Please Start Here

General Information	
Jurisidiction Name	Mountain View
Reporting Calendar Year	2019
Contact Information	
First Name	Erin
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Title	Assistant Planner
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Mailing Address	
Street Address	500 Castro Street
City	Mountain View
Zipcode	94039

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_23_19

Jurisdiction	Mountain View	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

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	Notes
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	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								42	0	62	0	149	0	1311	1564	1564	0	0	
	193-02-001	1121 CASTRO ST		2015-2075	SFD	O	4/22/2019							1	1	1	0	No	
	154-24-041	523 MARIPOSA AV		2018-2167	ADU	O	1/8/2019							1	1	1	0	No	
	154-25-071	545 MOUNTAIN VIEW AV		2019-1218	ADU	O	4/25/2019							1	1	1	0	No	
	197-37-031	2155 CAROL AV		2019-0670	ADU	O	6/21/2019							1	1	1	0	No	
	153-20-018	751 SAN LUCAS AV		2019-1962	ADU	O	7/15/2019							1	1	1	0	No	
	189-32-034	1367 PARK DR		2019-2239	ADU	O	8/29/2019							1	1	1	0	No	
	197-41-020	285 CARMELITA DR		2019-1795	ADU	O	10/2/2019							1	1	1	0	No	
	147-24-040	2321 JEWELL PL		2019-3178	ADU	O	10/16/2019							1	1	1	0	No	
	170-09-087	1115 SOLANA DR		2019-1197	ADU	O	10/18/2019							1	1	1	0	No	
	160-02-067	769 ROSLYN CL		2018-4307	ADU	O	12/18/2019							1	1	1	0	No	
	197-10-040	3466 WOODSTOCK LN		2019-2614	ADU	O	12/19/2019							1	1	1	0	No	
	189-05-145	830 SLADKY AV		2019-3613	ADU	O	11/18/2019							1	1	1	0	No	
	193-05-008	1096 PETIE WY		2019-0273	ADU	O	1/30/2019							1	1	1	0	No	
	197-25-067	2715 DIERICX DR		2019-0609	ADU	O	5/23/2019							1	1	1	0	No	
	158-05-093	637 EHRHORN AV		2019-1661	ADU	O	8/21/2019							1	1	1	0	No	
	197-38-022	2141 WOODLEAF WY		2019-3410	ADU	O	11/15/2019							1	1	1	0	No	
	160-39-015	268 Ada Avenue		PL-2017-374	SFD	O	9/11/2019							2	2	2	0	No	
	161-15-004	555 East Evelyn Avenue		PL-2018-071	5+	R	4/30/2019							471	471	471	0	No	
	153-24-010	759 Middlefield Road		PL-2018-094	5+	R	7/24/2019							75	75	75	0	No	
	189-32-074	1411-1495 West El Camino Real		PL-2017-200	5+	O	5/7/2019					5		48	53	53	0	No	
	153-24-005	777 West Middlefield Road		PL-2017-084	5+	R	5/21/2019					144		508	652	652	0	No	
	154-02-001	1720 Villa Street		PL-2017-354	5+	R	6/4/2019			34				173	207	207	0	No	
	158-07-019	950 West El Camino Real		PL-2018-243	5+	R	4/30/2019	42		28				1	71	71	0	No	
	154-21-017	1958 Latham Street		PL-2019-144	SFA	O	12/10/2019							5	5	5	0	No	
	158-22-021	231 Hope Street		PL-2019-186	5+	O	12/10/2019							6	6	6	0	No	
153-03-022,153-03-006, 153-03-007	153-03-022	851 Sierra Vista Avenue		PL-2019-022	SFA	O	8/7/2019							6	6	6	0	No	

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Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

