



**City of Mountain View
Consolidated Annual Performance Evaluation Report (CAPER)
Fiscal Year (FY) 2024-2025 / HUD Program Year (PY) 2024**

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Introduction

The City of Mountain View (City) is the recipient of federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funding from the United States Department of Housing and Urban Development (HUD), referred to as a federal “entitlement jurisdiction”. HUD annually provides these funds to Mountain View, which the City has used to fund public service, affordable housing developments, and other activities benefiting low- and moderate-income (LMI) individuals and families. These activities must align with the goals and priorities identified in the City’s federally required five-year Consolidated Plan. The City must also develop and submit an Annual Action Plan (AAP) to HUD that identifies the specific public services and capital projects (such as affordable housing projects) that will be funded with CDBG and HOME funds. The Fiscal Year 2024–25 Annual Action Plan was approved by the City Council on [April 23, 2024](#).

The Consolidated Annual Performance Evaluation Report (CAPER) is an annual report required by HUD that summarizes the City’s progress towards carrying out its Annual Action Plan. The CAPER provides an overview of major initiatives and accomplishments achieved throughout the fiscal year (also known as Program Year (PY)) and an assessment of progress towards meeting the goals and objectives contained in the Consolidated Plan. The Fiscal Year 2024-25 CAPER summarizes the City’s CDBG and HOME accomplishments over the period from July 1, 2024, to June 30, 2025 and represents the fifth and final year of the 2020-2025 Consolidated Plan. The report is completed on a template HUD provides that requires specific information, including the bolded sections and tables below.

CR-05—Goals and Outcomes

This section provides an overview of the progress the jurisdiction has made in implementing its Consolidated Plan and Fiscal Year 2024-25 Annual Action Plan, i.e., Program Year 2024.

For Program Year 2024, the City received \$604,684 in CDBG entitlement funds. In addition, the City received \$982,320 in CDBG Program Income and had \$725,248 in unexpended prior year CDBG funds for a total of \$2,312,252 in CDBG funds. Note that during the development of the Fiscal Year 2024-25 Annual Action Plan, the City estimated that it would receive \$250,000 in Program Income. However, after the Annual Action Plan was approved, the City ended up receiving significantly more Program Income than anticipated.

The City also received \$237,782 in HOME entitlement funds, \$415,784 in HOME Program Income, and had \$336,000 in unexpended prior year funds for a total of \$989,566 in HOME funds.

The City's major accomplishments for Program Year 2024 are as follows:

- 10,063 low-income individuals were provided case management services which includes advocacy, enrollment in benefits and housing through the Community Services Agency Homeless Prevention program. This program supports both, housed and un-housed community members.
- 502 seniors were provided case management to help obtain housing, healthcare, food, and transportation with the goal of helping them live independently through the Community Services Agency Senior Case Management program.
- 27 victims of domestic violence received assistance from Next Door Solutions to Domestic Violence.
- 61 senior received legal assistance from Senior Adults Legal Assistance.
- 34 persons with disabilities received services to aid them in transitioning from homelessness, unstable, or temporary housing to permanent, affordable, and accessible housing through Silicon Valley Independent Learning Center (SVILC).
- 45 visually impaired persons were provided case management and support services to live independently.
- 48 units of permanent affordable housing are now being provided to vulnerable populations through the completion of the Heartwood Apartments, formerly known as the Crestview Hotel, which completed construction in November 2024.

Consolidated Plan goals vs actual outcomes for indicator measures.

The table below provides a comprehensive summary of the City's accomplishments towards goals for the 5-year Consolidated Plan (or Strategic Plan), and Program Year 2024. It highlights information on the categories of the goals, and the sources and amounts of funding allocated. The table also outlines the specific outcomes or objectives associated with each goal, along with the indicators used to measure these outcomes. Additionally, it compares the targets set for each goal to the actual outcomes. The percentage completed for each goal is also presented, providing an overview of the progress made throughout the program year. Progress not made toward meeting goals and objectives will be provided at the end of the five-year consolidated plan program.

Table 1 - Accomplishments – Program Year & Strategic Plan

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address and Promote Fair Housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	0	0%	-	-	-
Enhance Physical Infrastructure	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1300	1490	114%	-	-	-
Increase Affordable Housing	Affordable Housing	CDBG: \$742,588 / HOME: \$1,419,919	Rental units constructed	Household Housing Unit	150	98	65%	48	48	100%

Increase Affordable Housing	Affordable Housing	CDBG: \$0 / HOME: \$0	Rental units rehabilitated	Household Housing Unit	200	0	0%	-	-	-
Increase Affordable Housing	Affordable Housing	CDBG: \$30,000 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	50	10	20%	12	6	50%
Planning and Administration	Program administration funds	CDBG: \$122,108 / HOME: \$28,586	Other	Other	5	5	100%	1	1	100%
Promote Economic Resiliency	Economic Development	CDBG: \$0	Jobs created/retained	Jobs	40	0	0%	-	-	-
Respond to Homelessness	Homeless	CDBG: \$56,751 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	25,559	170%	708	10,063	1,421%
Respond to Homelessness	Homeless	CDBG: \$786,000 / HOME: \$0 / CDBG-CV: \$957,916	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1200	825	69%	-	-	-
Respond to Homelessness	Homeless	CDBG: \$0 / HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	7	7	0%	-	-	-
Support Social Services	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$72,217	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	1,871	94%	291	669	230%

Assessment of CDBG funding utilization and plan priorities

This section addresses how the City used its grant funds—especially CDBG—to carry out the priorities and goals in the Consolidated Plan (or Strategic Plan), highlighting how well the funding supported the community’s most important needs.

As indicated in Section SP-25 of the 2020-25 Consolidated Plan (Con Plan), the highest Priority Needs for the City are: (1) increase affordable housing; (2) respond to homelessness; (3) support social services; (4) strengthen neighborhoods; (5) promote fair housing; and (6) promote economic resiliency. These Priority Needs were used to develop a list of Goals for the 5-year period, which are identified in Section SP-45 of the Con Plan. Table 1 above shows the City’s progress towards meeting these 5-year goals based on the activities that were completed in FY 2024-25. The activities that are undertaken during a particular fiscal year are dependent on the nonprofits that applied for grant funding from the City, therefore only certain goals may have reported progress.

Increase Affordable Housing

To advance the Priority Need to increase affordable housing, over the past few program years, the City has expended approximately \$3.6 million in CDBG funds and \$2.8 million in HOME funds. The Heartwood Apartments is the conversion of a former hotel (Crestview Hotel) into permanent affordable housing. The rehabilitation work began in July 2023 and was completed in November 2024, and the units are now fully leased up. The 66 hotel units have been converted into a mix of studios and two-bedroom apartments that provide permanent supportive housing to 48 households experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth.

Additionally, the City provided funding to Rebuilding Together Peninsula, a minor home repair program that provides assistance to low-income homeowners for maintenance and urgent repairs to their homes. RTP served 10 households through the Strategic Plan period.

