal and would not serve either the Police Department or the people of Mountain View in the best way possible.

RESOLVE THE ISSUE OF MOBILE HOME PARK SPACE RENTS

GOAL ADDRESSED: Housing &/or Vulnerable Populations

Explore an ordinance that controls mobile home parks space rents.

REVISE RENT CONTROL ORDINANCE

GOAL ADDRESSED: Housing &/or Vulnerable Populations

Find easy ways for soft story owners to finance retrofits through limited rent increases, add electric vehicle chargers on request and during retrofits, make pass through language easier for sustainability improvements, etc.

February 28, 2019 Study Session - Potential Projects

- Making Mountain View a transportation Smart City. That means putting in new traffic signals and fiber that support Connect and autonomous vehicles.
- Have broadband service for the whole city, especially for low income families.
- Review the park dedication ordinance to see if we need to update the density requirements
- Begin having pilot projects for autonomous bus routes along San Antonio.

Some Proposed Projects for FY 2019/20 and FY 2020/21

(Not a comprehensive list, and in no particular order)

Submitted by Lisa Matichak, February 19, 2019

	Project	Brief Description
Quality of Life		
A	Historic preservation ordinance	Identify historic resources in the city and define procedures and standards for modifications and demolitions.
B	Neighborhood Traffic Management Program (NTMP)	Revisit the process to determine and implement measures to calm traffic. Establish metric(s) for the program.
C	Road conditions	Improve the condition of roads in the City. Perhaps change the metric to a Pavement Condition Index of 80 or higher as defined by MTC (80 to 100 is very good/excellent). Work with other agencies if the City is not responsible for the road.
D	Downtown parking	Determine how to enable more people to visit or work downtown, or access the transit center, without parking spilling into residential neighborhoods in the downtown area.
E	Drone regulations	Develop regulations for drones to address anticipated privacy and noise concerns.
Transportation		
F	Regional TMA	Explore the creation of a regional TMA as transportation is a regional issue and Mountain View's TMA is viewed as the leading TMA in the region.
Environment		
G	Tree canopy	Improve the tree canopy on private property (e.g., require front yard tree, visually follow up to ensure that a new tree has been planted if a Heritage tree has been removed, develop rules around tree removal for new development, etc.).
H	City-wide bird-safe design requirements	Develop comprehensive bird-safe design requirements for new and refurbished buildings in order to protect the birds in the city.
I	City-wide lighting design requirements	Develop a comprehensive plan for lighting throughout the city in order to manage light pollution to sustain residents' health and well-being, and to protect birds and wildlife.
J	North Bayshore wildlife and habitat management plan	Consolidate and update existing plans into a comprehensive wildlife and habitat management plan to ensure that wildlife thrives in the North Bayshore area.

Housing		
K	Condo mapping regulations	Revisit affordable housing requirements that appear to inhibit condo mapping of new apartments.
L	Senior housing	Encourage new housing for seniors that takes into consideration changing needs as one ages.
Other		
M	Federal government issues	Take an active, proactive role in addressing issues that are occurring at the federal government level that take away local control, or that have an impact on residents (e.g., airplane noise, drone regulation, etc.).
N	State government issues	Take an active, proactive role in addressing issues that are occurring at the state government level that take away local control, or that have an impact on residents (e.g., CASA, SB 50, etc.).
O	Lobbyist disclosures	Develop regulations surrounding lobbyists in terms of registration and disclosure requirements.
P	City metrics	Revamp metrics for each department. Separate performance measurements from workload measurements.

Recommendation: **Thematic Goal Benchmarking/Measurable Results**

Desired Outcome: When affirming or establishing thematic goals, incorporating specific metrics against which progress can be evaluated may help the Council determine which projects to pursue to fulfill the goals. The goals may be achievable or aspirational. Some examples of potential metrics for each of the current thematic goals:

Goal 1: Promote Strategies to Protect Vulnerable Populations and Preserve the Socioeconomic and Cultural Diversity of the Community

- Percentage of displaced households able to remain in Mountain View (rehoused)
- Measurable reduction of the number of homeless students in each school district

Goal 2: Improve the Quantity, Diversity and Affordability of Housing with an Added Focus on Middle-Income and Ownership Opportunities

- Regional Housing Needs Allocation (RHNA) targets
- Measurable increase in housing supply (e.g., % increase in total number of units, of ownership units, of ADUs, etc.)