A2_1_Prior	A2_1_Current	A2_1_Address	A2_1_Name	A2_1_ID	A2_2_Unit	A2_3_Tenure	A2_4_vLowDeed	A2_4_vLowNone	A2_4_LowDeed	A2_4_LowNone	A2_4_ModDeed	A2_4_ModNone	A2_4_Above	A2_5_Date	A2_6_Units	A2_7_vLowDeed	A2_7_vLowNone	A2_7_LowDeed	A2_7_LowNone	A2_7_ModDeed	A2_7_ModNone	A2_7_Above	A2_8_Date	A2_9_Units	A2_10_vLowDeed	A2_10_vLowNone	A2_10_LowDeed	A2_10_LowNone	A2_10_ModDeed	A2_10_ModNone	A2_10_Above	A2_10_Date	A2_10_Units	A2_13_xLow	A2_14_Stream	A2_15_Infill	A2_16_Assist	A2_17_Deed	A2_18_Affordable	A2_19_Terms	A2_20_Units	A2_20_Dest	A2_20_Demo	A2_21_Notes
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
1					2	3	4							5	6	7							8	9	10							11	12	13	14	15	16	17	18	19	20			21
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	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 Date 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 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?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units+	Demolished or Destroyed Units+	Demolished/Destroyed Units Owner or Renter+	Notes+
Summary Row: Start Data Entry Below							42	0	62	0	149	0	1289		1542	61	0	0	0	0	0	233		294	49	0	18	0	0	0	285		352	0	0						289	0	0	
	160-39-015	268 Ada Avenue		PL-2017-374	SFD	O							2	9/11/2019	2									0									0	0	N	Y					1	Demolished	O	
	161-15-004	555 East Evelyn Avenue		PL-2018-071	5+	R							471	4/30/2019	471									0									0	0	N	Y								
	153-24-010	759 Middlefield Road		PL-2018-094	5+	R							75	7/24/2019	75									0									0	0	N	Y								
	189-32-074	1411-1495 West El Camino Real		PL-2017-200	5+	O					5		48	5/7/2019	53									0									0	0	N	Y		INC		55				
	153-24-005	777 West Middlefield Road		PL-2017-084	5+	R					144		508	5/21/2019	652									0									0	0	N	Y		INC		55	208	Demolished	R	
	154-02-001	1720 Villa Street		PL-2017-354	5+	R			34				173	6/4/2019	207									0									0	0	N	Y		INC		55	19	Demolished	R	16 apartments, 3 SFR demolished
	158-07-019	950 West El Camino Real		PL-2018-243	5+	R	42		28				1	4/30/2019	71									0									0	0	N	Y	LIHTC	Other		55				
	154-21-017	1958 Latham Street		PL-2019-144	SFA	O							5	12/10/2019	5																				N	Y					1	Demolished	O	
	158-22-021	231 Hope Street		PL-2019-186	5+	O							6	12/10/2019	6																				N	Y					3	Demolished	R	
	150-26-006	460 North Shoreline Boulevard		331-16-PCZA	5+	R									0	50							4/5/2019	50									0		N	Y	LIHTC	Other		55	12	Demolished	R	
	148-09-009	2700 W El Camino Real		2016-16-PCZA	5+	R									0	11						200	1/22/2019	211									0		N	Y		DB		55				
	158-33-004	257 Calderon Avenue		PL-2017-313	SFA	O									0							4	7/29/2019	4									0		N	Y					12	Demolished	R	9 apartments, 3 condos demolished
	160-19-131	186 East Middlefield Road		11-15-PUD	SFA	O									0							5	5/16/2019	5									0		N	Y					3	Demolished	O	
	150-08-009	315 Sierra Vista Avenue		PL-2018-077	SFA	O									0							8	11/1/2019	8									0		N	Y					7	Demolished	R	4-plex and 3 SFR demolished
	193-02-001	1125 Castro Street		2016-0282	SFD	O									0							1	4/22/2019	1									0		N	Y					1	Demolished	O	
	154-24-041	523 Mariposa Avenue		2018-4307	ADU	O									0							1	1/8/2019	1									0		N	Y								
	154-25-071	545 Mountain View Avenue		2019-1218	ADU	O									0							1	4/25/2019	1									0		N	Y								
	197-37-031	2155 Carol Avenue		2019-0670	ADU	O									0							1	6/21/2019	1									0		N	Y								
	153-20-018	751 San Lucas Avenue		2019-1962	ADU	O									0							1	7/15/2019	1									0		N	Y								
	189-32-034	1367 Park Drive		2019-2239	ADU	O									0							1	8/29/2019	1									0		N	Y								
	197-41-020	285 Carmelita Drive		2019-1795	ADU	O									0							1	10/2/2019	1									0		N	Y								
	147-24-040	22321 Jewell Place		2019-3178	ADU	O									0							1	10/16/2019	1									0		N	Y								
	170-09-087	1115 Solana Drive		2019-1197	ADU	O									0							1	10/18/2019	1									0		N	Y								
	160-02-067	769 Roslyn Circle		2018-4307	ADU	O									0							1	12/18/2019	1									0		N	Y								
	197-10-040	3466 Woodstock Lane		2019-2614	ADU	O									0							1	12/19/2019	1									0		N	Y								
	189-05-145	830 SLADKY AV		2019-3613	ADU	O																1	11/18/2019	1									0		N	Y								
	193-05-008	1096 PETIE WY		2019-0273	ADU	O																1	1/30/2019	1									0		N	Y								
	197-25-067	2715 DIERICX DR		2019-0609	ADU	O																1	5/23/2019	1									0		N	Y								
	158-05-093	637 EHRHORN AV		2019-1661	ADU	O																1	8/21/2019	1									0		N	Y								
	197-38-022	2141 WOODLEAF WY		2019-3410	ADU	O																1	11/15/2019	1									0		N	Y								
	160-61-026	3700 PYRAMID WY		2018-0294	SFD	O									0									0							1	1/15/2019	1		N	Y								
	160-61-026	3702 PYRAMID WY		2018-0292	SFD	O									0									0							1	1/16/2019	1		N	Y								
	160-61-026	3706 PYRAMID WY		2018-0291	SFD	O									0									0							1	1/17/2019	1		N	Y								
	160-61-026	3708 PYRAMID WY		2018-0290	SFD	O									0									0							1	2/12/2019	1		N	Y								
	160-61-026	3808 PYRAMID WY		2018-0295	SFD	O									0									0							1	2/12/2019	1		N	Y								
	160-61-026	3854 DOMAIN WY		2018-1188	SFA	O									0									0							1	2/20/2019	1		N	Y								
	160-61-026	3712 PYRAMID WY		2018-0288	SFD	O									0									0							1	2/21/2019	1		N	Y								
	160-61-026	3812 PYRAMID WY		2018-0297	SFD	O									0									0							1	2/21/2019	1		N	Y								
	160-61-026	3850 DOMAIN WY		2018-1190	SFA	O									0									0							1	2/21/2019	1		N	Y								
	160-61-026	3860 DOMAIN WY		2018-1185	SFA	O									0									0							1	2/25/2019	1		N	Y								
	160-61-026	3858 DOMAIN WY		2018-1186	SFA	O									0									0							1	2/25/2019	1		N	Y								
	160-61-026	3856 DOMAIN WY		2018-1187	SFA	O									0									0							1	2/25/2019	1		N	Y								
	160-61-026	3852 DOMAIN WY		2018-1189	SFA	O									0									0							1	2/25/2019	1		N	Y								
	160-61-026	3874 DOMAIN WY		2018-1180	SFA	O									0									0							1	3/15/2019	1		N	Y								
	160-61-026	3872 DOMAIN WY		2018-1181	SFA	O									0									0							1	3/15/2019	1		N	Y								
	160-61-026	3870 DOMAIN WY		2018-1182	SFA	O									0									0							1	3/15/2019	1		N	Y								
	160-61-026	3884 DOMAIN WY		2018-1173	SFA	O									0									0							1	3/18/2019	1		N	Y								
	160-61-026	3882 DOMAIN WY		2018-1175	SFA	O									0									0							1	3/18/2019	1		N	Y								
	160-61-026	3880 DOMAIN WY		2018-1176	SFA	O									0									0							1	3/18/2019	1		N	Y								
	160-61-026	3878 DOMAIN WY		2018-1177	SFA	O									0									0							1	3/18/2019	1		N	Y								
	160-61-026	3876 DOMAIN WY		2018-1178	SFA	O									0									0							1	3/18/2019	1		N	Y								
	160-61-026	3814 PYRAMID WY		2018-0298	SFD	O									0									0							1	3/21/2019	1		N	Y								
	160-61-026	3816 PYRAMID WY		2018-0299	SFD	O									0									0							1	3/21/2019	1		N	Y								
	160-61-026	3716 PYRAMID WY		2018-0286	SFD	O									0									0							1	3/22/2019	1		N	Y								
	160-61-026	3714 PYRAMID WY		2018-0287	SFD	O									0									0							1	3/22/2019	1		N	Y								
	160-61-026	3718 PYRAMID WY		2017-3302	SFD	O									0									0							1	3/25/2019	1		N	Y								
	160-61-026	3818 PYRAMID WY		2018-0300	SFD	O									0									0							1	3/25/2019	1		N	Y								
	160-61-026	3806 PYRAMID WY		2018-0301	SFD	O									0									0							1	3/27/2019	1		N	Y								
	160-61-026	3820 PYRAMID WY		2016-4067	SFD	O									0									0							1	3/27/2019	1		N	Y								
	160-61-026	3720 PYRAMID WY		2017-3301	SFD	O									0									0							1	4/2/2019	1		N	Y								