The City did not provide funding to any projects that rehabilitated rental units. However, efforts to further the acquisition and preservation of affordable housing were made through the City’s tenant displacement response efforts.

Respond to Homelessness

To advance the Priority Needs related to responding to homelessness, and supporting social services, the City provided CDBG-CV funding for rent relief programs, and provided funding to a subrecipient, CSA, to fund their homelessness program.

In March 2020, the City Council approved the Mountain View COVID-19 Rent Relief Program (C-19 RRP) to be administered by the City of Mountain View’s safety net services provider, Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (CSA). The program provided up to \$3,000 of

rental assistance per month for up to two months to eligible extremely-, very-, low-, and moderate-income Mountain View residents impacted by COVID-19. The City disbursed a total of \$5,343,916 for CSA to provide rental assistance and other direct assistance to residents in need. The funds comprise local City funds and federal funds including CARES Act funds, CV3 funds, and ARPA funds allocated by Council. As of June 2025, all funds have been expended and the program has provided rental assistance to over 1,500 households.

CDBG funding was first allocated to LifeMoves for rehabilitation work at their Graduate House transitional housing site in FY 2020-21. Graduate House provided seven long-term transitional housing bedrooms to individuals who have been homeless, including formerly chronically homeless individuals. From FY 2021-22 through FY 2024-25 the City provided funding through the public services NOFA to support this program. During FY 2024-25, LifeMoves informed the City that they discontinued the Graduate House Program and that it is no longer in operation. Therefore, the funding was redistributed to the other public services awarded for the Fiscal Year 2024-25 Annual Action Plan.

Support Social Services

Through the Strategic Plan period, the City consistently provided the full 15% allowable allocation of funding to non-profit partners serving the City of Mountain View by providing public services. Services provided included legal assistance, programs for seniors and those with disabilities, homelessness assistance and programs for those experiencing domestic violence.

Strengthen Neighborhoods

The City completed one capital project through the Strategic Plan period (the Mora-Ortega Park project) which is located in an eligible LMI block group/census tract. This park is available to LMI residents within the block group as well as to residents Citywide

Promote Fair Housing

To address fair housing, the City annually funds fair housing education, investigation, enforcement, and outreach. The City funded Project Sentinel with local general funds to provide these services in FY 2024-25. The Mountain View Mediation Program (MVMP), administered by Project Sentinel, assists the Rent Stabilization Division by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City. The agency also held outreach and educational activities that directly benefited Mountain View residents and increased community awareness about fair housing.

Regional fair housing efforts included researching possible disparate impacts from the displacement of primarily lower income Latino/Hispanic households due to rising rents throughout the County. In addition, the City continues to hold outreach meetings for its Community Stabilization and Fair Rent Act (CSFRA) implementation. The CSFRA stabilizes rents by limiting annual rent increases.

Additionally, during Program Year 2024, the City continued to organize and staff a bi-weekly Housing Help Center at the Rent Stabilization office every first and third Thursday afternoon of the month, helping tenants and landlords access information about rental assistance, tenant rights, below market rate housing, and affordable housing. The Center also focused its services on reducing evictions and promoting community stability by connecting community members with housing support services and resources. Community members can access information, receive 1:1 support, and connect with services provided by the City's community partners.

Promote Economic Resiliency

When creating the 2020-2025 Consolidated Plan, staff had anticipated utilizing CDBG funds to promote economic resiliency, but due to a lack of applications and viable programs during the 5-year Consolidated Plan period, no economic development activities were undertaken. For the City's 2025-2030 Consolidated Plan that was approved by Council on May 13, 2025, a goal was included to Promote Economic Vitality, and the Upwards Boost microenterprise assistance program is being administered during FY 2025-2026 to provide technical assistance to low- and moderate-income childcare providers in the City.

CR-10—Racial and Ethnic Composition of Families Assisted

In accordance with the Code of Federal Regulations 91.520(a), entitlement jurisdictions must provide a description of the families and persons assisted in the performance reports. This information must include the racial and ethnic composition of the families assisted.

Table 2 – Table of assistance to racial and ethnic populations by source of funds

	CDBG	HOME
White	7,119	26
Black or African American	177	6
Asian	1,938	5
American Indian or American Native	16	1
Native Hawaiian or Other Pacific Islander	34	0
Total	9,284	38
Hispanic	689	11
Not Hispanic	8,595	38

Narrative

In FY 2024-25, the City's CDBG funded programs and services served 10,738 beneficiaries. This includes:

- 9,284 persons in Table 2 composed of: 7,119 White; 177 Black or African American; 1,938 Asian; 16 American Indian/Alaskan Native; and 34 Native Hawaiian/Pacific Islander. Of the total beneficiaries served during the fiscal year, 689 identified themselves as Hispanic, accounting for approximately 7 percent (7%) of the total individuals served.
- The HUD Table 2 template does not include multi-racial categories but does require multi-racial data to be reported elsewhere. In addition to Table 2, the City's CDBG funded projects and programs also served 1,454 persons in the following multi-racial categories in Program Year 2024:
 - 8 American Indian/Alaskan Native and White
 - 28 Asian and White
 - 17 Black/African American and White
 - 1,401 Other/Multi-Racial

In FY 2024-25, the City's HOME funded project served 49 households through the completion and lease-up of the Heartwood Apartments. This includes 26 White; 6 Black or African American; 5 Asian; 1 American Indian or American Native; and 11 persons who identified as Hispanic.

CR-15—Resources and Investments 91.520(a)

This section summarizes the federal, state, and local resources that were made available during the program year and describes how these funds were invested to address the goals and priorities outlined in the Consolidated Plan and Annual Action Plan.

Resources

Table 3 - Resources Made Available

Source of Funds	Source	Resources Made Available Program Year	Amount Expended During Program Year
CDBG	public - federal	\$2,312,252	\$469,102.36
HOME	public - federal	\$989,566	\$938,071.51

Narrative

As shown in Table 3, the resources made available in Program Year 2024 (PY24) includes \$610,539 in annual CDBG funding allocation, \$982,320 in CDBG Program Income, and \$725,248 in prior year CDBG funds for a total of \$2,312,252 in CDBG funds. In PY24, the City expended \$469,102.36 in CDBG funds.

Similarly, the City received \$237,782 in annual HOME funding allocation, \$415,784 in HOME Program Income, and had \$336,000 in Prior Year Resources for a total of \$989,566 in HOME funds. In PY24, the City expended \$938,071.51 in HOME funds.

Geographic distribution and location of investments

The following section provides a description of the geographic distribution of how funding is allocated and expended and whether a certain proportion is expended in areas with a greater concentration of low- and moderate- income block groups (discussed in further detail below).

Table 4 – Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	CDBG-funded activities were made available to Mountain View residents citywide.
Eligible LMI Block Groups	0	0	CDBG-funded activities were made available to Mountain View residents citywide.