Goal 3: Develop and Implement Comprehensive and Coordinated Transportation Strategies to Achieve Mobility, Connectivity and Safety for People of All Ages

- Miles of protected bike lanes installed
- Measurable reduction in number of traffic collisions, injuries, fatalities (Vision Zero)
- Specific Citywide mode-share targets. For comparison, here are the North Bayshore targets:

Travel Mode	Commute Mode-Share Target
Single-Occupancy Vehicle (SOV)	45%
Transit (Public and Private)	35%
Active Transportation	10%
Ride-Sharing (Carpools and Vanpools)	10%

Goal 4: Promote Environmental Sustainability with a Focus on Measurable Outcomes

- Greenhouse gas emission reduction targets delineated in the Climate Protection Roadmap (e.g., 80% below 2005 baseline levels by 2050)
- Measurable (e.g., 5%, 10%, or 15%) reduction in Citywide Vehicle Miles Traveled (VMT) below a reasonable baseline level
- Water use, waste diversion, etc.

Project Recommendation: Anti-Displacement Policies and Programs

Thematic Goal: Protect Vulnerable Populations/Preserve Socioeconomic and Cultural Diversity

Proposed Scope: Explore potential policies and programs designed to prevent renters with sustainable tenancies from being displaced. Potential options include, but need not be limited to:

- Expanded/enhanced Emergency Rental Assistance;
- “First right to purchase” ordinance, modeled after the Washington DC program;
- Voluntary, incentive-based programs for rental property owners to rehouse displaced tenants.

Desired Outcome: Anti-displacement policies and programs will reduce the number of renters who involuntarily leave their homes because of redevelopment, unexpected and short-term financial pressures or family challenges, or other reasons. “First right to purchase” provides non-profits, the City, or the tenants themselves a short, fixed-period opportunity to buy a rental property that is being placed on the market for redevelopment. Although rehousing programs don’t stop displacement per se, they would provide significant relief to displaced renters who otherwise may not be able to secure a comparable unit because of income qualification or other restrictions.

Project Recommendation: Protections for Mobile Home Park Residents

Thematic Goal: Protect Vulnerable Populations/Preserve Socioeconomic and Cultural Diversity

Proposed Scope: Evaluate potential protections, consistent with the Mobilehome Residency Law, for mobile home park residents.

Desired Outcome: Following the Rental Housing Committee’s determination that the Community Stabilization and Fair Rent Act does not apply to mobile home parks, exploration of potential mobile home park regulations to address concerns expressed by residents may continue. Council previously deferred exploration of regulations following a study session on mobile home park issues on September 13, 2016, until after the November election.

Project Recommendation: Performance Auditing

Thematic Goal: None

Proposed Scope: Evaluate models of government performance auditing and assess the budget implications and impact on staff capacity of the potential introduction of a limited-scale performance auditing program.

Desired Outcome: If deemed feasible and appropriate, the program would conduct ad hoc, independent, comprehensive performance audits, in accordance with generally accepted government auditing standards, to evaluate the effectiveness and efficiency of specific City programs, operations, and services, including those provided by outside agencies. The City Council would determine and approve a work plan, as needed.

Project Recommendation: **Residential Parking Permit Program Revisions**

Thematic Goal: **Transportation**

Proposed Scope: Revise the qualification requirements of the Residential Parking Permit Program to facilitate the establishment of RPP Zones.

Desired Outcome: Residents have expressed concerns about the difficulty in meeting the qualification requirements necessary to establish RPP Zones. A review of the requirements and an analysis of the impact of potential modifications would help the Council determine what changes are appropriate.

Project Recommendation: **Ageing In Place – Senior Home Accessibility & Mobility**

Thematic Goal: **Protect Vulnerable Populations/Preserve Socioeconomic and Cultural Diversity**

Proposed Scope: Explore changes to the Zoning Code and the Building Code to improve senior accessibility and mobility within new residential developments.

Desired Outcome: To better meet the needs of seniors choosing to age in place, as well as prepare for the rapidly increasing number of residents over 65, revisions to the Zoning Code and Building Code are appropriate to enhance the ability of seniors to access and move around in their own homes.