	160-61-026	3802 PYRAMID WY		2016-4068	SFD	O									0									0							1	4/9/2019	1		N	Y								
	160-61-026	3800 PYRAMID WY		2016-4070	SFD	O									0									0							1	4/26/2019	1		N	Y								
	160-61-026	312 CIRCUIT WY		2018-1195	SFA	O									0									0							1	10/23/2019	1		N	Y								
	160-61-026	316 CIRCUIT WY		2018-1196	SFA	O									0									0							1	10/23/2019	1		N	Y								
	160-61-026	320 CIRCUIT WY		2018-1197	SFA	O									0									0							1	10/23/2019	1		N	Y								
	160-61-026	300 CIRCUIT WY		2018-1191	SFA	O									0									0							1	10/24/2019	1		N	Y								
	160-61-026	304 CIRCUIT WY		2018-1193	SFA	O									0									0							1	10/24/2019	1		N	Y								
	160-61-026	308 CIRCUIT WY		2018-1194	SFA	O									0									0							1	10/24/2019	1		N	Y								
	189-33-032	1701 W EL CAMINO REAL		2016-4172	5+	R									0									0	49		18					9/10/2019	67		N	Y	LIHTC	Other		55				
	150-02-006	2065 SAN LUIS AV		2017-0863	SFA	O									0									0							1	2/20/2019	1		N	Y					17	Demolished	R	
	150-02-006	2055 SAN LUIS AV		2017-0864	SFA	O									0									0							1	2/20/2019	1		N	Y								
	150-02-006	308 CHEROKEE LP		2017-0882	SFA	O									0									0							1	2/27/2019	1		N	Y								
	150-02-006	300 CHEROKEE LP		2017-0878	SFA	O									0									0							1	3/1/2019	1		N	Y								
	150-02-006	301 CHEROKEE LP		2017-0923	SFA	O									0									0							1	3/7/2019	1		N	Y								
	150-02-006	303 CHEROKEE LP		2017-0924	SFA	O									0									0							1	3/11/2019	1		N	Y								
	150-02-006	305 CHEROKEE LP		2017-0925	SFA	O									0									0							1	3/12/2019	1		N	Y								
	150-02-006	307 CHEROKEE LP		2017-0926	SFA	O									0									0							1	3/15/2019	1		N	Y								
	150-02-006	309 CHEROKEE LP		2017-0927	SFA	O									0									0							1	3/21/2019	1		N	Y								
	150-02-006	2035 SAN LUIS AV		2017-0865	SFA	O									0									0							1	4/5/2019	1		N	Y								
	150-02-006	306 CHEROKEE LP		2017-0881	SFA	O									0									0							1	4/12/2019	1		N	Y								
	150-02-006	2075 SAN LUIS AV		2017-0862	SFA	O									0									0							1	4/15/2019	1		N	Y								
	150-02-006	312 CHEROKEE LP		2017-0883	SFA	O									0									0							1	4/24/2019	1		N	Y								
	150-02-006	314 CHEROKEE LP		2017-0884	SFA	O									0									0							1	4/25/2019	1		N	Y								
	147-42-021	218 COLLEGE AV		2015-0930	SFD	O									0									0							1	4/3/2019	1		N	Y					2	Demolished	R	
	147-53-141	2260 W EL CAMINO REAL		2017-4191	5+	R									0									0							49	11/14/2019	49		N	Y					3	Demolished	O	
	147-53-142	2280 W EL CAMINO REAL		2017-4190	5+	R									0									0							131	11/14/2019	131		N	Y								
	147-54-030	2295 MORA PL		2017-2547	SFA	O									0									0							1	9/26/2019	1		N	Y								
	147-54-030	105 ORTEGA AV		2017-2548	SFA	O									0									0							1	9/26/2019	1		N	Y								
	147-54-030	107 ORTEGA AV		2017-2549	SFA	O									0									0							1	9/26/2019	1		N	Y								
	147-54-030	2284 MORA PL		2017-2565	SFA	O									0									0							1	10/17/2019	1		N	Y								
	147-54-030	2276 MORA PL		2017-2569	SFA	O									0									0							1	10/17/2019	1		N	Y								
	147-54-030	2274 MORA PL		2017-2570	SFA	O									0									0							1	10/17/2019	1		N	Y								
	147-54-030	2272 MORA PL		2017-2571	SFA	O									0									0							1	10/17/2019	1		N	Y								
	147-54-030	2282 MORA PL		2017-2566	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2280 MORA PL		2017-2567	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2278 MORA PL		2017-2568	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2268 MORA PL		2017-2572	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2266 MORA PL		2017-2573	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2264 MORA PL		2017-2574	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2262 MORA PL		2017-2575	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2260 MORA PL		2017-2576	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2258 MORA PL		2017-2577	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2256 MORA PL		2017-2578	SFA	O									0									0							1	11/15/2019	1		N	Y								
	147-54-030	2269 MORA PL		2017-2555	SFA	O									0									0							1	11/20/2019	1		N	Y								
	147-54-030	2267 MORA PL		2017-2556	SFA	O									0									0							1	11/20/2019	1		N	Y								
	147-54-030	2265 MORA PL		2017-2557	SFA	O									0									0							1	11/20/2019	1		N	Y								
	147-54-030	2233 MORA PL		2017-2563	SFA	O									0									0							1	11/20/2019	1		N	Y								
	147-54-030	130 LARIAT WY		2017-2564	SFA	O									0									0							1	11/20/2019	1		N	Y								
	147-54-030	2217 MORA PL		2017-2615	SFD	O									0									0							1	11/25/2019	1		N	Y								
	147-54-030	2219 MORA PL		2017-2616	SFD	O									0									0							1	11/25/2019	1		N	Y								
	147-54-030	2221 MORA PL		2017-2617	SFD	O									0									0							1	11/25/2019	1		N	Y								
	147-54-030	193 LARIAT WY		2017-2550	SFA	O									0									0							1	12/18/2019	1		N	Y								
	147-54-030	2287 MORA PL		2017-2551	SFA	O									0									0							1	12/18/2019	1		N	Y								
	147-54-030	2285 MORA PL		2017-2552	SFA	O									0									0							1	12/18/2019	1		N	Y								
	147-54-030	2283 MORA PL		2017-2553	SFA	O									0									0							1	12/18/2019	1		N	Y								
	147-54-030	2281 MORA PL		2017-2554	SFA	O									0									0							1	12/18/2019	1		N	Y								
	147-54-030	2248 MORA PL		2017-2582	SFA	O									0									0							1	12/19/2019	1		N	Y								
	147-54-030	2227 MORA PL		2017-2620	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2229 MORA PL		2017-2621	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2242 MORA PL		2017-2579	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2244 MORA PL		2017-2580	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2246 MORA PL		2017-2581	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2252 MORA PL		2017-2584	SFA	O									0									0							1	12/20/2019	1		N	Y								
	147-54-030	2254 MORA PL		2017-2585	SFA	O									0									0							1	12/20/2019	1		N	Y								
	160-16-044	212 ATHENA CT		2016-3018	SFD	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	219 ATHENA CT		2016-3031	SFD	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	203 ATHENA CT		2016-3036	SFD	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	193 ATHENA CT		2016-3037	SFD	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	190 ATHENA CT		2016-3009	SFA	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	216 ATHENA CT		2016-3019	SFA	O									0									0							1	1/22/2019	1		N	Y								
	160-16-044	214 ATHENA CT		2016-3020	SFA	O									0									0							1	1/22/2019	1		N	Y								
	153-09-017	1911 STELLA ST		2016-2650	SFA	O									0									0							1	8/23/2019	1		N	Y								
	153-09-017	649 SIERRA VISTA AV		2016-2628	SFA	O									0									0							1	8/23/2019	1		N	Y								
	197-36-065	595 SLEEPER AV		2017-1436	ADU	O									0									0							1	2/13/2019	1		N	Y								
	154-10-035	1587 VILLA ST		2018-1469	ADU	O									0									0							1	4/17/2019	1		N	Y								
	158-13-012	260 FRANKLIN ST		2018-1726	ADU	O									0									0							1	9/24/2019	1		N	Y								
	154-24-041	523 MARIPOSA AV		2018-2167	ADU	O									0									0							1	10/2/2019	1		N	Y								
	158-09-053	793 VIEW ST		2015-4190	ADU	O									0									0							1	6/27/2019	1		N	Y								
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Jurisdiction	Mountain View	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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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