Narrative

As shown in the Table 4, the City of Mountain View used its CDBG funds to implement the activities detailed in the 2024 Action Plan on a citywide basis and did not utilize funding for specific LMI block groups. This means that the stated activities were made available to all Mountain View residents; there was no geographic concentration of resources.

A census tract is made up of two or more block groups, and certain block groups may qualify as low- and moderate-income (LMI) areas if at least 51 percent of their residents are LMI. These areas are referred to as LMI block groups. The City has four such block groups, which represent a relatively small portion of the community overall. To maximize impact, the City invests its CDBG funding primarily to benefit LMI residents through activities that serve residents city-wide.

Leveraging

This section describes how federal funds have been instrumental in leveraging additional resources, such as private, state, and local funds through the program year. It includes an explanation of how matching requirements were met, demonstrating how federal investments were complemented by other financial contributions. Additionally, the section covers the use of publicly owned land or property within the jurisdiction, highlighting how these assets were utilized to address the needs identified in the strategic plan. This comprehensive overview illustrates the collaborative effort and resourcefulness in maximizing the impact of federal funding.

In PY 2024, the City provided \$128,968 in CDBG funds to nonprofit agencies for public service programs. Because the funding requests for CDBG funding were oversubscribed, the City provided \$12,701 from the General Fund to supplement CDBG funding. CSA received a combination of CDBG and City General Fund as follows for its Homeless Prevention and Homeless Services program and its Senior Case Management program.

In PY 2024, the City separately allocated an additional \$230,954 from the General Fund and \$90,540 from ARPA funds to public and human service agencies within the City. HUD limits the amount of CDBG funding that can be spent on public service activities each year, and also limits the types of activities that can receive CDBG public service funds. By using the General Fund to help supplement the limited amount of CDBG public service funding, the City can increase the number of local nonprofit organizations that receive assistance, as well as provide funding for activities that might not meet the CDBG eligibility criteria. The supplemental funds were utilized for the following services:

- Community School of Music and Arts
- CSA—Senior Nutrition Program
- Day Worker Center of Mountain View—Education, Skills Training, and Job Placement
- Day Worker Center of Mountain View—Healthy Meals Program
- Healthier Kids Foundation—Vision Screening
- Junior Achievement of Northern California

- MayView Community Health
- Parents Helping Parents, Inc.—Support Services for Households with special needs children
- The Health Trust’s Meals on Wheels Program
- YWCA Domestic Violence Department

While these services provided much needed services and made a positive impact in the community, the outcomes are not counted towards the AAP goals and CAPER reporting because they were achieved with the General Fund and did not include any CDBG/HOME funds.

In addition to the above activities, the City has had an ongoing fair housing program implemented by Project Sentinel, who implements a variety of fair housing educational and outreach activities. Additionally, the City’s Rent Stabilization Division engages Community Legal Services in East Palo Alto (CLSEPA) who provide free legal advice and follow-up services at the Housing Help Center twice a month. These are non-CDBG funded activities and therefore not reported in the CAPER outcomes/tables.

The City is advancing development on two City-owned sites:

- Lot 12 - On May 19, 2020, the City Council selected Alta Housing and The Related Companies to redevelop Lot 12, a 1.56-acre City-owned parking lot in Downtown, into a fully affordable housing project. The City subsequently issued a ministerial approval for an SB 35 entitlement application to construct a new five-story building with 120 rental units, all deed-restricted for households earning between 30 and 80 percent of the area median income (AMI). The City has committed \$23.45 million toward the project. On August 5, 2025, the development received a reservation of federal tax credits from the California Debt Limit Allocation Committee (CDLAC), securing the final piece of funding needed to complete overall project financing. With funding in place, construction is anticipated to begin in February 2026.
- 87 E. Evelyn - On September 26, 2023, the City Council selected Affirmed Housing as the preferred developer to lease and develop the City-owned site at 87 East Evelyn Avenue for permanent affordable housing. The project will provide 268 units in two phases/buildings. The project includes a child-care center and several community-serving spaces. The City has committed \$8 million toward the project. The 2.1-acre lot has been the site of an interim safe parking program since April 2020. The Affirmed team has submitted an SB 35 entitlement application, which will be reviewed and processed ministerially in accordance with state law. The developer is currently securing project financing and anticipates beginning construction in Q4 2026.

In addition, one project is under construction and two have been recently completed (listed below). These projects are not located on City-owned land, but have received City funding:

- 1265 Montecito (under construction): The 1265 Montecito Avenue project, approved by the City Council on December 6, 2022, will provide 85 affordable rental units on a 1.04-acre site at the southwest corner of North Shoreline Boulevard and Montecito Avenue. The units will be deed-

restricted for families earning between 25% and 60% of the area median income (AMI), including extremely low-income families, veterans, and rapid rehousing households. The City has contributed \$16 million toward the project, which is expected to be completed in Q4 2026.

The City also completed two affordable housing projects during PY 2024:

- **La Avenida:** Developed by Eden Housing, the La Avenida project is located at the corner of La Avenida and Armand Drive on a 0.96-acre site in Mountain View. The four-story building provides 100 rental units, all affordable to households earning between 30 and 60 percent of the area median income (AMI). Completed in June 2025, the project received \$15 million in City funding. It is the first affordable housing development in the City's North Bayshore Precise Plan area, which is home to major technology companies.
- **Heartwood Apartments:** The Heartwood Apartments, located on East El Camino Real, is a permanent supportive housing community created through the adaptive reuse of the former 66-room Crestview Hotel. The 49-unit project, developed by Jamboree Housing, serves a mixed population, including Transitional Age Youth (TAY) and households experiencing or at risk of chronic homelessness who earn up to 30 percent of the area median income (AMI). The City contributed approximately \$9.05 million to the project using a mix of local and federal funds. The project was completed in November 2024.

Per HUD requirements, entitlement jurisdictions must provide a match of non-HOME funding for every HOME dollar for affordable housing developments. Due to the timing of the project and this CAPER, there is no HOME match to report for Tables 5 and 6 below. The City anticipates reporting on the HOME Match in next year's CAPER representing funding for The Heartwood project.

Table 5 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	8,670,603
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,670,603
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,670,603

Table 6 – Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	0	0	0	0	0	0	0	0

HOME MBE/WBE report**Table 7 – Program Income¹**

Program Income				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,173,806	415,784.01	749,447.07	0	840,142.94

This section discusses HOME reporting requirements related to Minority Business Enterprises (MBE) and Women Business Enterprises (WBE).

The City provided HOME funding to MBE and WBE businesses through contractors and subcontractors who worked on the Heartwood Apartments project, as well as through consultants who assist City staff with HOME program administration.

¹ This table is included as part of HUD's required CAPER template. While its placement may appear out of sequence with the surrounding narrative, it is presented here in accordance with HUD's reporting format.