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	814		17	98		61					176	638
	Non-Deed Restricted												
Low	Deed Restricted	492	9	109	39	10						167	325
	Non-Deed Restricted												
Moderate	Deed Restricted	527											527
	Non-Deed Restricted												
Above Moderate		1093	237	285	1312	320	233					2387	
Total RHNA		**2926**											
Total Units			**246**	**411**	**1449**	**330**	**294**					**2730**	**1490**

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

Jurisdiction	Mountain View	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
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(CCR Title 25 §6202)

Jurisdiction	Mountain View	
Reporting Year	2019	(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**
Financial Support for Subsidized Housing	In October 2014 and six years into the planning period (by 2021), the City Council will determine whether to increase any of the City's affordable housing fees. Administer funds, as they become available, to support housing development, housing programs, and rehabilitation activities. Prioritize funding opportunities for lower income and special needs population group.	Ongoing, 2015-2023	The City collects Housing Impact Fees to address the impact on the demand for affordable housing, when new nonresidential uses and market-rate rental apartments are developed. On December 9, 2014, the Council increased the Housing Impact Fee for Office/High-Tech/Industrial Development from $10.26 per net square foot to $25 per net square foot effective February 7, 2015. The increase in the fee will not apply to any office/high-tech/industrial projects entitled prior to December 10, 2014. The Housing Impact Fee was not increased for Commercial/Retail/Entertainment/ Hotel Development. In 2018, the City ended the Rental Housing Impact Fee and began requiring 15 percent on-site affordable units to achieve more development of affordable units instead of accepting payment of fees. In 2016, the City reserved or appropriated approximately $36 million in City housing funds for three developments at 779 East Evelyn Avenue, 460 North Shoreline Boulevard, and 1701 West El Camino Real, that will account for approximately 233 units serving extremely, low- and very low-income households. A portion of these units are intended for veterans. The City's funding will be leveraged with approximately $100 million in other funding sources, primarily tax credits and bond financing. In 2018, the City reserved $22 million and appropriated an additional $1.7 million for predevelopment costs for 950 West El Camino Real, a 71-unit affordable multi-family rental housing project. The project, and said funding were approved in 2019. In 2019, the City updated its BMR in-lieu fees to $96 per square foot for rental, $54.50 per square foot for ownership (other than rowhouses and townhouses), and $125 for rowhouses and townhouses effective August 24, 2019. The City's Housing Fund includes moneys collected from the Housing Impact Fee and BMR In-Lieu fees and previously included the Rental Housing Impact Fee. The City has seen a marked increase in recent development activity and housing impact fees collected. Cont. in Gen. Comments

Extremely Low-Income Housing	In October 2014 and within five years of Housing Element adoption (by 2020), the City will convene meetings with stakeholders to advance housing for extremely low income households and at least annually consider potential opportunities. By 2016, the City will evaluate reduced development standards, and other incentives for affordable housing, and implement, where appropriate within the El Camino Real and San Antonio Precise Plans.	Ongoing, 2015-2023 and at least annually consider potential opportunities	In February 2014, the City released a second NOFA for affordable rental and ownership housing developments. So far, the City has appropriated $21.7 million of the funding to ROEM Development Corporation to construct a 116-unit affordable development at 779 East Evelyn Avenue and $8 million to Palo Alto Housing (PAH) for a 67 studio unit affordable development at 1701 West El Camino Real, including 39 ELI studio units. The City also reserved funding for MidPen Housing's 50 affordable family units at 460 North Shoreline Boulevard. The City will continue to explore opportunities to fund affordable housing developments with units for extremely low-income households. This may most likely occur in developments targeted toward housing for the homeless, seniors, or those with special needs.
Partnerships with Subsidized Housing Developers	Encourage affordable housing developers to work with outside funding sources to leverage the City's local housing funds to the maximum extent possible. Assess the feasibility of using available City-owned properties as subsidized housing sites, when appropriate and feasbile. Hold meetings to inform developers of the application procedures and the City's affordable housing priorities, as part of the funding selection process.	Ongoing, 2015-2023 and at least annually consider potential opportunities.	The City continues to work with affordable housing developers such as ROEM Development Corporation, Palo Alto Housing, MidPen Housing, and First Community Housing. In 2016, the City hosted a developer's forum to seek feedback on the affordable housing NOFA and RFQ process. In the past year, the City worked with the County to determine potential opportunities for Measure A funds, with the Housing Authority, and with VTA on its Evelyn Avenue site. The City also worked with nonprofit developers on various affordable housing projects. Two projects are in the pipeline for Council consideration in 2020, with each leveraging a variety of funding sources that includes tax credits, Federal funds, and local funding, including the City's housing impact funds.
Update Zoning Ordinance	Compolete a comprehensive Zoning Code update by 2017 to ensure consistency with the 2030 General Plan. Review 2030 General Plan Implementation on an annual basis. Upon completion of the Zoning Code update, review on an annual basis for consistency and to address any changes to State law.	Annual reivew of the 2030 General Plan implementation; Update Zoning Code by 2017, Review annually for consistency.	The 2030 General Plan implements new land use standards through adoption of major Precise Plans for the San Antonio, El Camino Real, and North Bayshore areas in 2014. The San Antonio and El Camino Real areas contain opportunities for new residential/mixed-use development and the North Bayshore Precise Plan was approved in 2017 and includes up to 9,850 residential units. In 2017, the City updated the Accessory Dwelling Unit Ordinance to allow more properties the opportunity to build a second dwelling unit and will be proposing additional updates in 2020 to be compliant with new State laws. In 2019, the City approved the East Whisman Precise Plan and includes up to 5,000 residential units. Additionally, in 2019, the City approved minor zoning code amendments to increase clarity as well as consistency with State law.

Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate projects to a density of at least 30 dwelling units per acre.	Ongoing, 2015-2023	The subdivision process has been posted on the City's website to support lot consolidation. In addition, the new El Camino Real Precise Plan includes guiding principles and standards to encourage small parcel aggregation along the corridor. Staff will continue to work with applicants at no cost to encourage lot consolidation. The major developments are either currently going through the approval process or were approved in 2019 for lot consolidation: 2483 Whitney Drive, 1919 Gamel Way, 881 Castro Street, 555 East Evelyn Avenue, and 759 West Middlefield Road.
Underutilized Sites	Monitor the supply of underutilized sites throughout the City and within the Housing Element to ensure opportunities are available to encourage a variety of housing types.	Ongoing, 2015-2023	City staff continues to promote the redevelopment of underutilized sites through informal meetings with developers and has identified appropriate sites in the Housing Resources section, which is posted on the City website to accommodate development of a variety of housing types. The San Antonio, El Camino Real, North Bayshore, and East Whisman Precise Plans provide opportunities for higher-intensity development which will serve as an incentive for redevelopment of underutilized parcels in those areas.
Density Bonus	Continue to promote the updated density bonus ordinance that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consisted with the revised Government Code 65915.	Ongoing, 2015-2023	The City continues to promote the use of the State Density Bonus Ordinance that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consistent with revised Government Code §65915. This information is provided at City Hall and online at the City's website to promote the application of this ordinance. Between 2014 and 2019, eight projects with a density bonus were approved: 1701 West El Camino Real, 400 San Antonio Road, 1998 Montecito Avenue, 1101 West El Camino Real, 2700 West El Camino Real, 1313 West El Camino Real, 828 Sierra Vista Avenue, and 950 West El Camino Real.
Federal and State Policy Initiatives	Monitor legislation regarding financing and housing development.	Ongoing, 2015-2023	The City continuously monitors Federal and State legislation and is supportive of efforts that involve financing options for affordable housing. The City sent support letters on various State bills of California's 2017 Housing Package, including SB 2, SB 3, and AB 1505. In 2018, the City sent a support letter to the Governor for new homelessness program funding. The City also sent a letter in support of Federal Bill S. 548 to expand the Low-Income Housing Tax Credit program.
Project Design and Integration	As projects are submitted Planning Staff will review General Plan policies and zoning code regulations and design standards to ensure that transitions between proposed developments and existing neighborhoods are appropriate.	Ongoing, 2015-2023	As many recently approved projects include higher-density development on underutilized sites, City staff recognizes that it is critical to provide adequate transitions to existing land uses, particularly single-family neighborhoods. The General Plan includes goals and policies to ensure project designs are appropriately integrated into existing neighborhoods. Staff has worked with developers on the following projects providing appropriate transitions (i.e., building heights and setbacks) with surrounding lower-density neighborhoods: 1616 West El Camino Real; 500 Ferguson Drive, 1701 West El Camino Real, 100 Moffett Boulevard, 801 West El Camino Real, 400 San Antonio Road, and 1255 Pear Avenue.

Innovative Housing Programs	Review residential development standards to ensure that there is flexibility in the Zoning Code to allow for innovative housing types such as co-housing, shared housing, and intergenerational housing.	Ongoing, 2015-2023	In 2012, the Mountain View City Council approved a 19-unit, three-story, “co-housing” development project over an underground garage at 445 Calderon Avenue, which included moving an existing historic home on-site. The project is marketed as a new, “old-fashioned” neighborhood of energy-efficient condominiums and common facilities, homes that promote collaboration and community, in a convenient walkable downtown location. The City expects that a number of the units will be inhabited by senior residents, although the project is not age-restricted. To approve the project, the City also approved a density bonus to allow a BMR unit to be located in the historic home on-site. In 2017, LinkedIn prepaid a portion of its $16 million housing impact fee obligation that would have been part of its project approval by investing $10 million in the Housing Trust Silicon Valley Tech Fund. By prepaying, the funds are able to become available to affordable housing developers sooner. The fund provides short-term loans for land acquisition and other related costs for developments in Mountain View. In 2017, the City Council approved the North Bayshore Precise Plan, which includes an innovative affordable housing program that has provisions for both rental and ownership housing at various income levels, achieved through a Bonus FAR mechanism. In 2019, the City Council approved a 716-unit apartment building that includes 144 moderate-income units available for Mountain View Whisman School District teachers and City staff housing.
Units for Large Housholds	Ensure at least 25 percent of the units in a subsidized family housing development have three or more bedrooms to acocmodate large families if City provides financial assistance. Consider alternatives to preserve and rehabilitate apartments with large family units	Ongoing, 2015-2023	MidPen Housing received entitlements in January 2018 for a NOFA project to increase affordable units on the project site located at 460 North Shoreline Boulevard. A total of 50 new studios to three-bedroom units for low-income households were approved, and construction is anticipated to begin in early 2019. ROEM Development Corporation included 45 two-bedroom and 15 three-bedroom units for its Evelyn Family Apartments located at 779 East Evelyn Avenue, which opened early 2019.

Maintain Residential Development Capacity	Development of evaluation procedure to implement Government Code section 65863 by January 31, 2015.	Ongoing, 2015-2023	The City has identified a residential capacity shortfall from the site inventory list in Section 7, Housing Resources to accommodate 56 low-income units and 308 moderate-income units. Staff is expecting to accommodate this shortfall with the addition of 1,723 affordable residential units in North Bayshore as well as East Whisman to assist with meeting the City's low and moderate-income unit RHNA allocation. Staff will continue to monitor this residential capacity and evaluating development applications on properties identified in the Housing Element site inventory included in Section 7, Housing Resources. If a development project reduces capacity below the residential capacity needed to accommodate the City's lower-income unit RHNA allocation, staff will identify sites to accommodate the difference.
Boomerang Funds	Ensure 20% of net "Boomerang" funds are utilized for low and moderate income housing.	Ongoing, 2015-2023	In June 2015, the City of Mountain View committed to reserve "Boomerang" funds to be used for eligible housing related activities. The City has committed an amount equal to 20 percent of all funds distributed to the City as a taxing entity under the redevelopment dissolution laws. In the 2016-17 budget, the set-aside was $51,000. In addition to the Boomerang funds, the successor agency has been receiving loan repayments from former redevelopment housing activities. Close to $1 million has accumulated since 2011 and the City will use these funds for affordable housing and plans to use up to $250,000 for eligible homeless services in the coming years.
Homebuyer Assistance Programs	Support Housing Trust Fund homebuyer assistance programs and other federal, State and local programs that enable households to purchase homes.	Ongoing, 2015-2023	The City continues to support the Housing Trust Fund's homebuyer program. Staff periodically meets with the Housing Trust staff to discuss programs and marketing opportunities. In Fall 2019, the City hosted an informational event in partnership with the Housing Trust regarding their homebuyer program that was open to the public.

Priorities for Affordable Units	Implement the City's preferences for new BMR ownership and rental units as specified in the BMR Asministrative Guidelines. Giver preference to people who live and work in Mountain View when units become available in subsidized rental housing developments. Do extensive advertising and outreach whenever new BMR orsubsidized units become available and waitlist are opened for existing affordable units.	Ongoing, 2015-2023	The City continues to implement the various housing fee programs. For BMR units, the City has prioritized funding and housing assistance for public safety workers, teachers, and persons who either work or live within Mountain View. The City notices the availability of BMR units through ads in the local paper, articles in The View, multilingual outreach, e-mail notifications to those on the City's Housing Interest List, signs and information posted on the website, outreach through churches and other nonprofit organizations, and web announcements.
Partnerships with County Agencies	Increase resident awareness about housing programs offered by County and regional agencies by providing information at City Hall and on the City's website, when funding is available.	Ongoing, 2015-2023	The City continues to work with the Housing Authority of the County of Santa Clara to promote affordable housing opportunities in Mountain View and to coordinate support of Mountain View's affordable housing units through the Project-Based Voucher (PBV) program. The City also continues to work closely with the Santa Clara County Office of Supportive Housing on funding opportunities for Mountain View's affordable developments. Staff participates in regional discussions to monitor new regulations and possible collaboration on preparation of the federal Fair Housing Assessment, and to share information and strategies for addressing affordable housing, homelessness, fair housing, and other issues of common concern.