Table 8 - Minority Business and Women Business Enterprises

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$15,075,000	0	0	0	35,000	15,040,000
Number	3	0	0	0	1	2
Sub-Contracts						
Number	25	0	0	0	4	21
Dollar Amount	\$6,375,391	0	0	0	\$855,927	\$5,519,464
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$15,075,000	75,000	15,000,000			
Number	3	2	1			
Sub-Contracts						
Number	25	2	23			
Dollar Amount	\$6,375,391	\$792,200	\$5,583,191			

Table 9 – Minority Owners of Rental Property

Minority Owners of Rental Property – Indicate the number of HOME-assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Table 11 – Households Displaced

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

CR-20—Affordable Housing 91.520(b)

Evaluation of Progress in Providing Affordable Housing

This section assesses the jurisdiction's progress in delivering affordable housing using CDBG and HOME funding. It provides a comparison between the goals and actual number and types of households in each income category (extremely low-income, low-income, moderate-income, and middle-income) served for the program year. This overview highlights the effectiveness of the jurisdiction's efforts in meeting the housing needs of diverse income groups and provides insight into the overall impact of the affordable housing initiatives.

Table 12 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	48	48
Number of Non-Homeless households to be provided affordable housing units	12	6
Number of Special-Needs households to be provided affordable housing units	0	0
Total	60	54

Table 13 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	60	54
Number of households supported through Acquisition of Existing Units	0	0
Total	60	54

Goals, Outcomes, and Challenges

In PY 2024, Rebuilding Together Peninsula (RTP) provided health and safety repairs to rehabilitate 6 existing homes occupied by low—and moderate-income senior households. Due to organizational changes and staff turnover, RTP was not able to achieve the annual goal of 12. However, RTP provided much-needed funding to complete the repair/rehabilitation of the 6 units of low- and moderate-income

housing.

Through the program year, the City made progress towards providing affordable housing with CDBG and HOME funds, exclusively through rehabilitation work related to The Heartwood. Work on The Heartwood project began in Fiscal Year 2023-24 and the units were delivered in Fall 2024. The project was awarded State funding through Project Homekey in April 2022. In addition to State and City funding, the project was also funded by the County. The rehabilitation work began in July 2023 and the Notice of Completion was issued in November 2024.

The City still has an affordable housing pipeline that is being developed that is separate from CDBG-funded projects, and that pipeline currently includes 10 projects. Of these 10 projects, seven are City-funded, and three do not include City funding.

Impact of Outcomes on Future Action Plans

HUD's CDBG regulations set forth specific requirements governing the use of funds, including eligible activities and expenditure timelines. To monitor compliance with these expenditure timelines, HUD conducts an annual "timeliness test" on May 2 to assess whether entitlement jurisdictions are spending their CDBG funds quickly enough. If an entitlement jurisdiction fails to meet the test two years in a row, it may face the risk of losing CDBG funds.

For Fiscal Year 2024–25, the City did not meet the timeliness requirement because the City has received relatively large amounts of unanticipated CDBG loan repayments in recent years, but without identified projects to fund within the required time period. This creates a common challenge among entitlement jurisdictions like Mountain View to pass the timeliness test. The City has already identified activities that will allow timeliness compliance for FY 2025-26, including funding renovation work at two MidPen affordable housing rehabilitation projects.

The City has already adopted and submitted its FY 2025-26 Annual Action Plan, which is based on the 2025-30 Consolidated Plan, both of which were approved by Council on [May 13, 2025](#).

Number of Households Served by Affordable Housing Projects

Table 14 – Number of Households Served

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	53	48
Low-income	1	1
Moderate-income	0	0
Total	54	49

Table 14 above includes data on the number of individuals served by each funding source, categorized by income level: extremely low-income, low-income, and moderate-income. This breakdown helps in understanding how different income groups are represented and supported by the various funding sources. For FY 2024-25, the Minor Home Repair Program operated by Rebuilding Together Peninsula was able to assist 5 extremely low-income households and 1 low-income household by providing them with critical health and safety home repairs. The Heartwood project was completed and leased up in Fall 2024 and was able to assist 48 extremely low-income households.

CR-25—Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

This section evaluates how effectively the jurisdiction has met its specific objectives aimed at reducing and ultimately ending homelessness and other special needs. It assesses the achievements and advancements made towards addressing homelessness, including the strategies developed and implemented, the outcomes achieved, and any challenges encountered. This analysis provides insight into the jurisdiction's efforts and effectiveness in tackling homelessness and working towards its long-term goals.

Homeless (especially unsheltered) persons outreach and needs assessments

In June 2025, the County of Santa Clara's Office of Supportive Housing (OSH) released preliminary results of the county-wide point in time (PIT) count of the number of unhoused community members. The PIT is a census of sheltered and unsheltered people experiencing homelessness on a single night. It provides data used for federal funding allocations and national estimates of homelessness.

The numbers for the County have increased compared to 2023 when the last PIT was completed. The overall number of homeless individuals counted this year increased by 8.2% in Santa Clara County from 9,903 in 2023 to 10,711 in 2025. The County expects to release the final results of the 2025 PIT count, including detailed information on subpopulations and demographics, later this year.

The most recent comprehensive PIT results that are available are from the 2023 PIT count. As mentioned above, at that time the overall number of homeless individuals in Santa Clara County was 9,903. The PIT count of individuals experiencing homelessness in Mountain View for 2023 increased 62% from the 2022 count. However, the 2022 count had shown a decrease of 43% from the last pre-pandemic count, which was performed in 2019. The 2022 count was the first post-Covid-19 count when many new programs had been implemented Countywide creating some challenges in interpreting the data. Overall, for the period from 2019 to 2023, the PIT found homelessness in Mountain View decreased 7% from pre-pandemic numbers to this year (606 in 2019, 346 in 2022, and 562 in 2023). The one-year shift for Mountain View from 2022 to 2023, is mainly explained by data collection change to count the safe parking program operating in the City directly from the safe parking provider. The County contractor has determined the safe parking participants were likely not counted in 2022, since they did not share with volunteers covering those census tracts that safe parking lots existed. This program partnership with the County provides essential services and links participants to services.

In an effort to address homelessness, in Program Year 2024 the City funded the Community Services Agency's Homeless and Homelessness Prevention program with \$31,201 in CDBG funds and \$11,541 in General Funds. The program served approximately 10,063 persons, and of the clients served, 84% were extremely low-income. The Homeless and Homelessness Prevention Program provides homeless individuals and families with case management services, which include advocacy, enrolling in applicable public benefits, and accessing vital support services. The Program also connects unstably housed and

unhoused individuals and families to safety-net resources that address or improve their housing situation.

Emergency shelter and transitional housing needs of homeless persons assessment

The City supports efforts to address the emergency shelter and transitional housing needs of homeless persons. As mentioned previously, in Program Year 2024, the City funded the Community Services Agency's (CSA) Homeless and Homelessness Prevention program which served approximately 10,063 persons through the provision of comprehensive case management services to help unhoused individuals and families secure affordable, permanent housing.

The Quetzal House is a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of this property, and in 2016 also provided CDBG funding for its rehabilitation.