Anti-Displacement Strategies. Tenant Relocation Assistance Program	Conserve updates to the Tenant Relocation Assistance Ordinance when there are major changes to the rental market, the economy, or development activity.	Ongoing, 2015-2023	In 2010, the City Council adopted a Tenant Relocation Assistance Ordinance (TRAO) requiring developers to pay for relocation assistance to very low- or extremely low-income households displaced by new development. In June 2014, the Council amended the ordinance to increase the amount of assistance and to make households up to 80 percent AMI eligible for relocation assistance. Also, eligible tenants will receive the cash equivalent of three months median market-rate rent for a similar apartment instead of two months of the tenant's current rent. On November 8, 2016, the Community Stabilization and Fair Rent Act (CSFRA) was adopted by voters to regulate rent increases and to provide just-cause eviction provisions. Staff has implemented the CSFRA, including convening a Rental Housing Committee, establishing an operating budget, and developing policies and procedures for petitions. In April 2018, the City Council amended the TRAO to bring it in line with the CSFRA, which increased the eligibility threshold to 120 percent AMI. The new ordinance redefines an eligible rental unit as one covered under the CSFRA or containing three or more units on one parcel of land not covered by the CSFRA. It also introduces First Right of Return benefits. In 2019, the TRAO was utilized in fourteen development projects to assist with the relocation of 69 displaced households. In October 2019, the City Council held a Study Session to explore additional strategies to respond to displacement. Council provided direction to staff to evaluate an acquisition/rehabilitation program, a displacement mitigation program, further modifications to the TRAO, a Landlord-Rental Set-Aside Program, Tenant Preference for displaced tenants in BMR units, and other modifications to the City's ordinances as needed. This work is anticipated to be finalized in late 2020.
Code Enforcement Program	Maintain the quality of the existing housing stock by addressing housing code violations as they are reported.	Ongoing, 2015-2023	The City continues to maintain the quality of the existing housing stock by addressing Housing Code violations as they are reported. For calendar year 2019, Code Enforcement addressed 197 housing violations that were reported.

Multi-family Housing Inspection Program	Continue annual inspection of multi-family rental properties throughout the City to ensure property owners and management companies comply with the California Building Code and the City's Municipal Code.	Ongoing, 2015-2023	On an annual basis, the City Fire Marshal conducts inspections of multi-family rental units throughout the City. Staff is also available to address complaints as they are reported. For calendar year 2019, City staff conducted initial inspections of approximately 194 properties
Opportunities for Rehabilitation	Collaborate with affordable housing developers on funding applications or when feasible offer direct financial assistance.	Ongoing, 2015-2023	The City had a NOFA process that included acquisition and rehabilitation projects; to date, no proposals have been received for acquisition and rehabilitation. Consequently, the City has focused funding on new construction of subsidized units. The City has used CDBG and HOME funds to rehabilitate existing subsidized projects, including Tyrella Gardens, Shorebreeze, The Fountains, Ginzton Terrace, and a major rehabilitation of the Sierra Vista I family apartments.
Home Repair Assistance	Continue to provide annual funding for home reapir services, such as the Minor Home Repair Access Program to support lower-income households.	Ongoing, 2015-2023	The City contracts with firms to operate a minor home repair program for lower-income households. Under the program, low-income homeowners may receive minor repairs and low-income homeowners and tenants can request accessibility modifications. Currently, the City funds Rebuilding Together Peninsula to provide these services. About 10 to 15 households are served annually.
Condominium Conversion	Continue to regulate Conversions of rental multi-family units to condominiums per Municipal Code (Chapter 28, Article VII).	Ongoing, 2015-2023	The City continues to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. The City Code prohibits conversion of apartments to condominiums if the number of apartments Citywide falls below 15,373 units. As of December 31, 2019, there were at approximately 1,000 rental units in the City above the condominium conversion threshold. As such, the City will consider condominium conversion applications on a case-by-case basis, consistent with Municipal Code requirements for such conversions.
Preservation of Subsidized Housing Stock	Maintain a list of subsidized units throughout the City, including their affordability levels and monitor affordability covenants. Continue to update and post the City's AB 987 Affordable Housing Database online and track affordable housing units. Work witjh owners of at-risk units to determine if City housing funds could be used to preserve subsidized units.	Ongoing, 2015-2023	The City has posted their AB 987 Affordable Housing Database on its website and will continue to monitor affordable housing units, including units at risk of losing their affordability status. New units are also added and monitored. The City deed-restricts subsidized affordable housing for a minimum of 55 years. The vast majority of the City's subsidized housing stock was built in the last 15 years, which means that the issue of expiring deed restrictions will not emerge for a few decades.

Mobile Home Parks	Preserve mobile home parks in the City by enforcing the provisions established by the General Plan, Zoning Code, and Mobile Home Park Coversion Ordinance.	Ongoing, 2015-2023	The 2030 General Plan includes a “Mobile Home Park” land use designation to protect mobile home housing. This designation is shown on the General Plan Land Use Map and any proposal to convert or eliminate a mobile home use from a property requires a General Plan amendment as well as a Zoning Code amendment. Additionally, proposals to displace a mobile home park require a conversion impact report as well as multiple review and approval processes before a conversion could be approved. The City will continue to allow and preserve mobile homes as a valuable housing resource. As part of the work of the CSFRA in 2018, the Rental Housing Committee discussed whether mobile home spaces would be covered under the rent stabilization provisions of the CSFRA and came to the conclusion that they do not fall under the parameters of the CSFRA. In 2020, the City Council plans to consider a Mobile Home Park Rent Stabilization Ordinance.
Residential Development Standards	Review development standards annually, to identify constraints and remove or offset constraints, where possible.	The City will review development standards annually throughout the planning period.	Staff continues to annually review development standards to identify constraints and remove offset constraints, where possible. In 2017, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City. In 2020, staff will be presenting an update to the Ordinance to City Council to be consistent with new State laws which will reduce development constraints. In 2019, fifteen accessory dwelling units began construction and five accessory dwelling units were completed.
Reduced or Modified Parking Requirements	Review parking demand analyses for specific projects, as they are submitted, and work with housing developers to identify opportunities for reduced or shared parking requirements. Analyze and reduce, where appropriate. Parking requirements as part of the San Antonio and El Camino Real Precise Plan updates and future comprehensive Zoning Code update.	Ongoing, 2015-2023	The City continues to work with developers to reduce the parking standards where appropriate. For example, ROEM Development Corporation requested a reduced parking ratio for their 116 unit affordable development located at 779 East Evelyn Avenue. A lower parking ratio of 1.75 spaces per unit instead of the 2.10 spaces per unit required by the City Code was approved with the project by the City Council. The North Bayshore Precise Plan and East Whisman Precise Plan include reduced parking requirements and Transportation Demand Management measures for new residential development.

Second Units	Track the number of second units proposed and constructed during the planning period. Evaluate the Park Land Dedication In-Lieu Fee, as it applies to second unit development, and adjust the application of the fee, if necessary.	Ongoing, 2015-2023, within two years of Housing Element adoption, the City will evaluate Park Land Dedication In-Lieu fees.	In 2017, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City. Staff is tracking the number of second units proposed and constructed. Between 2000 and 2016, 15 units were constructed. Between 2017 and 2018, after the City updated its Accessory Dwelling Unit Ordinance, 11 new units were constructed. In 2019, 5 units were constructed. Staff will be presenting a draft zoning code update in March 2020 to City Council to update development code regulations for accessory dwelling units to be consistent with new State laws.
Streamlined Entitlement Process	Assign a primary contact for new subsidized housing developmemnts to assist with all necessary entitlements and city processes. Hold pre-application development meetings.	Ongoing, 2015-2023	Staff continues to implement permit streamlining. With completion of four Precise Plans (North Bayshore, El Camino Real, San Antonio, and East Whisman), development expectations consistent with the 2030 General Plan have been adopted for key areas of the City. New projects in the Precise Plan areas will follow typical, efficient permit processes, and smaller projects may be eligible for a more streamlined entitlement process.
School District Coordination	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.	Ongoing, 2015-2023	Depending on the size and impact of a development project, the City encourages developers to work with the school districts to ensure that facilities are available to new residents. School impact fees continue to be collected for new development projects Citywide and projects are analyzed through the environmental review process for potential impacts consistent with State law. City staff continues to communicate with local school districts on planned City growth to assist in their student projections.
Neighborhood Engagement	Encourage housing developers to communicate and share information with groups regarding their proposed projects.	Ongoing, 2015-2023	City staff actively updates a list of proposed and approved projects on the Planning Division website and provides project notices at various points during the development review process. Depending on the size of the development, the City encourages developers to communicate and share information with groups regarding their proposed projects. For affordable developments, the City proactively schedules neighborhood meetings to receive feedback from the neighborhood on the proposed development. This has been an effective tool to engage the community and seek input on affordable developments in the City.
Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City.	By January 31, 2015	The City has delivered a copy of the Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City. Additionally, the City ensures water and sewer providers are aware of the City's plans for residential development throughout the City.

Flood Management	Ensure that flood risks are considered when making land use decisions, including the selection of sites to accommodate the City's RHNA allocation.	Ongoing, 2015-2023	As part of the recent General Plan update, the City revised the General Plan conservation and safety policies to consider flood risks as they relate to future land use decisions. The Infrastructure and Conservation and Public Safety Elements have been updated to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Additionally, these Elements identify information regarding flood hazards, including, but not limited to, flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc., as listed in Section 65302(g)(2). These Elements establish a set of comprehensive goals, policies, and objective for the protection of the community from the unreasonable risks of flooding.

Emergency Resoures to Prevent Homelessness	continue to partner with the Mountian View Los Altos Community Services Agency (CSA) or similar agencies that provide services to the homeless, by offering financial support and advertising available programs to residents living in the City. Continue to fund the provision of shelter and support services for the homeless such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, Graduate House, and Quetzal House. Participate in regional homeless prorgams that support short-term shelter and transitional housing programs, such as the Clara-mateo homeless shelter which accomodated families and individuals from Mountain View.	Ongoing, 2015-2023	City of Mountain View is an active participant in the creation of new transitional and supportive housing facilities to address homelessness, through regional collaboration and cooperation with nonprofit agencies, housing developers, and other jurisdictions. Throughout the planning period, City staff attended quarterly meetings held by the CDBG Coordinators group in addition to meeting with nonprofit agencies and developers to identify possible projects that could be implemented in future years. The City currently supports, and will continue to provide oversight for, the two transitional homes located within the City: (1) Alice Avenue Transitional Home, which serves up to five formerly homeless persons; and (2) Quetzal House, a local youth shelter and transitional home operated by the Bill Wilson Center that serves about 40 to 50 homeless youth annually. In an effort to further help end chronic homelessness, the City has funded the San Antonio Place Efficiency Studios that include 10 units for persons transitioning out of homelessness. The City continues to look for opportunities to fund supportive housing units within the City in new affordable developments. In October 2016, the City identified potential short-term homelessness response and longer-term homeless housing strategies for Council consideration. Short-term responses include funding outreach workers and case workers to identify homeless individuals; to connect them with housing and services as appropriate; and to respond to the human service needs of those living in vehicles/RVs. A strategy to respond the longer-term housing needs of the homeless is being developed based on Council input. In 2019, Council adopted a safe parking ordinance that establishes health and safety guidelines for safe parking facilities in the City. In addition, the City is in the process of establishing two public parking lots as safe parking sites.

Special Needs Housing	Encourage the development of special needs housing with convenient access to services, public facilities, and transit. Support developers of special needs housing facilities through the application process for federal, State and similar funding sources or through direct financial assistance from local housing funds. Provide technical assistance through the entitlement process, as projects are submitted for review.	Ongoing, 2015-2023 and at least annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers and service providers and at least annually consider potential opportunities.	The City has successfully initiated the development of a range of subsidized housing, including units for special-needs groups. Whenever feasible, projects are located near transit and other services; however the high cost and limited availability of land make siting requirements difficult. On January 22, 2013, the City Council approved a development for 27 studios for the developmentally disabled at 1585 West El Camino Real, which is a high-frequency transit route. This project completed construction in September 2015. Palo Alto Housing has also received a funding appropriation in the amount of $8 million to develop 67 studio units at 1701 West El Camino Real. At least 39 of these units will be reserved for veterans. The City also assists developers through the entitlement process by providing a streamlined time frame for approval. In 2019, the City worked with various partners, including nonprofit developers, the County, and the Housing Authority, to determine potential opportunities to develop affordable housing, including housing for extremely low-income households, special needs, and the homeless.
Mediation and Fair Housing Prorgams	Continue to fund fair housing education, enforcement, and counseling. Provide financial support to mediate housing issues involving City residents. Continue to support Santa Clara County Fair Housing Task Force activities. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.	Ongoing, 2015-2023	Throughout the planning period, the City has provided funding to Project Sentinel, who is an active member of the Santa Clara County Fair Housing Task Force. The Santa Clara County Fair Housing Task Force meets quarterly to coordinate and collaborate on the promotion of fair housing. Through the Task Force, priorities have been established for fair housing outreach and education. Resources have also been identified within the municipalities, the community, and private industry that can be used to affirmatively further fair housing. Information from the Task Force is distributed by Project Sentinel and City staff regarding activities that are performed to implement Task Force objectives. Project Sentinel also works closely with the Fair Housing Law Project (FHLP) and has asked the City to provide roughly $3,000 per year in in-kind services to support FHLP housing legal services for Mountain View residents. The FHLP attorneys provide guidance to Project Sentinel's housing counselors and take many cases that are not considered by other attorneys in private practice, including cases involving reasonable accommodation/disability, overly restrictive rules of conduct/familial status, and similar issues.

Reasonable Accomodation	Provide information to residents on reasonable accomodation procedures at public counters and on the City website. Promote rehabilitation programs and resources for accessibility modifications and improvements. Evaluate the Municipal Code to identify and remove any constraints regarding reasonable accomodation as part of the comprehensive Zoning Code update.	Ongoing, 2015-2023. As part of the comprehensice Zoning Code update, expected to be completed by 2017, the City will identify and remove any constraints to reasonable accomodations.	The City continues to evaluate the Municipal Code to identify and remove any constraints regarding reasonable accommodation as part of the comprehensive Zoning Code update.
Senior Housing	Study the need and feasibility of zoning code amendments, such as permitting the development of senior housing in specific areas of the community, including residential and commercial zones at higher densities than are traditionally allowed. Encourage dcevelopments with subsidized senior units to locate near services, public facilities, transit and the Mountain View Senior Center	Ongoing, 2015-2023	In 2016, the City funded the rehabilitation of 360 senior units located in Ginzton Terrace Apartments (107 units) and The Fountains Apartments (124 units) and 56 family units located at Tyrella Gardens Apartments. These subsidized rental projects utilized $1.17 million in CDBG and $838,000 in HOME funds for the rehabilitation.
Senior Care Facilities	Study the appropriateness and effectiveness of amending the Zoning Ordinance to establish development standards for senior care facilities.	Ongoing, 2015-2023	The City of Mountain View understands the importance of affordable housing options and desire for seniors to age in place. To accommodate the aging population, the City has a number of housing options. There are 16 small assisted facilities for seniors in the City with a total capacity of 152 beds. In addition to the smaller facilities available, there are also six subsidized rental properties in the City with a total of 704 units. These larger complexes have units with one- to two-bedroom apartments and have deed restrictions to ensure affordability. In 2013, the City Council updated the Zoning Ordinance, adding senior facilities to the list of projects eligible for a Planned Unit Development, to allow more development flexibility.