In addition to CDBG-funded activities, the City has implemented other homelessness response programs, often in collaboration with its nonprofit and private sector partners. Other programs/activities include implementation of a Safe Parking Program in partnership with the County of Santa Clara to provide safe parking along with case management and a range of services to support unstably housed residents living in vehicles on a path to permanent housing. The City Safe Parking program provides capacity for up to 105 vehicles. The City also partnered with LifeMoves by jointly applying for State Project Homekey funding to develop 100 units of interim housing at 2566 Leghorn serving up to approximately 124 formerly unsheltered persons at any given time. The project was completed in May 2021. LifeMoves provides case management services to connect participants with housing opportunities across the spectrum of needs.

The City also has existing affordable housing projects that provide a range of units to meet various housing needs. One example is San Antonio Place (operated by Charities Housing), which consists of 118 efficiency studio units affordable to very low-income persons (15-45% of median income) and serves persons who would be at risk of homelessness. The City helped fund and continues to monitor this property. Ten units at this complex are specifically designated for person transitioning from homelessness. Another example is Eagle Park which has 66 studios and one-bedroom apartments of which 30 units are reserved for veterans.

Preventing Homelessness for High-Risk Low-Income Individuals and Families

The below narrative highlights efforts to support those who might be at risk of homelessness after leaving publicly funded institutions, such as healthcare facilities, mental health centers, foster care, and correctional programs. Additionally, it covers how assistance from various public and private agencies in areas like housing, health, social services, employment, education, and youth support contributes to preventing homelessness among these vulnerable populations.

In Program Year 2024, the City provided \$128,968 in CDBG funds to the following agencies to provide vital

services to extremely low- and low- income individuals and families to help low-income households remain housed and meet critical needs:

- **Community Services Agency (\$31,201 in CDBG funds):** The Community Services Agency's continues to provide services to Mountain View homeless persons and persons transitioning from or at-risk of homelessness through its homeless program. Their program provides health and nutrition services, rental assistance, and other supportive services. In FY 2024-25, 10,063 clients were served.
- **Community Services Agency (\$26,140 in CDBG funds):** The Community Services Agency administers the Senior Case Management Program. Seniors experience fewer hospitalizations and live independently for longer when social and medical care are integrated under the direction of a case manager. This means considerable savings in monies not spent on medical care and nursing facilities by Federal and State health care programs. In FY 2024-25, the Senior Case Management Program served 502 seniors.
- **Next Door Solutions (\$15,000 in CDBG funds):** The agency provides services and assistance to victims of domestic violence. In FY 2024-25, the agency provided services to 27 individuals.
- **Senior Adults Legal Assistance (\$16,500 in CDBG funds):** The Legal Assistance to Elders program provided support to older persons in their efforts to live safely, independently, non-institutionalized, and with dignity. In total, 61 seniors were served in FY 2024-25.
- **Silicon Valley Independent Living Center (\$10,127 in CDBG funds):** The Housing Program is dedicated to improving the lives of people of all ages with all types of disabilities. The program provides housing assistance to disabled individuals. In FY 2024-25, the program provided assistance to 34 disabled individuals.
- **Vista Center for the Blind and Visually Impaired (\$30,000 in CDBG funds):** Through the Safe and Healthy Living Program, the agency provided 45 individuals with case management and support services to live independently.

As mentioned in previous CAPER reports, the City provided funds to CSA for the Rental Relief Program. The Program provided emergency rental relief to prevent homelessness and the City continued the Rental Relief Program with CSA for the City's CDBG-CV3 funds, totaling \$609,214. In Program Year 2024, CSA disbursed \$20,146 to 8 households. At this time, CSA has fully disbursed the CDBG-CV3 funds and provided rental relief to a total of 260 households.

City collaboration with County Continuum of Care

The City collaborates with the Santa Clara County Continuum of Care (CoC) to address housing needs for the unsheltered. The CoC developed the discharge policy based on their processes in August 2021. The

policy addresses discharge planning for individuals in custodial institutions including post-release services, programs for behavioral health and drug-use. It also addresses discharge planning from medical institutions for patients from the County hospital system, emergency psychiatric services and a skilled nursing facility. The Santa Clara County CoC oversees the implementation of the programs under this policy along with program partners and service providers. The City's Human Services Division and Community Outreach Officer (member of the Neighborhood and Event Services team in the Police Department) meet regularly with staff from the County Office of Supportive Housing and share relevant updates via informational flyers with unsheltered residents. The City will follow the CoC's guidance as received.

Supporting Transitions to Permanent Housing for Homeless Individuals

This section addresses efforts made in this program year to assist homeless individuals, with a focus on chronically homeless people, families with children, veterans, and unaccompanied youth. It details initiatives aimed at expediting their move to permanent housing and independent living. Key aspects include reducing the duration of homelessness, improving access to affordable housing units, and implementing measures to prevent recently housed individuals and families from falling back into homelessness.

As mentioned earlier, the City provided \$31,201 in CDBG funds to CSA to administer its Homelessness and Homeless Prevention Program. The Program provides services to Mountain View homeless persons and persons transitioning from or at-risk of homelessness through health and nutrition services, rental assistance, and other supportive services. In Program Year (PY) 2024, the Program provided services to 10,063 Mountain View residents.

The City allocated \$125,000 in FY 2023-24 towards a revenue share agreement with the County of Santa Clara which was used to provide case management and permanent supportive housing for up to 20 chronically homeless households. The City also provided \$120,000 in funding to CSA to provide housing problem solving and case management services to help resolve the household's immediate housing crisis, or quickly connect the household to existing emergency or crisis housing services. In addition, the program may provide temporary financial assistance. The CSA contract also includes an additional \$42,000 for outreach services, defined as focused outreach and assessments for individuals living in vehicles to help ensure the most vulnerable households experiencing homelessness receive information and complete a VI-SPDAT, which will help them enter the queue for supportive housing opportunities.

CR-30—Public Housing 91.220(h); 91.320(j)

Actions to address public housing needs

The Santa Clara County Housing Authority (SCCHA) does not own or operate any public housing properties within the City, and there is no other public housing in the City. SCCHA currently provides 488 vouchers through its various programs to fund existing affordable housing in Mountain View.

In Program Year 2024, the City worked on several affordable projects in the pipeline that included evaluating the potential for project-based vouchers to assist with project feasibility. The City continues to coordinate with the non-profit developers, the County, and SCCHA to ensure that the funding will be made available to finance the projects.

Actions Taken to Encourage Public Housing Residents' Involvement in Management and Homeownership Participation

While there is no public housing in Mountain View, SCCHA incorporates resident input into the agency's policy-making process. An equitable and transparent policy-making process that includes the opinions of residents is achieved through the involvement of two tenant commissioners on the SCCHA board.

The City also partners with Housing Trust Silicon Valley to provide down payment assistance funds to Mountain View residents, as well as hold homebuyer education programs. Additionally, the City works with its BMR program administrator to navigate the homeownership and lending process for lower-income households wishing to purchase a below-market rate home.

Actions taken to provide assistance to troubled PHAs

The Santa Clara County Housing Authority is not considered troubled, and therefore does not require assistance at this time.

CR-35—Other Actions 91.220(j)-(k); 91.320(i)-(j)

This section addresses the measures implemented by the City to address and mitigate the adverse effects of public policies that hinder access to affordable housing. It covers actions related to overcoming barriers such as restrictive land use controls, tax policies impacting land, zoning ordinances, building codes, associated fees and charges, growth limitations, and policies influencing residential investment returns.

The City's Analysis of Impediments to Fair Housing (AI)/Assessment of Fair Housing (AFH) includes policies and strategies to promote fair housing.

Additionally, the City is working on several priority projects related to housing as part of its Strategic Plan, including the following:

- Developing a displacement response strategy, evaluation is currently underway to evaluate a comprehensive, six-pronged strategy to address tenant displacement.
- Initiated a middle-income homeownership strategy.
- Crafting a Community Ownership Action Plan. The purpose of the COAP is to create stable, long-term affordable housing by supporting resident-led efforts to purchase and preserve existing housing. The city's initial goal is to support the preservation of 50 long-term affordable, community-owned units through city funds and other leveraged funds.
- Facilitating the development of affordable housing, including in partnership with the regional transit authority as well as the redevelopment of a City-owned Downtown parking lot for affordable housing.
- The City worked with the City Attorney and the Clerk's Office to update the reasonable accommodation policy language for public documents.
- There are various non-governmental constraints that are just as – if not more – impactful than governmental constraints in terms of creating barriers to housing, and systemic approaches need to be made to address such non-governmental constraints. These include issues such as the cost of land and the displacement of residents during redevelopment. Staff continue to pursue policies to address these constraints to the development and preservation of affordable housing.
- Homeless Response Strategy: In June 2025, the City Council adopted the [Pathways to Housing – Homeless Response Strategy Implementation and Expenditure Plan](#). The Plan serves as a roadmap for addressing homelessness for the next seven to ten years through actionable goals, strategies and a plan for expenditures and implementation.

Finally, the City's 2023-2031 Housing Element was adopted by City Council on April 11, 2023, and certified by HCD on May 26, 2023. The Housing Element is a component of its General Plan that outlines strategies to meet current and future housing needs for all income levels. It includes an assessment of housing needs, an inventory of available land, and plans for addressing barriers to housing development. The Housing Element must be updated periodically to reflect changes in population and housing market conditions, ensuring that the City provides adequate and affordable housing options for its residents. The Housing Element also addresses the Assessment of Fair Housing as it relates to the State of California's requirements.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

As mentioned in the City's Consolidated Plan, increasing the supply of affordable housing is a high priority. To address this need, the City will undertake the following:

- Annually monitor and inspect the City's subsidized housing developments in order to maintain their affordability and the quality of the housing stock including Ginzton Terrace Apartments (107 senior units) 1585 Studios (27 units for adults with developmental disabilities) and San Veron Park (32 family units). The funding for the properties was accompanied by deed restrictions that extended affordability for a minimum of thirty-five years.
- Provide ongoing oversight for Quetzal House, a youth shelter operated by Bill Wilson Center that serves approximately 40 clients annually. The City initially funded the development of this property and also invested rehabilitation funding.
- Invest local affordable housing funds in order to increase the supply of affordable housing in the community and to supplement CDBG and HOME funding. The City currently has an active and robust pipeline of 100% affordable housing projects totaling approximately 1,500 new permanent units. Additionally, there are 1,134 Below-Market-Rate (BMR) units in the pipeline across multiple market rate projects. An example of an affordable housing development completed in 2021, Luna Vista Apartments has 70 studios serving individuals earning between 30 – 70% AMI and of these 15 are reserved for adults with intellectual or developmental disabilities. In addition, as previously mentioned, the Heartwood Apartments project was completed in November 2024 and provides affordable housing opportunities to 48 individuals or households earning 30% AMI or below.
- The City's significant affordable housing (100% affordable housing and BMR) pipeline will double the City's affordable housing supply. At this time, there is a significant gap to fully fund the affordable housing projects in the pipeline.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

As required by federal regulations, the City has a Lead Based Paint Management Plan and carries out

projects according to the Lead Based Paint Management Plan. The City will continue to require testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City will also continue to provide information on lead-based paint hazards to property owners.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City’s current affordable housing stock and pipeline represent both a commitment to affordable housing, as well as significant areas of need and critical gaps, as shown in Table A, below.

Table A - City of Mountain View Affordable Housing Pipeline²

Unit Type	Completed Units (FY24-25)	Entitled Units (FY24-25)	Anticipated Pipeline (Five Years)
Below-Market Rate - AMI 30% to 120%	30 units	32 units	Approximately 1,134 units
100% Affordable Housing Development	149 units	432 units	Approximately 1,650 units
Total	179 units	464 units	Approximately 2,784 units

Table A shows the number of affordable units that the City currently has, the number of units currently approved through the City’s planning process, but not yet built, and the number of units the City anticipates over the next five years. The “Below Market Rate” row includes units that are built by residential developers as an inclusive part of their market-rate developments, per the requirements of the City’s Below Market-Rate (BMR) Ordinance. While the BMR units include different AMI levels, each project needs to average 65% AMI across the BMR units within the project.

The 100% Affordable Housing Development row includes projects funded through the City’s NOFA process, as well as projects the City anticipates on future sites where the land will be dedicated to the City for affordable housing. There are three additional fully affordable housing developments that are in the City’s pipeline receiving no City funding contribution. Combined these developments will deliver an additional 318 units.

The City has expended approximately \$3.6 million in CDBG funds and \$2.8 million in HOME funds. The Heartwood Apartments converted the former Crestview Hotel into permanent affordable housing. The rehabilitation work began in July 2023 and was completed in November 2024, and the units are now fully leased up. The 66 hotel units have been converted into a mix of studios and two-bedroom apartments that provide permanent supportive housing to 48 households experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth.

² Note: All numbered tables in this report follow HUD’s required CAPER template. Table A has been added by the City for supplemental information; it is lettered rather than numbered to distinguish it from HUD-required tables.

In FY 2024-25, the City continued to fund CSA. The programs at CSA provide a variety of services, including rental assistance, food, clothing, and job search to help prevent at-risk households from becoming homeless and to provide them with basic necessities which they cannot afford due to their limited incomes. As mentioned previously, the Homelessness and Homeless Prevention Program served 10,063 individuals and the Senior Case Management Program served 502 seniors.

From 2014 through 2025, the City has invested nearly \$191 million in affordable housing developments and is committed to implementing the robust pipeline of 1,650 affordable housing units. In addition, approximately 15,000 rental units are rent protected under the Community Stabilization and Fair Rent Act voter initiative adopted in 2016.

In FY 2021-22 Council authorized development of a Guaranteed Basic Income Pilot program and provided \$2.4 million in funding. This program provided direct cash payments of \$500 a month to 166 randomly selected ELI households with at least one child under the age of 18. The program was operated through the City's partner Community Services Agency (CSA), supported by YMCA, working with the payment processor Community Financial Resources. The program launched on September 16, 2022, and direct cash payments were approved for 24 months with the first disbursement beginning in December 2022 and concluding in December 2024. While the Elevate MV Pilot Program is complete the integrated research component of this project will continue until June 2026, when the final report from the researchers from the University of Pennsylvania Center, is expected.

The Council also approved \$1.8 million in FYs 2021-22 and 2022-23 to support the Mountain View Solidarity Fund. The goal of the Solidarity Fund is to distribute one-time direct cash assistance to eligible Mountain View residents who have been financially impacted by the pandemic through job loss, reduced working hours, school closures, or COVID-19-related illness. The funding provided up to \$4,000 in one-time broad-based financial assistance to extremely low-income eligible residents (at or below 30% AMI).

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

To improve intergovernmental cooperation, the City of Mountain View continues to participate with other local jurisdictions and the County in sharing information and resources. Collaborative efforts include regular monthly meetings among the entitlement jurisdictions; and coordination on project management for projects funded by multiple jurisdictions. These interactions among agencies provide opportunities to identify potential joint actions to address local and regional needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continues to work with the County and local jurisdictions to coordinate on regional housing

issues. As an example, to enhance coordination between homeless service providers, transitional and permanent housing opportunities and cities that fund the services and, in some cases housing units, the City of Mountain View, along with other Santa Clara County jurisdictions meet, regionally to share information and discuss issues, challenges, and opportunities to work together.

The City was involved with developing the 2025 Santa Clara County Community Plan to End Homelessness (2025 Community Plan). The 2025 Community Plan was endorsed by the Council in December 2020 and has three key strategies, noted below, which work together to help the homeless access housing and services as quickly as possible and ensure that households at risk of homelessness receive the services they need to remain in their homes.

- Strategy 1: Address the root causes of homelessness through system and policy change.
- Strategy 2: Expand homelessness prevention and housing programs to meet the need.
- Strategy 3: Improve quality of life for unsheltered individuals and create healthy neighborhoods for all.

There is substantial alignment between the 2025 Community Plan and the City's existing homeless response framework and the City's [Pathways to Housing – Homeless Response Strategy Implementation and Expenditure Plan](#), which was adopted by Council in June 2025. A local nonprofit, Destination: Home, provided a grant of \$450,000 in FY 2021-22 to be distributed equally over three fiscal years in recognition of the City's initiatives in responding to the needs of unstably housed persons and will support the City's ongoing and new initiatives that align with the 2025 Community Plan and the City's Pathways to Housing Plan.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Annually the City funds fair housing education, investigation, enforcement, and outreach. The City provides funding from its General Fund to Project Sentinel to provide these services in FY 2024-25. The Mountain View Mediation Program (MVMP), administered by Project Sentinel, assists the Rent Stabilization Division by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City. The agency also held outreach and educational activities that directly benefited Mountain View residents and increased community awareness about fair housing.

Regional fair housing efforts included researching possible disparate impacts from the displacement of primarily lower income Latino/Hispanic households due to rising rents throughout the County. In addition, the City continues to hold outreach meetings for its Community Stabilization and Fair Rent Act (CSFRA) implementation. The CSFRA stabilizes rents by limiting annual rent increases.

Additionally, during Program Year 2024, the City continued to organize and staff a bi-weekly Housing Help Center at the Rent Stabilization office every first and third Thursday afternoon of the month, helping tenants and landlords access information about rental assistance, tenant rights, below market rate housing, and affordable housing. The Center also focused its services on reducing evictions and promoting community stability by connecting community members with housing support services and resources. Community members can access information, receive 1:1 support, and connect with services provided by the City's community partners.

CR-40—Monitoring 91.220 and 91.230

The City must ensure compliance with CDBG and HOME program requirements over the long term and this is managed through monitoring. The standards and procedures established by the City to monitor the implementation of activities related to the plan are outlined in this section.

On a quarterly basis, the City continued to review all of its subrecipients and projects to ensure compliance with the CDBG and HOME program and comprehensive planning requirements through submitted financial expense reports and program performance reports.

The City conducted annual and bi-annual monitoring of CDBG and HOME funded affordable housing developments and CDBG public service sub-recipients through onsite visits, a desk review, and file review in PY 2024. The desk review involved the review of quarterly invoices, project budgets and supporting financial records, client reports and client files, and agency audit reports. Staff reviewed agencies' financial and programmatic policies and procedures to ensure compliance with all applicable federal requirements. In addition, staff worked with the subrecipients to assess their affirmative marketing plans and reasonable accommodation policies in order to give them feedback so they align with the City's templates.

Citizen Participation Plan 91.105(d); 91.115(d)

Notice regarding the availability of the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, five-year Consolidated Plan, and any amendments, is outlined in the City's Citizen Participation Plan. The Citizen Participation Plan is developed by the City and guided by federal regulations. It outlines the notice period, means of publications and procedures for technical assistance. It also stipulates the languages that the notice must be made available and how non-English speakers may access the performance report.

The Draft FY 2024-25 CAPER was made available for public review for a 15-day period, September 9, 2025 through September 23, 2025. An advertisement was placed in the Palo Alto Daily Post, a newspaper of general circulation, advertising the availability of the CAPER. In addition, a summary advertisement was placed in the Mountain View Voice, a digital newspaper. The public notice was also made available in Spanish, Mandarin, and Russian. The draft CAPER was available on the City's website, and free paper copies were also available to the public upon request. The public could either come to the Housing Department during normal business hours to pick up a copy of the report, or they could call or e-mail the City and have the report mailed or e-mailed to them. Finally, a public hearing was held at City Council on September 23, 2025 to receive public input on the City's accomplishments during the program year.

CR-45—CDBG 91.520(c)

As stipulated in the Code of Federal Regulations 91.520(c), any modifications to the jurisdiction's program objectives must be provided. The nature of these changes and the reasons behind them must be included. If any modifications were made the jurisdiction must provide plans to adjust its programs based on its experiences and lessons learned. The focus is on providing a clear understanding of why adjustments were made and how these changes will improve program effectiveness and responsiveness to evolving needs.

The City of Mountain View had no changes to the program's objectives in the program year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The City does not have any open BEDI grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50—HOME 24 CFR 91.520(d)

Onsite inspections of affordable rental housing supported by the program should be conducted during the program year. This section provides an overview of the results from on-site inspections of affordable rental housing supported by the program. It includes findings related to compliance with housing codes and other relevant regulations, if any. The aim is to assess whether the properties meet the required standards for safety, habitability, and overall quality, ensuring that they adhere to all applicable rules and guidelines.

Onsite Inspections for Program Year 2024 per 24 CFR §92.504(d)

In addition to listing the projects scheduled for onsite inspection, this section provides a summary of any issues identified during these inspections. For projects that were not inspected, it explains the reasons for the lack of inspection and outlines the plan to address and remedy the situation.

In PY 2024, the City completed monitoring for the following developments:

1. San Veron Park
2. Franklin Street
3. Tyrella Gardens
4. Sierra Vista

Desk and file reviews were completed which involved the review of quarterly invoices, project budgets and supporting financial records, client reports and client files, and agency audit reports. Additionally, staff reviewed the Developer's financial and programmatic policies and procedures to ensure compliance with all applicable federal requirements. The City also completed onsite inspections for these developments. The monitoring of these developments did not result in any major findings. There were a few areas where additional information was needed in order to ensure compliance, but the necessary information was provided by the developments upon request which resulted in the resolution of any concerns.

It should be noted that Mountain View's subsidized housing complexes are kept in good condition and the units with Project Based Vouchers are inspected by the Housing Authority of the County of Santa Clara on an annual basis.

Assessment of the Jurisdiction's Affirmative Marketing Actions for HOME Units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Prior to a developer's initially selling or leasing any CDBG or HOME-funded units, the City requires submittal of a HUD-compliant affirmative marketing plan that demonstrates how the developer intends to target all segments of the community. A developer must coordinate with the City and track applicants'

race and ethnicity data for reporting purposes.

The City requires that owners of subsidized properties have and follow its affirmative action marketing plan. Prior to leasing units at subsidized properties, bilingual outreach is carried out by the property owners and City's bilingual outreach team. Marketing materials are translated into Spanish, Mandarin, and Russian and distributed throughout the community. Individuals who request it are given assistance in completing the applications. Information about the rental process is also provided to nonprofit service agencies so they can pass the information to their clients and assist them with the application process. Announcements about the opening of the wait list are widely distributed. Developers, during the wait list intake process, have been instructed to have multilingual resources available to address limited English proficiency individuals and application process questions.

The City updated its policies and procedures for Waitlist and Application management in February 2023, in accordance with HUD requirements, which included revisions to the application form, closing the waitlist after a maximum of 30 days and processing all applicants on the waitlist for eligibility first prior to processing new applicants on a reopened waitlist. This process was followed when San Antonio Place Apartments (120-unit subsidized rental complex), a property that previously received HOME funding, opened their waitlist application period in Program Year 2022. The City also evaluated the Affirmative Marketing plans for 18 fully affordable housing projects in the City and found they were in substantial compliance overall with HUD requirements.

Data on the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Over the past few program years, the City expended approximately \$2.8 million in HOME funds, including \$2.7 million in HOME program income, to rehabilitate The Heartwood. Rehabilitation work began in July 2023 and was completed in November 2024. The 66 hotel units have now been converted into a mix of studios and two-bedroom apartments providing permanent supportive housing to 48 households experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth.

Other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City is implementing its State-certified 2023-31 Housing Element to increase the supply of affordable housing as well as prevent tenant displacement through various strategies includes developing an acquisition/preservation program focused on preserving existing rent-stabilized housing units. Additionally, the City has a robust affordable housing pipeline representing approximately 1,650 new affordable housing units to be built over the next few years. These projects will require the developers to leverage tax credits – as well as other external funding sources – for the projects to be financially feasible.

The City is also pursuing applicable State and Federal funding opportunities to leverage City funds and address existing funding gaps the City faces in funding its affordable housing pipelines. The City is also in the process of developing a Community Ownership Action Plan. The purpose of the COAP is to create stable, long-term affordable housing by supporting resident-led efforts to purchase and preserve existing housing. The City's initial goal is to support the preservation of 50 long-term affordable, community-owned units through city funds and other leveraged funds. The City has also established an acquisition/preservation fund and contributed \$4 million. This funding is anticipated to catalyze other funding sources for acquisition and preservation in the City of Mountain View.

CR-58—Section 3

Section 3 of the Housing and Urban Development Act of 1968 is a provision designed to ensure that employment and business opportunities generated by certain HUD-funded projects are directed to low- and very low-income persons, particularly those residing in the areas where the HUD funds are being used.

The key aspects the Section 3 addresses:

1. **Employment Opportunities:** It requires that, to the greatest extent feasible, HUD-funded projects provide job training and employment opportunities to low- and very low-income individuals, especially those living in the vicinity of the project.
2. **Business Opportunities:** Section 3 also aims to ensure that businesses owned by or that employ low- and very low-income individuals are given opportunities to participate in contracts funded by HUD.
3. **Requirements for Recipients:** Recipients of HUD funds are required to make efforts to comply with Section 3. This includes notifying residents and businesses about opportunities, including Section 3 provisions in contracts, and reporting on Section 3 compliance.
4. **Reporting and Compliance:** Agencies and contractors must report on their efforts to comply with Section 3 requirements, demonstrating how they have provided employment and business opportunities to the target groups.

The goal of Section 3 is to promote economic self-sufficiency and ensure that HUD-funded projects have a positive impact on the local community, particularly for those who are economically disadvantaged.

Number of individuals assisted and the types of assistance provided under Section 3

Table 15 – Total Labor Hours

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	1	N/A	N/A	N/A
Total Labor Hours	34,397	34,397	N/A	N/A	N/A
Total Section 3 Worker Hours	7,858	7,858	N/A	N/A	N/A
Total Targeted Section 3 Worker Hours	2,648	2,648	N/A	N/A	N/A

Table 16 – Qualitative Efforts - Number of Activities by Program

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	N/A	N/A	N/A
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	N/A	N/A	N/A
Direct, on-the job training (including apprenticeships).	1	1	N/A	N/A	N/A
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	N/A	N/A	N/A
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	N/A	N/A	N/A
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1	N/A	N/A	N/A
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	N/A	N/A	N/A
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	N/A	N/A	N/A
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	N/A	N/A	N/A
Held one or more job fairs.	0	0	N/A	N/A	N/A
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	N/A	N/A	N/A
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	N/A	N/A	N/A
Assisted residents with finding child care.	0	0	N/A	N/A	N/A
Assisted residents to apply for, or attend, community college or a four year educational institution.	0	0	N/A	N/A	N/A
Assisted residents to apply for, or attend, vocational/technical training.	0	0	N/A	N/A	N/A
Assisted residents to obtain financial literacy training and/or coaching.	0	0	N/A	N/A	N/A
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	N/A	N/A	N/A
Provided or connected residents with training on computer use or online technologies.	0	0	N/A	N/A	N/A

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	N/A	N/A	N/A
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	N/A	N/A	N/A
Other.	0	0	N/A	N/A	N/A

Narrative

The only activity undertaken during FY 2024-25 with applicable Section 3 requirements was the Heartwood Apartments project. As discussed previously in this report, construction on the Heartwood Apartments, formerly known as the Crestview Hotel, was completed in November 2024. This project expended approximately \$3.6 million in CDBG funds and \$2.8 million in HOME funds to convert the former 66-unit hotel into 48 units of permanent affordable housing that supports persons experiencing homelessness or chronic homelessness, including some units dedicated to transition-aged youth. This project utilized Section 3 businesses to assist with the construction and rehabilitation work and provided valuable hours of work experience to Section 3 workers.