Housing for Developmentally Disabled Persons	Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for person with disabilites, including developmental disabilites. Initiate a cooperative outreach program with San Andreas Regional Center to inform individuals when new housing becomes available for developmentally disabled persons.	Ongoing, 2015-2023 and at least bi-annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers of supportive housing and at least bi-annually consider potential opportunities.	The City is an active member of the CDBG Coordinator group, and participates through Project Sentinel in the Fair Housing Task Force. These groups are both regional efforts that include leaders from the corporate, educational, and labor communities, as well as community fair housing advocates and local jurisdictions. These groups provide key opportunities to network, share information, and coordinate on projects. 1585 Studios, a 26-unit studios project at 1585 West El Camino Real, was approved in 2013 and completed in September 2015, providing 26 affordable units for developmentally disabled adults. 950 W El Camino, a 71-unit project, was approved in 2019 and will provide 15 units for developmentally disabled adults. The City will continue to explore opportunities with affordable housing developers to create housing for those with special needs.
Analysis of Impediments for Fair Housing Choice (AI)	Continue to prepare and update the City's Analysis of Impediments very five years, as required by HUD.	Every five years as required by HUD	The City completed its update of the Analysis of Impediments (AI) in 2016. The actions to address identified needs are being implemented during the 2015-2020 Consolidated Plan cycle. Key City actions to remove barriers include adoption of a reasonable accommodation section in the Zoning Ordinance in 2015 and continued funding for fair housing counseling, education and enforcement. In 2016, the City funded this agency in an amount of $25,000 for fair housing services. HUD has updated the requirements for developing a fair housing plan. In the next cycle, jurisdictions receiving HUD funding will be required to develop an Assessment of Fair Housing (AFH) under the Affirmatively Furthering Fair Housing requirements (AFFH). The City is monitoring the requirements and timeline to develop its AFH. It is anticipated that the City will explore development of the AFH as part of a regional consortium, similar to the process undertaken to develop the City's current AI.
Employee Housing Act	Ensure zoning ordinance consistency with State law.	Concurrent with comprehensive Zoning Code update to be completed by 2017.	The City will amend the Zoning Code to comply with State law (Healthy and Safety Code Section 17021.5) concurrently with the comprehensive Zoning Code update.

Green Building Principles	Implement changes to local building codes based on State Green Building Code requirements. Provide echnical assistance to housing developers to implement the Green Building Code and Water Conservation in Landscape Regulation ordinance.	Ongoing, 2015-2023	The City's Green Building Code and Water Conservation in Landscape Regulations require new developments to incorporate green building techniques. The City provides information to developers on design techniques to implement Green Building Code and Water Conservation in Landscape Regulations. The City also encourages new projects to be developed with green building principles during the review process and through policies in the new precise plans. Additionally, the North Bayshore Precise Plan has more stringent requirements for higher FAR projects, to establish the area as a leader in sustainability. In 2016 the City also amended its Water Conservation in Landscape Regulations to further encourage water conservation.
Construction and Demolition Debris Diversion Ordinance	Implement the Construction and Demolition Ordinance to ensure effective demolition and construction recycling. When appropriate incentivize use of recycled and rapidly renewable building materials.	Ongoing, 2015-2023	Established in 2008, the City has adopted a Construction and Demolition Debris Diversion Ordinance. The purpose of the ordinance is to establish a program for the recycling and salvage of construction and demolition (C&D) debris. C&D debris comprises a significant portion of the waste stream that can be diverted from the landfill, thereby conserving resources, protecting our environment, and extending landfill life. The ordinance requires at least 50 percent of the debris from construction, renovation, and demolition projects be diverted from landfills through salvage and recycling practices. The program makes it easy and convenient for property owners, general contractors, and subcontractors to meet their responsibilities under the ordinance. The City currently has information about the program posted on their website. To comply with the ordinance, developers are encouraged to contact the City's exclusive hauler, Recology, for roll-off box service. Using Recology is beneficial to the developers as the paperwork is then complete by the City, materials may be mixed together in one box, and boxes are recycled at SMaRT stations. The program allows the City to verify the hauling and processing of boxes, achieving a 78 percent diversion rate.
Staff Training on Green Building Principles	Encourage City Staff to attend conferences, training sessions, and other events to learn and stay informed on new green initiaitves and technologies. Hold in-house training sessions to facilitate inter-department cooperation on green building practices.	Ongoing, 2015-2023	To effectively maintain an awareness of new legislation and practices regarding green building practices, staff attends meetings, conferences, and other related events. On a regular basis, staff also reviews the Green Building Code and Water Conservation in Landscape Regulations to ensure they are up to date with the latest advancements.

Energy Efficiency	Encourage the use of residential developers to maximize energy conservation through proactive site, building and building system design, materials and equipment to maximize energy efficiency. Encourage the use of Energy Star appliances and materials in subsidized housing developments. Encourage use of upgraded insulation, advanced air infilitration reduction practices (air sealing), and Low-E double-pane windows. Promote use of energy efficient lighting including fluorescent.	Ongoing, 2015-2023	During 2016, the City spent approximately $1 million in CDBG and $185,000 in HOME funds on green and sustainable rehabilitation at two subsidized apartment complexes for lower-income seniors: Ginzton Terrace Apartments (107) units and The Fountains Apartments (124 units).
Water Efficiency and Conservation	Encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). Encourage owners of existing buildings to conduct water conservation retrofits. Continue to review residential landscape plans for consistency with they Ciy's Water Conservation in Landscaping regulations. Provide information on available water conservation programs and measures at the Planning counter to all residents and developers planning to expand or build new residences.	Ongoing, 2015-2023	The City continues to encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). In 2016, the City amended its Water Conservation in Landscaping Regulations to meet new State requirements and further encourage water conservation. Information regarding the Water Conservation in Landscaping Regulations is provided online and at City Hall.
Annual Monitoring and Review	Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.	Ongoing, 2015-2023	In March 2020, the City prepared an annual report on the progress toward implementation of the 2015-2023 Housing Element. This report was presented to the Environmental Planning Commission and City Council and submitted to the State Department of Housing and Community Development on April 1, 2019.

City Council Goal Setting	Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process. Ensure consistency between the Housing Element and other General Plan Elements throughout the planning period.	Ongoing, 2015-2023	Based on the annual report prepared for HCD and general evaluation of implementation programs, the City takes into account funding opportunities and actions necessary to implement the Housing Element, ensuring consistency with other established goals.

Jurisdiction	Mountain View	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Mountain View	
Reporting Period	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

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 to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1+
	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									
Total Units by Income									

Jurisdiction	Mountain View	
Reporting Period	2019	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1						**4**
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Mountain View	
Reporting Year	2019	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	61
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		233
Total Units		**294**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	1,564
Total Housing Units Approved:	1,564
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas