



City of
**Mountain
View**



2025 - 2030 CONSOLIDATED PLAN
and
2025 - 2026 ANNUAL ACTION PLAN



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Introduction

The City of Mountain View (City) annually receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the federal U.S. Department of Housing and Urban Development (HUD). As an “entitlement jurisdiction” receiving these grant funds, the City is required to prepare a Consolidated Plan every five years, which identifies the City’s priority housing and community development needs and goals.

As required by HUD, the 2025-2030 Consolidated Plan (“Plan”) was developed through analysis of current housing market data; an assessment of the housing and supportive service needs of low- and moderate-income populations; stakeholder and resident consultations through focus groups and community meetings; and a resident survey. The City collaborated with Santa Clara County (County) and other local governments receiving HUD block grants (“entitlement jurisdictions”) in the development of this Plan through shared community engagement and public outreach. This collaboration allowed for a more streamlined development of the Plan, helped identify regional issues and needs, and facilitated conversation about potential areas of coordination. This group of jurisdictions, referred to within this document as the “Santa Clara County Regional Cohort” or “Regional Cohort,” includes:

- City of Mountain View
- City of Cupertino
- City of Gilroy
- City of Milpitas
- City of Palo Alto
- City of Sunnyvale
- City of Santa Clara
- Santa Clara Urban County

The Consolidated Plan is implemented through the City’s Annual Action Plans (“Annual Action Plan”), which identifies how annual funding allocations are invested to achieve the City’s priorities and goals. Progress in advancing these goals is also evaluated annually in the City’s Consolidated Annual Performance and Evaluation Report (CAPER).

How to Read this Consolidated Plan

The Consolidated Plan as required by HUD has five main sections and associated subsections. Each section of the Consolidated Plan has a HUD-required alphanumeric identifier, for example ES-# (Executive Summary), PR-# (Process), NA-# (Needs Assessment), MA-# (Housing Market Analysis), and SP-# (Strategic Plan). These sections are followed by the first-year Action Plan (AP-#). The entire plan follows the format prescribed by HUD with bold lettering denoting the HUD-prescribed questions.

1. **Executive Summary**

Included is a narrative of where the City of Mountain View is located, the purpose and eligible uses of the federal funds, and for whom the funds are intended to benefit. There is a summary of the objectives and outcomes identified in the Consolidated Plan Needs Assessment (such as Housing Needs, Comprehensive Housing Affordability Strategy (CHAS) data results, and a brief summary of the results of the Needs Assessment section).

2. **Process (PR Section)**

The PR Section summarizes the public process that was incorporated as part of the development and adoption of the Plan. A robust local and regional stakeholder engagement process was incorporated in partnership with Santa Clara County and the Regional Cohort.

3. **Needs Assessment (NA Section)**

The NA Section evaluates disproportionate housing needs of residents by race, ethnicity, household characteristics, and special needs, if any. The section also assesses homelessness and the provision of publicly supported housing. “Special-needs” populations—as defined by HUD—include homeless families and individuals, elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with physical or mental disabilities. This section is denoted with the alphanumeric designation NA-#, following the HUD-required naming convention. These sections use HUD-specified census data (called CHAS data, see below), currently available through 2021. Where possible/available, Census data is supplemented by local and more current information.

4. **Housing Market Analysis (MA Section)**

The MA Section analyzes both rental and owner-occupied housing affordability. The housing market analysis relies on the most recent housing market data available and is supplemented by a regional Housing Market Analysis (HMA), appended to the Consolidated Plan. It also draws on the state-mandated review of barriers to housing development and housing choice.

5. **Strategic Plan (SP Section)**

The SP Section provides the recommended Priorities and Goals for the Consolidated Plan based on a synthesis of various quantitative and qualitative data, information, and analyses of regional and local perspectives.

6. **Fiscal Year 2025-26 Annual Action Plan (AP Section)**

The first Annual Action Plan for the 2025-2026 program year is included as part of this five-year Consolidated Plan as required by HUD.

Executive Summary

ES-05 Executive Summary—24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Mountain View (City or Mountain View) is a moderately sized jurisdiction located in the northern part of Santa Clara County. The City physically spans just over 12 square miles and has a total population of approximately 82,000. The City is also in the heart of Silicon Valley, an area renowned for its technology-based business sector, and Mountain View is home to some of the largest tech companies in the nation. Many workers in the technology industry command high wages, allowing them to afford the high cost of housing in the City and region.

However, market-rate housing is out of reach for low- and moderate-income households and families. Much of the local and regional work force are employed in lower paying jobs and industries, such as food preparation and service, retail, property maintenance and care, emergency services, and education. In addition, households with special needs have additional challenges in finding housing with supportive services to meet their needs. As a result, lower-income and special needs households experience a significant housing burden in Mountain View, may live in overcrowded or substandard conditions, or may be displaced from the City.

CDBG and HOME Funding

The City is an “entitlement jurisdiction” because it receives CDBG and HOME funding directly from HUD. The City invests these funds in housing and community development-related activities to support lower income individuals and households and/or those with special needs.

CDBG funding helps jurisdictions address their community development needs to support neighborhood revitalization, economic development, improved housing opportunities, and community services. Examples of eligible CDBG activities include public services, public facility, and infrastructure projects (capital improvement projects), affordable housing development, housing rehabilitation, energy efficiency improvements, and job creation/retention activities.¹ These eligible activities are principally focused on addressing the needs of the HUD-defined low- and moderate-income (“LMI”) households in the community. LMI households are those whose income does not exceed 80% of the family area median income (AMI) with adjustments for household size.

¹ The U.S. Department of Housing and Urban Development “CDBG Entitlement Program Eligibility Requirements”: hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements.

HOME funding is intended to be used for various housing-related programs and activities that address the housing needs of low- and very low-income households. Examples of eligible HOME activities include addressing housing needs through the preservation or creation of affordable housing, homebuyer assistance, and tenant-based rental assistance (TBRA).²

To receive this federal funding, the City must complete a five-year Consolidated Plan and an annual Action Plan using a HUD-mandated template; this report follows that required structure for the 2025-2030 Consolidated Plan and Fiscal Year 2025-26 Action Plan, including standardized prompts, tables, and formats.

2. **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

In the context of HUD, a program year (PY) is defined as the selected 12-month period under which the grant program operates. For many jurisdictions, including Mountain View, the program year operates from July 1 through June 30 of each year, although there are some that operate on a different PY. For this Consolidated Plan, the City assumed that annual funding amounts will be similar to PY 2024 amounts. If annual funding is similar during the five-year Consolidated Plan period, the City expects to receive \$600,000 annually or \$3 million across five years in CDBG and \$240,000 annually or \$1.2 million in HOME funding from HUD.

These funds will be allocated to achieve the following objectives and outcomes (see Sections SP-25, SP-45, AP-20, AP-35, and AP-38 below):

- a. Increase Affordable Housing;
- b. Respond to Homelessness;
- c. Support Public Services;
- d. Promote Economic Vitality; and
- e. Enhance Public Infrastructure.

3. **Evaluation of past performance**

Over the 2020-2025 Consolidated Plan cycle, the City addressed the needs of LMI residents by funding activities with CDBG and HOME. Such activities include public services that assist persons experiencing or at risk of experiencing homelessness, seniors, persons with

² The U.S. Department of Housing and Urban Development. "The HOME Program: Home Investment Partnerships." <https://www.hud.gov/hudprograms/home-program>

disabilities, youth, and victims of domestic violence. Below are some examples of public service programs that the City funded:

- Community Services Agency—Services for homeless and homeless prevention;
- Catholic Charities of Santa Clara County—Long-Term care ombudsman program;
- Community Services Agency—Senior services case management;
- Senior Adults Legal Assistance—Legal services for seniors;
- Next Door Solutions to Domestic Violence—Services for victims of domestic violence;
- Silicon Valley Independent Living Center—Services for residents with disabilities;
- Vista Center for the Blind and Visually Impaired—Services for the blind;
- Day Worker Center—Education, skills, and jobs placement; and
- Bill Wilson Center—Family advocacy services.

In addition, the City funded capital projects in order to create more affordable housing opportunities for the City’s LMI residents. Some examples include the following:

- Crestview Hotel Rehabilitation—In partnership with multiple public agencies, including the County, Housing Authority, state HCD, and HUD, Crestview Hotel was acquired and converted into a multi-family residential building with 48 permanent affordable housing units.
- Rebuilding Together Peninsula—Minor home repair program: Provided home repairs to eligible LMI Mountain View homeowners to improve the safety, livability, and/or physical accessibility of their homes.

The City has successfully funded these types of activities during the current Consolidated Plan cycle and expects the need for such services and projects to continue over the next five years. As a result, CDBG and HOME funds will continue supporting public service activities and affordable housing projects while also expanding to include the opportunities identified in the Needs Assessment, such as mobility and safety improvements and microenterprise development.

As a part of the HUD requirements, the City creates a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each fiscal year. The CAPER summarizes what was accomplished using CDBG and HOME funding for that year. For more information on past performance, the City’s CAPER reports can be found on the City’s website here:

MountainView.gov/our-City/departments/housing/federal-grants-program/caper.

4. **Summary of citizen participation process and consultation process**

The City participated in a regional planning process led by the County of Santa Clara Office of Supportive Housing in collaboration with six other entitlement cities, the Urban County, and HOME Consortium jurisdictions. This coordinated approach streamlined the development of the Consolidated Plan by enabling joint procurement of a consultant, aligning public and stakeholder engagement efforts, and identifying shared needs, challenges, and opportunities for cross-jurisdictional collaboration.

As part of this regional effort, the City helped develop and distribute a resident and stakeholder survey to better understand the most pressing community needs and priorities for federal funding. In addition, the City joined the County and the participating jurisdictions in hosting a series of local and regional meetings to gather meaningful input from residents and stakeholders. This collective process maximized the efficiency and impact of community participation and consultation efforts.

A summary of all public comments received along with staff responses is included in the PR sections and the Citizen Participation Appendix.

5. **Summary of comments or views not accepted and the reasons for not accepting them**

All public comments received in response to the draft Consolidated Plan and Action Plan were accepted and, where applicable, incorporated into the final Plan. In this context, “accepted” refers to comments that are considered and, when feasible and appropriate, integrated into the final Plan. Since no comments were submitted that required exclusion, there were no instances where public input was declined or disregarded.

6. **Summary**

Please see summaries above.

The Process

PR-05 Lead and Responsible Agencies 24 CFR 91.200(b)

1. **Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1—Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	MOUNTAIN VIEW	Housing Department
HOME Administrator	MOUNTAIN VIEW	Housing Department

Narrative

The City of Mountain View Housing Department leads the implementation of the CDBG and HOME programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation—91.100, 91.110, 91.200(b), 91.300(b), 91.215(I), and 91.315(I)

1. Introduction

This section outlines the City’s efforts to engage and collaborate with public and private agencies, service providers, community organizations, and other stakeholders to develop a comprehensive strategy for allocating HUD funds. It details the consultation process used to gather input on housing and community development needs, ensuring alignment with local priorities and federal requirements.

The section also highlights coordination with agencies responsible for public housing, Continuum of Care (CoC) organizations addressing homelessness, health organizations, economic development agencies, and others. It includes how feedback was gathered, identifies gaps in service coordination, and discusses strategies to enhance collaboration among entities to maximize the benefits of HUD-funded programs.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I)).

The City of Mountain View regularly coordinates or partners with other participating jurisdictions in the region. The cohort of entitlement jurisdictions in the County meet monthly to coordinate housing efforts in the community. Many of these jurisdictions fund the same public and social service agencies that operate Countywide—such as those providing homelessness services, food security, or mental health support. To reduce duplication of effort and improve efficiency, these jurisdictions often coordinate monitoring, reporting, and oversight activities for shared service providers. This collaborative approach allows jurisdictions to pool resources and streamline compliance efforts, saving valuable staff time and improving consistency in service delivery.

City staff from the Housing Department and Community Development Department also participate in the Santa Clara County Collaborative (SCC), a collaborative housing planning and policy initiative that includes all cities in the County plus the County organization itself. The collaborative convenes monthly and serves as forum for sharing resources, successful strategies, and Best Practices around housing policies. The City also coordinates its efforts with housing providers, health providers and service.

Additionally, staff from the City’s Human Services Division coordinates with external partners on a wide range of programs and services such as those related to childcare, mental health services, minimum wage, the Guaranteed Basic Income Pilot Program, and

homelessness programs and services. External partners include the County, nonprofits, and community-based organizations.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The U.S. Department of Housing and Urban Development (HUD) created the Continuum of Care (CoC) program to support coordinated efforts by nonprofit organizations and state and local governments to end homelessness. In the County, the CoC is a broad coalition of stakeholders—including government agencies, service providers, and advocates—working collectively to prevent and end homelessness. The CoC is responsible for overseeing systemwide planning, ensuring program effectiveness, and implementing strategies such as Coordinated Entry to match individuals experiencing homelessness with appropriate community resources.

The County of Santa Clara serves as the lead agency for the CoC and leads the planning, coordination, and distribution of funding for homeless programs and services Countywide. This includes managing the County of Santa Clara Supportive Housing System, a coordinated, systemwide response that integrates CoC strategies and aligns local efforts to address homelessness.

The City is one of many jurisdictions and organizations that interface with the County's Supportive Housing System. While the City does not have direct access to the Homeless Management Information System (HMIS)—a HUD-required database used to collect, manage, and report client-level information about individuals and families experiencing homelessness—it does receive data and analysis from HMIS through the County. City staff works closely with County HMIS staff to better understand local homelessness trends and identify opportunities for improved service coordination and resource allocation.

Through participation in this regional system, the City contributes to addressing the needs of people experiencing homelessness, including chronically homeless individuals, families with children, veterans, unaccompanied youth, and those at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.

The County is not an Emergency Solutions Grant (ESG) entitlement jurisdiction—a HUD program that provides funding for homelessness prevention and rapid rehousing—and, therefore, does not consult with the Continuum of Care (CoC) in this specific context.

2. Describe agencies, groups, organizations, and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies, and other entities.

Table 2—Agencies, Groups, Organizations Who Participated

STAKEHOLDER CONSULTATION		
1	Agency/Group/Organization	Abode
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	abode.org
2	Agency/Group/Organization	Affirmed Housing
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	affirmedhousing.com/completed/vela
3	Agency/Group/Organization	Alta Housing
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	altahousing.org
4	Agency/Group/Organization	Bay Area Legal Aid
	Agency/Group/Organization Type	Fair housing and legal services
	What section of the Plan was addressed by Consultation?	Needs Assessment

STAKEHOLDER CONSULTATION		
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	https://baylegal.org
5	Agency/Group/Organization	BHSD The Harm Reduction Project
	Agency/Group/Organization Type	County Government
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	The Q Corner Behavioral Health Services County of Santa Clara
6	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Services for Families and Children
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	billwilsoncenter.org
7	Agency/Group/Organization	Bridge Housing
	Agency/Group/Organization Type	City Government (San Jose)/Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	Q&A for Original Bridge Housing Program City of San José

STAKEHOLDER CONSULTATION		
8	Agency/Group/Organization	Caminar
	Agency/Group/Organization Type	Services - Health
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	caminar.org
9	Agency/Group/Organization	CARAS
	Agency/Group/Organization Type	County government
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	Community Agency for Resources, Advocacy and Services (CARAS) Overdose Prevention Resources County of Santa Clara
10	Agency/Group/Organization	CASA
	Agency/Group/Organization Type	Services—Children
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	childadvocatessv.org
11	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Faith-based supportive services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	ccscc.org/?locale=en
12	Agency/Group/Organization	City of Los Altos
	Agency/Group/Organization Type	City Government
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	losaltosca.gov
13	Agency/Group/Organization	City Team
	Agency/Group/Organization Type	Homelessness Services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	Cityteam.org
14	Agency/Group/Organization	County Office of LGB Affairs
	Agency/Group/Organization Type	County government
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	
15	Agency/Group/Organization	Destination Home
	Agency/Group/Organization Type	Homeless prevention
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	destinationhomesv.org
16	Agency/Group/Organization	Downtown Streets Team
	Agency/Group/Organization Type	Homeless prevention
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	streetsteam.org
17	Agency/Group/Organization	Eden Housing
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	edenhousing.org
18	Agency/Group/Organization	Gilroy Chamber of Commerce
	Agency/Group/Organization Type	Market Analysis
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	gilroy.org
19	Agency/Group/Organization	Gilroy Library
	Agency/Group/Organization Type	County government
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	scclid.org/locations/gilroy
20	Agency/Group/Organization	Golden State Manufactured Homes Owners League
	Agency/Group/Organization Type	Nonprofit advocacy
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	gsmol.org
21	Agency/Group/Organization	Housing Trust Silicon Valley
	Agency/Group/Organization Type	CDFI
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	housingtrustsv.org
22	Agency/Group/Organization	Jamboree Housing
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	jamboreehousing.com
23	Agency/Group/Organization	Lived Experience Advisory Board
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	N/A
24	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Supportive Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	LifeMoves.org
25	Agency/Group/Organization	Mountain View Chamber of Commerce
	Agency/Group/Organization Type	Civic Leadership
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual stakeholder interview
	Website	chambermv.org
26	Agency/Group/Organization	Next Door Solutions to Domestic Violence
	Agency/Group/Organization Type	Domestic Violence Survivor Resources
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	nextdoorsolutions.org
27	Agency/Group/Organization	Path Ventures
	Agency/Group/Organization Type	Homelessness services
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	epath.org/path-ventures
28	Agency/Group/Organization	Pride Social
	Agency/Group/Organization Type	LGB Advocacy
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	pridesocialsouthcounty.com/#OurMission
29	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	https://www.housing.org
30	Agency/Group/Organization	Rebuilding Together Peninsula and Silicon Valley
	Agency/Group/Organization Type	Home Rehabilitation
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	RebuildingTogetherPeninsula.org and RebuildingTogetherSV.org
31	Agency/Group/Organization	Resources for Community Development
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis

STAKEHOLDER CONSULTATION		
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	https://rcdhousing.org
32	Agency/Group/Organization	San Andreas Regional Center
	Agency/Group/Organization Type	Supportive Services for Residents with Disabilities
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	sanandreasregional.org
33	Agency/Group/Organization	Santa Clara County Housing Authority
	Agency/Group/Organization Type	Public housing authority
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	scchousingauthority.org
34	Agency/Group/Organization	Satellite Affordable Housing Associates
	Agency/Group/Organization Type	Affordable housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	sahahomes.org
35	Agency/Group/Organization	Senior Adults Legal Assistance
	Agency/Group/Organization Type	Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Needs Assessment

STAKEHOLDER CONSULTATION		
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	mightycause.com/organization/Senior-Adults-Legal-Assistance
36	Agency/Group/Organization	Silicon Valley Independent Living Center
	Agency/Group/Organization Type	Services for people with disabilities
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	svilc.org
37	Agency/Group/Organization	SOMOS Mayfair
	Agency/Group/Organization Type	Community Advocacy/Families
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	somosmayfair.org
38	Agency/Group/Organization	Sourcewise
	Agency/Group/Organization Type	Services for older adults and people with disabilities
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	mysourcewise.com

STAKEHOLDER CONSULTATION		
39	Agency/Group/Organization	South County Compassion Center
	Agency/Group/Organization Type	Unhoused services
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	thecompassioncenter.org
40	Agency/Group/Organization	The Youth Space
	Agency/Group/Organization Type	Community advocacy organization
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	youthspace.org
41	Agency/Group/Organization	United Way Bay Area
	Agency/Group/Organization Type	Supportive services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	uwba.org
42	Agency/Group/Organization	Upwards
	Agency/Group/Organization Type	Child-care services
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	upwards.com

STAKEHOLDER CONSULTATION		
43	Agency/Group/Organization	Vista Center for Blind and Visually Impaired
	Agency/Group/Organization Type	Services for people with disabilities
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	vistacenter.org
44	Agency/Group/Organization	YWCA Golden Gate Silicon Valley
	Agency/Group/Organization Type	Supportive services for domestic violence survivors
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	https://yourywca.org
45	Agency/Group/Organization	Community Based Organizations
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment and Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with City staff
	Website	N/A
46	Agency/Group/Organization	Chamber of Commerce
	Agency/Group/Organization Type	Business Community
	What section of the Plan was addressed by Consultation?	Market Analysis: Economic Development Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with consultant staff

STAKEHOLDER CONSULTATION	
Website	chambermv.org

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable. All agency types were consulted. See PR-10.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3—Other Local/Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the goal of the City's Strategic Plan to support activities to prevent and end homelessness and Goal 2 of the Consolidated Plan to provide homeless prevention programs and supportive services.
Santa Clara County Community Plan to End Homelessness, 2020-2025	Destination: Home	The Community Plan serves as a road map for ending homelessness and has three main strategies: (1) address the root causes of homelessness through system and policy change; (2) expand homelessness prevention and housing programs to meet needs; and (3) improve quality of life for unsheltered individuals and create healthy neighborhoods for all. The City consulted the current Strategic Plan in setting goals. Goal 2 of the Consolidated Plan supports this Plan by providing homeless prevention programs and supportive services
City of Mountain View Housing Element (2023-2031)	City of Mountain View	The state-required Housing Element, adopted April 11, 2023, identifies various programs that the City must evaluate or implement to address housing needs in Mountain View. Both the Housing Element and Strategic Plan have the goal of creating and preserving affordable housing stock within the City, and the Consolidated Plan Goal 1 to promote affordable housing through the development of new units supports the Housing Element goals.



Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Mountain View Homeless Response Strategy	City of Mountain View—City Manager’s Office/Human Services Division	The City’s Homeless Response Strategy identifies programs, initiatives, partners, and implementation plan to address homelessness. The Consolidated Plan Goal 2 will utilize these key partnerships.
Initiatives to Serve Mountain View’s Most Vulnerable Residents, 2024 Update	City Manager’s Office and Human Services Division	Provides a comprehensive update on the City’s Human Services Division’s work within child care, mental health services, minimum wage, the Guaranteed Basic Income Pilot Program, ongoing collaboration with community-based organizations and nonprofits, and homelessness programs and services. The report also includes strategic investments and priorities for addressing homelessness in the City of Mountain View—which Consolidated Plan Goals 2 and 3 (homeless prevention and social services investments) will support.
2023-2025 Strategic Priorities and Council Work Plan	City Council	A two-year work plan that establishes the top projects to advance the Council’s strategic vision and strategic priorities. The strategic priorities adopted by City Council are seven critical policy areas that work toward the City’s vision. These priorities include: (1) Community for All; (2) Intentional Development and Housing Options; (3) Mobility and Connectivity; (4) Sustainability and Climate Resiliency; (5) Livability and Quality of Life; (6) Economic Vitality; and (7) Organizational Strength and Good Governance. Consolidated Plan Goals 1, 2, and 3 directly support these priorities.
Economic Vitality Strategy	City of Mountain View Economic Development	A guiding document that aligns the City’s plans to create livable neighborhoods and a strong local economy. The strategy identifies 25 implementation strategies and 164 action items that the City and its partners will focus on for the next 10 years. The Consolidated Plan Economic Vitality Goal 4 supports the Economic Vitality Strategy by investing in work force development and small business assistance.
Mountain View HOME-ARP Allocation Plan	City of Mountain View	Identifies homeless persons and households in the City of Mountain View and describes the gaps in the current shelter and service system to inform the allocation of federal funds. Informed the priority

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		needs in the Consolidated Plan and goal setting. The City was awarded a HOME-ARP allocation of \$982,560 and allocated it toward homeless supportive services and the development of affordable rental housing. These uses align with two of the Priority Needs identified in this Consolidated Plan: (1) Increase Affordable Housing; and (2) Respond to Homelessness.
2022 STI and HIV Epidemiology Report	Santa Clara County Department of Public Health	Identifies HIV diagnoses and cases and high-risk populations and includes strategies for reducing HIV diagnoses. Informed the recommendation for Priority Needs 3 in the SP section below the Consolidated Plan.
Santa Clara County Multi-jurisdictional Hazard Mitigation Plan	County of Santa Clara and jurisdictions	Assesses current capabilities and identifies action items that will expand and improve existing authorities, plans, policies, and resources for mitigation. Informed the hazard risk section of the Consolidated Plan.

Describe cooperation and coordination with other public entities, including the state and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City works closely with multiple public sector partners to implement the Consolidated Plan, such as, but not limited to:

- Consolidated Plan Goal 1: Facilitating the development of new fully affordable housing project by leveraging City funding with resources from the County Office of Supportive Housing (Measure A funding), the Santa Clara County Housing Authority (project-based vouchers), and HUD (CDBG, HOME, HOME-ARP funds).
- Consolidated Plan Goal 2: Responding to homeless in partnership with the County, Housing Authority, and HUD.
- Consolidated Plan Goal 5: Implementing capital projects related to transit, safety, and mobility in partnership with the Santa Clara Valley Transportation Authority and federal Department of Transportation, etc.



Narrative (optional):

Please see the narrative above.

PR-15 Citizen Participation—91.105, 91.115, 91.200(c) and 91.300(c)

The following section is presented in landscape format to comply with HUD-required formatting standards.

1. Summary of citizen participation process/efforts made to broaden citizen participation:

The City of Mountain View coordinated closely with the County and the Regional Cohort in stakeholder consultation and resident engagement to leverage opportunities and streamline the process.

City of Mountain View specific engagement included:

- November 2, 2024—A “pop-up” event on at the Día de los Muertos festival at the Mountain View City Hall Civic Center. Interpretation was provided for in Spanish. Approximately 40 to 50 event attendees—with a variety in age, household characteristics, disability, and race and ethnicity—engaged with staff during the event. Staff spoke at length with many attendees about their hopes and priorities for their community, and staff emphasized contributing to the comment boards and filling out the survey as a key opportunity for residents to share their goals with City and County leaders.
- December 5, 2024—An evening meeting with the City’s Human Relations Commission, led by City staff, to provide background on the Consolidated Plan and the engagement process, and to collect Commission members’ input on top housing and community development needs.
- December 16, 2024—Staff held a virtual community meeting held between 5:30 p.m. and 7:00 p.m. in English and Spanish. After viewing a presentation on the Consolidated Plan, stakeholders and residents were moved into break rooms for a facilitated discussion about housing and community development needs (two break rooms were conducted in English; one was in Spanish).
- January 14, 2025—Staff held a meeting with leaders of local Community-Based Organizations (CBO’s) and gave a presentation on the Consolidated Plan, and attendees were invited to provide feedback on housing and community development needs.
- January 16, 2025—Staff conducted an individual stakeholder meeting with the Mountain View Chamber of Commerce to discuss community and economic

development needs from the perspective of business community leadership in Mountain View.

Regional engagement that was done in coordination with the County included:

- Consolidated Plan Website—A website was published www.letstalkhousingscc.org—with information about the Planning process including a short video and presentation; a link to the resident survey and activities to prioritize housing and community development needs; and community resources. The website contains a translation feature for easy conversion into multiple languages.
- Community Survey—A survey was made available to the participating communities in the County between October and December 2024, and promoted through supportive service and public agencies that work with low- and moderate-income residents, City social media, and the Consolidated Plan website. A summary of survey findings is detailed later in this report.
- Two Virtual Regional Workshops—The workshops were open to all residents living in the County, and stakeholders serving residents in the County. The workshops included a brief overview about the Planning process, simple activities to express priority needs, and in-depth discussions about needs in breakout rooms. Interpretation was available in Spanish, Vietnamese, and Mandarin.
- Three Focus Groups—Focus groups were held with stakeholders in housing, supportive services, and community development serving residents throughout the county. After a brief presentation about the Consolidated Plan process—including information on how to circulate the survey and letstalkhousingscc.org website to clients—stakeholders participated in in-depth discussion about priority needs and solutions to needs. Attendees represented affordable housing providers. Service providers serving special-needs populations, people with lived experience, legal advocates, child-care service providers, public health agencies, mental health service providers, and others.
- One-on-One Interview with the Continuum of Care Staff—In coordination with the City of San Jose, who receives HOPWA and ESG funding and distributes that funding to the County’s public service departments. In that interview, current data on homelessness, at-risk of homelessness, and residents in the Housing Queue were discussed, in addition to how the Consolidated Plan can best support the CoC Strategic Plan.

2. **Summarize citizen participation process and how it impacted goal setting.**

The extensive citizen participation process is discussed above and informed the development of the 2025-2030 Consolidated Plan priorities.

Key Findings and Impact on Goals are as follows (with a full summary of outreach activities, survey data, and staff response included in the Community Engagement Appendix):

- Affordable Housing: Resident and stakeholder input confirmed the need for increased housing across the affordability spectrum. The five-year goal to increase the supply of housing for households earning 0–80% AMI was developed in direct response.
 - Survey responses: 84 out of 156 prioritized “Housing low-income renters,” 81 supported “Homeownership opportunities,” and 73 prioritized “Supportive housing for the unhoused.”
- Addressing Homelessness: Community feedback identified assisting persons experiencing or at risk of homelessness as a top priority. This shaped the Plan’s goals to expand affordable and supportive housing, including permanent supportive housing.
 - The City also prioritized partnerships with the Santa Clara County Housing Authority to support PSH units with long-term operating support.
- Public Services: Survey participants emphasized the need for youth services, child care, and mental health support. These informed the City’s goal to fund targeted public services for vulnerable populations.

Survey responses: 252 out of 563 selected both “Youth activities” and “Child care” as top needs, followed by 239 for “Mental health services.”

For population groups: the “Unhoused” and “Low- and moderate-income families” were top priorities, receiving 86 and 85 out of 156 responses, respectively. Residents with disabilities and mental illness followed closely with 75 responses each.

- Community Development and Infrastructure: Respondents identified strong interest in walkable and bikeable streets, ADA improvements, parks, and community centers.

This feedback resulted in a new infrastructure goal focused on safety, mobility, and accessibility improvements, including curb cuts, ramps, and crosswalk beacons.

- *Top activities prioritized:* Job training (215), community centers (208), neighborhood cleanups (204), walkable/bikeable streets (203), sidewalks (198), and ADA improvements (138).
- Economic Development: Survey results supported economic empowerment efforts such as small business assistance and work force development. These informed the City’s continued support for microenterprise development and job training programs.
 - *Additional priorities identified:* Revitalization of commercial areas and creating access to jobs through improved transportation.



Engagement Promotion.

In order to maximize citizen participation and feedback, the City publicized community engagement opportunities and activities through a number of channels. Print newspaper display ads were published through the *Palo Alto Daily Post*; online newspaper display ads were published through the Mountain View Voice; and information was provided in English, Spanish, Mandarin, and Russian. Information was posted on the City’s website as well as its social media accounts, including Facebook, X, and Nextdoor. Email blasts were sent out to various City subscriber lists, and articles were published in the City’s Council Connection and City Hall eNewsletter publications. Information was also made available on the LetsTalk Housing Santa Clara County website.

Table 4—Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Día de los Muertos festival “pop-up” engagement on November 2, 2024	Mountain View residents	40 to 50 walk-by traffic who engaged with staff	Provided in community engagement summary in appendix and referenced in relevant sections through the report.	N/A, all comments accepted.	Not applicable.
2	City of Mountain View Human Relations Commission Meeting on December 5, 2024	City government staff and Committee members	Meeting was attended by the Commissioners and staff.	Provided in community engagement summary in appendix and referenced in relevant sections through the report.	N/A, all comments accepted.	https://mountainview.legistar.com/MeetingDetail.aspx?ID=1205093&GUID=5874806F-7192-4B17-8D10-49D394E50BBA&Options=info &Search=



Draft 2025-2030 Consolidated Plan
& 2025-26 Annual Action Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	City of Mountain View Resident Workshop (virtual) on December 16, 2024	Mountain View residents	12 total, 1 Spanish-speaking	Provided in community engagement summary in appendix and referenced in relevant sections through the report.	N/A, all comments accepted.	Not applicable.
4	Consolidated Plan website	Countywide	Website provided information on the Consolidated Plan process and ways for community residents and stakeholders to be engaged through taking the survey and participating in events.		N/A, all comments accepted.	santaclara.letstalkhousing.org
5	Community Survey open from October to December 2024 (online and printed version)	Countywide residents and stakeholders	1,634 total responses Countywide including 279 stakeholders. 166 responses for	Provided in community engagement summary in appendix and referenced in	N/A, all comments accepted.	www.Surveymonkey.com/r/SantaClaraCommunity , during the period of the survey, which is no longer live.



Draft 2025-2030 Consolidated Plan
& 2025-26 Annual Action Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Mountain View, including 13 stakeholders.	relevant sections through the report.		
6	Two Virtual Community Workshops on November 14 and November 20, 2024	Countywide residents	55 total participants between the two sessions provided	Provided in community engagement summary in appendix and referenced in relevant sections through the report.	N/A, all comments accepted.	Not applicable.
7	Three Virtual Stakeholder Workshops/ Focus Groups on December 5, December 11 and December 17, 2024	Countywide stakeholders representing a variety of organizations involved in housing, social services, and community development	72 total stakeholder participants across the 3 sessions provided.	Provided in community engagement summary in appendix and referenced in relevant sections through the report.	N/A, all comments accepted.	Not applicable.
8	Meeting with opportunity for feedback	Community Based Organizations (CBOs);	Meeting was attended by City staff and representatives from the CBOs		N/A, all comments accepted.	Not applicable.



Draft 2025-2030 Consolidated Plan
& 2025-26 Annual Action Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Chamber of Commerce				

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan provides a comprehensive analysis of the City's most pressing housing and community development challenges. This section evaluates the extent of housing problems, including cost burden, overcrowding, and substandard housing conditions, with a focus on low- and moderate-income households. It also examines whether certain racial and ethnic groups experience disproportionately greater housing challenges. The primary data source is the decennial U.S. Census and the American Community Survey (ACS). Other data sources (such as County HMIS data) are used to supplement the census data. The Needs Assessment informed the Consolidated Plan priorities in the Strategic Plan section.

The Needs Assessment also examines the scale and characteristics of homelessness within the City, including the availability of shelters, transitional housing, and supportive services. It also assesses the needs of non-homeless special populations, such as seniors, individuals with disabilities, and those living with HIV/AIDS, to determine the level of services required to support these groups. Beyond housing, the assessment reviews broader community development needs, including infrastructure, economic development, and access to essential public services. This analysis serves as the foundation for strategic planning efforts and funding allocations in subsequent sections of the Consolidated Plan.

HUD's Comprehensive Housing Affordability Strategy (CHAS) data, derived from the American Community Survey (ACS), provides detailed insights into housing and community development needs, particularly for LMI households. HUD defines Low- and Moderate-Income (LMI) households as those earning less than 80% of the AMI. The City used this data, along with surveys and community outreach, to assess housing challenges and prioritize its federal funds for low- and moderate-income residents. The 2025-2030 Consolidated Plan relies on the latest HUD-provided CHAS data (2016-2020) but incorporates more recent ACS data (2019-2023) when applicable.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This section analyzes housing affordability and conditions, focusing on low- and moderate-income households. It examines housing problems such as cost burden, overcrowding, and substandard conditions, and categorizes needs by income level and household type, including renters, homeowners, seniors, large families, and persons with disabilities. It identifies populations most affected by housing instability and affordability challenges, providing a foundation for setting priorities and strategies in the Consolidated Plan.

The tables below show the number of households that are cost burdened and impacted by the housing problems. Key findings for the City include:

- **Severe Cost Burden for Extremely Low-Income Renters:** 1,965 extremely low-income renters spend more than half of their income on housing.
- **Cost Burden for Moderate-Income Renters:** 1,020 renters earning 51% to 80% of the area median income (AMI) spend at least 30% of their income on housing.
- **Severe Cost Burden for Extremely Low-Income Homeowners:** 800 extremely low-income homeowners spend more than one-half of their income on housing.
- **Housing Needs for Residents with Disabilities:** 2,015 residents with disabilities require housing support, with 40%-55% experiencing significant needs.
- **Domestic Violence and Housing Shortage:** 2,374 residents experience domestic violence, with 241 annually needing housing services, yet fewer than 70 shelter beds exist Countywide.
- **Overcrowded Housing:** 1,439 renters live in overcrowded conditions, compared to just 56 homeowners.

Mountain View residents with extremely low incomes are *disproportionately older and live in larger households*:

- **Extremely Low-Income Households:** 4,610 households (14% of all households) earn less than 30% of the AMI (\$55,300 for a family of four in 2024).
 - During the next five years, as shown in the table below, the number of low-income households with needs is expected to increase slightly, from 8,749 as of 2025 to 9,054 in 2030. The small increase is due to slowing population growth and lack of affordable housing. Numerically, the household groups with the greatest needs

include: extremely low-income households; low-income renters; and by household type, elderly, and small-related households.

- **Income by Age Group:** Older adults (75+) are the most likely to have extremely low incomes with 38% earning below 30% of the AMI, compared to 17% of those aged 62 to 74, and 17% of households with young children.

Additionally, HUD calculates and sets the income limits each year for its program, and the limits are updated annually. Household income limits increase by household size.

Table 5, below, shows the limit for the HUD area median family income (HAMFI). This limit is also called the area median income or AMI. For the purposes of this document, these terms may be used interchangeably. For this Needs Assessment, the City primarily examined the needs of low-to moderate-income households at or below 80% AMI.

Table 5—Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	74,066	82,363	11.2%
Households	31,957	34,933	9.3%
Median Income	\$88,244	\$179,917	103.9%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 6—Total Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,610	3,205	3,150	2,425	19,630
Small Family Households	1,215	975	910	960	10,070
Large Family Households	225	315	225	100	795
Household contains at least one person 62-74 years of age	795	705	755	250	2,170
Household contains at least one person age 75 or older	1,215	555	460	140	830
Households with one or more children 6 years old or younger	649	408	185	375	2,225

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 7—Housing Problems 1

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing— Lacking complete plumbing or kitchen facilities	4	25	15	0	44	10	20	35	0	65
Severely Overcrowded— with >1.51 people per room (and complete kitchen and plumbing)	155	290	150	35	630	0	0	0	10	10
Overcrowded— with 1.01 to 1.5 people per room (and none of the above problems)	415	175	135	75	800	0	10	10	25	45
Housing cost burden greater than 50% of income (and none of the above problems)	1,965	670	210	55	2,900	800	380	180	55	1,415
Housing cost burden greater than 30% of income (and none of the above problems)	365	615	1,020	700	2,700	140	245	375	425	1,185
Zero/negative Income (and none of the above problems)	235	0	0	0	235	100	0	0	0	100

Data Source: 2016-2020 CHAS

2. Housing Problems (Households with one or more Severe Housing Problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

Table 8—Housing Problems 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having one or more of four housing problems	2,540	1,160	510	160	4,370	810	410	230	90	1,540
Having none of four housing problems	760	915	1,335	1,365	4,375	500	720	1,080	810	3,110
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

Table 9—Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,005	650	385	2,040	135	170	125	430
Large Related	175	300	50	525	10	0	60	70
Elderly	880	405	184	1,469	600	320	289	1,209
Other	810	335	765	1,910	205	145	110	460
Total need by income	2,870	1,690	1,384	5,944	950	635	584	2,169

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

Table 10—Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	280	280	110	130	0	240
Large Related	0	0	50	50	10	0	0	10
Elderly	675	270	39	984	525	160	79	764
Other	0	690	170	860	165	0	0	165
Total need by income	675	960	539	2,174	810	290	79	1,179

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

Table 11—Crowding Information 1

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single-family households	525	390	160	50	1,125	4	10	4	30	48
Multiple, unrelated family households	45	0	90	40	175	0	0	4	4	8
Other, nonfamily households	4	75	40	20	139	0	0	0	0	0
Total need by income	574	465	290	110	1,439	4	10	8	34	56

Data Source: 2016-2020 CHAS

Table 12—Crowding Information 2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	Not available							

Describe the number and type of single-person households in need of housing assistance.

Based on the Tables above summarizing census data, single-person households comprise 32% of total households in the City (or 11,643 single-person households). Additionally, single-person households make up the majority of unhoused residents. According to 2021 data for the City from the County’s HMIS, there were a total of 505 homeless single-person households, and these households comprised 83% of the homeless population. Of these households, 271 had a disabling condition.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Persons with disabilities. Disability is defined by HUD as a physical or mental impairment that substantially limits one or more of the major life activities. Residents with disabilities face high risks of housing instability, homelessness, and institutionalization, especially after losing aging caregivers. Limited incomes and rising housing costs worsen these challenges. In the City:

- 8% of residents (6,191 people) have a disability, similar to the County (9%, or 170,388 residents).
- Most common disabilities:
 - o Cognitive difficulty (25%).
 - o Ambulatory difficulty (22%).
- Age and disability correlation:
 - o 31% of residents 75+ have a disability.
 - o 21% of residents 65-74 have a disability.
- Housing and Support Needs
 - o Supportive housing with on-site services for those requiring assistance.
 - o Accessible, affordable housing with in-home care for independent living.

Survivors of domestic violence. According to the County's HMIS data for the City, in 2021:

- 26% of the total homeless population had experienced domestic violence prior to accessing services and housing.
 - o An additional 55 individuals indicated that they were fleeing domestic violence at the time of program enrollment.

Of total domestic violence survivors:

- 64% were women;
- 60% identified as White; 36% identified as Hispanic; and 13% as identified as Black or African American.

What are the most common housing problems?

According to the analysis of CHAS and ACS data, the most common housing problems in Mountain View are housing cost burden, followed by shortage of housing for residents with disabilities and domestic violence, and overcrowding.

- Severe Cost Burden for Extremely Low-Income Renters: As shown in the table above, 1,965 extremely low-income renter households spend more than 50% of their income on housing, classifying them as experiencing a severe cost burden.
- Cost Burden for Moderate-Income Renters: As shown in the table above, 1,020 renter households earning 51% to 80% of the AMI are cost burdened, spending at least 30% of their income on housing.
- Severe Cost Burden for Extremely Low-Income Homeowners: As per the table above, 800 extremely low-income homeowners spend more than half of their income on housing.
- Housing Needs for Residents with Disabilities: As per Table 28, 2,015 residents with disabilities require housing support with 40% to 55% experiencing significant needs.
- Domestic Violence and Housing Shortage: Based on national rates, it is estimated that 2,374 residents experience domestic violence with 241 annually needing housing services, yet fewer than 70 shelter beds exist Countywide.
- Overcrowded Housing: As per Table 11 above, 1,439 renters live in overcrowded conditions (between 1.01 and 1.5 persons per room) while 56 homeowners experience severe overcrowding (more than 1.5 persons per room).

Are any populations/household types more affected than others by these problems?

Mountain View residents with extremely low incomes are *disproportionately older and live in larger households*:

- Extremely Low-Income Households: As per Table 6 above, 4,610 households (14% of all households) earn less than 30% of the AMI (\$55,300 for a family of four in 2024).
- Income by Age Group: Older adults (75+) are the most likely to have extremely low incomes, with 38% earning below 30% of the AMI, compared to 17% of those aged 62-74, and 17% of households with young children.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid rehousing assistance and are nearing the termination of that assistance

Low-income individuals and families with children—especially those with extremely low incomes—face a heightened risk of housing instability and homelessness in the County and the City. Many of these households are currently housed but live on the edge of homelessness due to severe cost burdens, limited incomes, and often multiple vulnerabilities, such as mental health issues, domestic violence, and disability. HMIS data from the County about their homelessness prevention (HP) and rapid rehousing (RRH) programs offers insight into the characteristics and needs of this at-risk population.

Key Risk Factors Among At-Risk Populations

Data from the Santa Clara County Office of Supportive Housing and the Consolidated Plan provide insight into the specific vulnerabilities of extremely low-income households that are currently housed but at imminent risk of becoming homeless:

Severe Cost Burdens. Data source: Table 7

- 1,965 renter and 800 homeowner households are both extremely low-income and severely cost-burdened.

Overcrowding. Data source: Table 11

- 1,439 renter households live in overcrowded conditions (1.01 to 1.5 persons per room), which is linked to increased housing instability.

Households with Disabilities. Data source: Table 28

- 2,015 residents with disabilities have housing needs, signaling demand for supportive and accessible housing options.

Domestic Violence Survivors. Estimates based on national prevalence rates.

- Approximately 241 households annually in the region are survivors of domestic violence and in need of housing support.

Racial and Ethnic Disparities. Data source: Table 21 (NA-25)

- 30% of Black households and 33% of Hispanic households are severely cost-burdened, compared to 17% of the general population.

Homelessness Prevention (HP) Program Participants—Countywide, 2024

In 2024, 3,014 households were enrolled in the County’s Homelessness Prevention programs. While data is not disaggregated by city, Mountain View residents are among those served. The program successfully helped most participants remain housed:

Stable Outcomes:

- 95% remained stably housed during assistance
- 94% retained housing after one year

Demographics:

65% Hispanic/Latina/e/o; 12% Black/African American; 14% White (non-Hispanic); smaller proportions of Asian (7%) and American Indian/Alaska Native (4%)

Household Composition:

- 57% families with children
- 30% single adults
- 72% women-headed households

Vulnerabilities:

21% mental health disorders, 26% chronic conditions, 20% domestic violence survivors



Income:

Average monthly household income: \$2,485

Age:

Majority (57%) aged 25 to 44; 3% were transitional-age youth (18 to 24)

Demand for Housing and Shelter

As of February 13, 2025, 5,455 households were on the community housing queue awaiting permanent housing placement as a part of the County’s coordinated entry system. While not Mountain View-specific, this indicates regional demand:

- 678 households (12%) are families with children
- An additional 389 households are families with children are on the Emergency Shelter Queue, along with 1,055 adults without children

Rapid Rehousing (RRH) Participants—Countywide, 2024

In 2024, 1,689 households enrolled in the County’s RRH programs, which support formerly homeless families and individuals to transition into stable housing. The City of Mountain View provides a financial contribution to this program as well as facilitating the development of affordable housing projects that include RRH units for families.

Demographics:

- 50% Hispanic/Latina/e/o; 19% Black/African American; 22% White (non-Hispanic); 8% Asian; 8% American Indian/Alaska Native

Household Composition:

- 39% were families with children; 57% single adults
- 47% were women-headed households

Vulnerabilities:

- 30% reported mental health disorders; 24% chronic conditions; 14% substance use disorders

Income:

- Average monthly household income: \$1,733, well below regional affordability thresholds

Program Outcomes:

- 74% exited to permanent housing—exceeding the County’s 73% goal
- Among those who exited, only 22% returned to homelessness within two years, with lower return rates for veterans (17%)

Summary of Needs

Low-income households at risk of homelessness in Mountain View—especially extremely low-income families with children—share the following common characteristics:

- Severely cost-burdened and living below the poverty line
- Disproportionately from communities of color
- Often led by single women
- Frequently managing one or more vulnerabilities (mental health, disability, or domestic violence)
- Facing overcrowded or substandard housing conditions

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Mountain View considers any population “at risk” if they are experiencing a housing cost burden or severe housing cost burden. Among the at-risk populations identified in the City’s HOME ARP Allocation Plan, three subsets face a heightened risk compared to their peers, including those at imminent risk of homelessness. Data collected from households enrolled in homeless prevention programs, those who have contacted the Here4You housing helpline, and individuals in the community housing queue help illustrate the characteristics and needs of those at imminent risk of homelessness.

The City uses HUD’s definition of “at risk of homelessness” for projects that include federal funding, which applies to individuals or families who meet the following criteria:

1. Has an annual income below 30% of median family income for the area as determined by HUD;

2. Does not have sufficient resources or support networks, e.g., family, friends, faith-based, or other social networks, immediately available to prevent them from moving to an emergency shelter or another place; and
3. Meets one of the following conditions:
 - o Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - o Is living in the home of another because of economic hardship;
 - o Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - o Lives in a hotel or motel, and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;
 - o Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room as defined by the U.S. Census Bureau;
 - o Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - o Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness as identified in the recipient's approved consolidated plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

As mentioned above, households that are most vulnerable to becoming homeless because of insufficient incomes and potential unforeseen financial challenges—a significant cause of homelessness. Many of these households include children. According to the CoC cite research (and PIT surveys), survey respondents stated the primary events or conditions that led to homelessness are as follows: job loss (24%), alcohol or drug use (11%), divorce/separation/break-up (9%), eviction (8%), fleeing domestic violence (8%), and/or other reason (8%).

When asked what barriers prevent them from securing permanent and stable housing, survey participants most commonly cited the following factors: inability to afford rent, lack of employment or insufficient income, lack of funds for moving costs, poor credit history, limited housing availability, and/or a criminal record.

Discussion

Please see the discussion above.

NA-15 Disproportionately Greater Need: Housing Problems—91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A key task of the Consolidated Plan is identification of racial or ethnic groups that may experience a disproportionately greater extent of housing problems in the community. A disproportionately greater housing problem or need exists when the numbers of a racial or ethnic group at a given income level experience housing problems at a rate greater than 10% or more than the income level as a whole.

HUD identifies four housing problems:

1. Housing unit lacking complete kitchen facilities;
2. Housing unit lacking complete plumbing facilities;
3. Overcrowded with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms; and
4. Cost burden with household paying more than 30% of income toward housing costs, including utilities.

The tables below show housing needs for households by AMI range and by race and ethnicity. The data indicates that:

- Extremely low-income Hispanic households have disproportionate needs compared to the jurisdiction as a whole (Table 13).
- Very low-income Black and Hispanic households have disproportionate needs compared to the jurisdiction as a whole (Table 14).
- Low- and moderate-income Black households have disproportionately high housing needs (Tables 15 and 16).

0% to 30% of Area Median Income

Table 13—Disproportionally Greater Need 0 to 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,855	755	0
White	1,660	365	0
Black/African American	105	25	0
Asian	885	265	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,130	95	0

Data Source: 2016-2020 CHAS

30% to 50% of Area Median Income

Table 14—Disproportionally Greater Need 30% to 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	775	0
White	815	525	0
Black/African American	150	15	0
Asian	445	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	945	45	0

Data Source: 2016-2020 CHAS



50% to 80% of Area Median Income

Table 15—Disproportionally Greater Need 50% to 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,135	1,015	0
White	1,035	565	0
Black/African American	85	4	0
Asian	610	280	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	365	160	0

Data Source: 2016-2020 CHAS

80% to 100% of Area Median Income

Table 16—Disproportionally Greater Need 80% to 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,375	1,050	0
White	785	465	0
Black/African American	25	4	0
Asian	355	330	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	25	0
Hispanic	140	185	0

Data Source: 2016-2020 CHAS

Disproportionately Greater Need (Jurisdiction) of Households experiencing one or more Housing Problems:

Table 17—Disproportionately Greater Need, % with Housing Problems

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	No.	%	No.	%	No.	%	No.	%
Jurisdiction as a whole	3,855	84%	2,435	76%	2,135	68%	1,375	57%
White	1,660	82%	815	61%	1,035	65%	785	63%
Black/African American	105	81%	150	91%	85	96%	25	86%
Asian	885	77%	445	72%	610	69%	355	52%
American Indian, Alaska Native	0	N/A	0	N/A	0	N/A	0	N/A
Pacific Islander	0	N/A	0	N/A	0	N/A	0	0%
Hispanic	1,130	92%	945	95%	365	70%	140	43%

Data Source: 2016-2020 CHAS

Discussion

Please see the discussion above.

**NA-20 Disproportionately Greater Need: Severe Housing Problems—
91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As mentioned in NA-10, HUD defines *severe* housing problems as:

- Units lacking complete kitchen facilities
- Units lacking complete plumbing facilities
- Severely overcrowded housing with more than 1.5 persons per room
- Severely cost burdened households paying more than 50% of income toward housing costs, including utilities

According to HUD, a disproportionate need exists when any group has a housing need that is 10 percentage points or more than the jurisdiction or the household category as a whole. This section assesses the needs of racial and ethnic groups with disproportionately *severe* housing problems or needs.

The tables below show *severe* housing problems for households by AMI range and by race and ethnicity. The data indicates that:

- Share of households experiencing severe needs is disproportionately high for low-income Hispanic households (Tables 18, 19, and 20).

0% to 30% of Area Median Income

Table 18—Severe Housing Problems 0 to 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,350	1,260	0
White	1,345	680	0
Black/African American	90	40	0
Asian	760	390	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,085	135	0

Data Source: 2016-2020 CHAS

30% to 50% of Area Median Income

Table 19—Severe Housing Problems 30% to 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	1,635	0
White	480	860	0
Black/African American	95	70	0
Asian	295	315	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	680	310	0

Data Source: 2016-2020 CHAS

50% to 80% of Area Median Income

Table 20—Severe Housing Problems 50% to 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	740	2,415	0
White	325	1,275	0
Black/African American	0	89	0
Asian	200	690	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	335	0

Data Source: 2016-2020 CHAS

80% to 100% of Area Median Income

Table 217—Severe Housing Problems 80% to 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	250	2,175	0
White	75	1,180	0
Black/African American	0	30	0
Asian	105	580	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	25	0
Hispanic	44	285	0

Data Source: 2016-2020 CHAS

Disproportionately Greater Need (Jurisdiction) of Households experiencing one or more Severe Housing Problems:

Table 22—Disproportionately Greater Need, % with Severe Housing Problems

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	No.	%	No.	%	No.	%	No.	%
Jurisdiction as a whole	3,350	73%	1,570	49%	740	23%	250	10%
White	1,345	66%	480	36%	325	20%	75	6%
Black/African American	90	69%	95	58%	0	0%	0	0%
Asian	760	66%	295	48%	200	22%	105	15%
American Indian, Alaska Native	0	N/A	0	N/A	0	N/A	0	N/A
Pacific Islander	0	N/A	0	N/A	0	N/A	0	0%
Hispanic	1,085	89%	680	69%	180	35%	44	13%

Data Source: 2016-2020 CHAS

Discussion

Please see discussion above.

NA-25 Disproportionately Greater Need: Housing Cost Burdens—91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section assesses housing cost burdens and disproportionately greater needs among households in Mountain View. A household is considered cost burdened when it pays more than 30% of its gross income on housing costs, including utilities, and severely cost burdened when it pays more than 50%. The analysis examines the total number of households falling into three categories: (1) those paying less than 30% of income on housing; (2) those paying between 30% and 50%; and (3) those paying more than 50%.

To evaluate disproportionately greater need, the racial and ethnic composition of all households in the jurisdiction is first reviewed. A group is considered to have a disproportionately greater need if the share of households experiencing cost burdens exceeds that of the jurisdiction overall by 10 percentage points or more.

Overall, there are 10,780 households in the City that are cost burdened. Of these, 5,650 pay between 30% and 50% of their incomes in housing costs, and another 5,130 pay more than 50%, as shown in Table 23 below. Black households are disproportionately likely to experience cost burden compared to the jurisdiction overall, with 180 households, equal to 29% of Black households, cost-burdened compared to 17% overall. Black and Hispanic households are disproportionately likely to experience severe cost burden, with 29% and 33% burdened, respectively, compared to 16% in the jurisdiction overall. Severe cost burden is an indicator of homelessness risk and, as such, Black and Hispanic households have higher risks of homelessness than other races.

Housing Cost Burden

Table 23—Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30% (No Cost Burden)	30-50% (Cost Burden)	>50% (Severe Cost Burden)	No/negative income (not computed)
Jurisdiction as a whole	21,910 (66%)	5,650 (17%)	5,130 (16%)	335 (1%)
White	11,870 (70%)	2,705(16%)	2,145 (13%)	130 (1%)
Black / African American	240 (38%)	180 (29%)	180 (29%)	25 (4%)
Asian	7,390 (71%)	1,575 (15%)	1,240 (12%)	185 (2%)
American Indian, Alaska Native	0 (0%)	0 (0%)	20 (100%)	0 (0%)
Pacific Islander	35 (100%)	0 (0%)	0 (0%)	0 (0%)
Hispanic	1,790 (42%)	1,020 (24%)	1,410 (33%)	0 (0%)

Data Source: 2016-2020 CHAS

Discussion:

Please see discussion above.

NA-30 Disproportionately Greater Need: Discussion—91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

When examining the 2016-2020 CHAS data provided by the HUD, people or households who identify as Hispanic and Black have a disproportionate housing need, including housing cost burden and severe housing cost burden. As discussed in NA-25 above, and as per Table 21:

- Black households are disproportionately likely to experience cost burden compared to the jurisdiction overall, with 30% of Black households being cost burdened compared to 17% overall.
- Black and Hispanic households are disproportionately likely to experience severe cost burden, with 30% and 33% severely burdened, respectively, compared to 16% in the jurisdiction overall. Severe cost burden is an indicator of homelessness risk and, as such, Black and Hispanic households have higher risks of homelessness than other races.

As discussed in NA-15 above:

- Extremely low-income Hispanic households have disproportionate needs compared to the jurisdiction as a whole (Table 13).
- Very low-income Black and Hispanic households have disproportionate needs compared to the jurisdiction as a whole (Table 14).
- Housing needs remain disproportionately high for low- and moderate-income Black households (Tables 15 and 16).

If they have needs not identified above, what are those needs?

Residents in the County, and in the City of Mountain View, with needs that are not adequately captured in secondary data like that above include survivors of domestic violence and LGB individuals—both of whom need far more transitional and permanent supportive housing tailored to their needs than is available in the county. Additional services for immigrants, such as language services, citizenship classes, and navigation assistance are also needed. For populations with alcohol and substance abuse issues, more sober living environments and rehabilitation services are needed.



Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Mountain View's Sixth Cycle Housing Element (2023-2031) identifies concentrations of Hispanic and Latino residents in Block Groups around Rengstorff Park and North Bayshore, and concentrations of Asian residents in Block Groups near the San Antonio and Whisman Station neighborhoods. The schools in which Hispanic children are concentrated offer lower levels of proficiency and opportunity than others in the City.

NA-35 Public Housing—91.205(b)

Introduction

This section examines the role of public housing in addressing affordable housing needs within the City. It provides an overview of the number, condition, and occupancy rates of public housing units and Housing Choice Vouchers (Section 8). This section also assesses the needs of public housing residents, including supportive services for seniors, individuals with disabilities, and families. Additionally, it identifies challenges faced by the local Public Housing Authority (PHA), such as funding limitations, maintenance concerns, and efforts to improve housing conditions and resident outcomes. Note that “public housing” typically refers to local Housing Authorities. Therefore, for the purpose of the Consolidated Plan, responses to any section related to public housing will be regarding the Santa Clara County Housing Authority (SCCHA).

The SCCHA administers a variety of federal rental assistance programs for use in the County of Santa Clara. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80% of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.³ In the County, the vast majority of federal publicly supported housing is provided through the Section 8 voucher program, which comprises:

1. Housing Choice Voucher (HCV) Program, which allows households to find a privately owned unit on their own, pays approximately 30% of their monthly income toward rent, and SCCHA pays the balance to the property owner; and
2. Project-Based Vouchers (PBV) Program Project that is attached to individual units in the publicly assisted housing inventory managed by SCCHA.

SCCHA also manages special-purpose voucher programs that serve other targeted populations, including the Veterans Affairs program, Family Unification, and Disability programs. Some SCCHA special programs combine housing assistance with savings incentives, and others include case management services provided in collaboration with community service agencies.”

As of January 2025, there are approximately 485 HCV households living in in Mountain View. Countywide, the total waiting list for all vouchers is always open and is currently at 42,872 persons, which includes both HCV and PBV. Note that the same household may choose to be on both lists; therefore, this figure may double-count households if they are on both lists. Additionally, eligibility is not verified until the household is selected; therefore, the total waiting list number is considerably larger than the actual unduplicated number of households actively

³ Santa Clara County Housing Authority. “About SCCHA.” <https://www.schousingauthority.org/about-SCCHA/>

seeking a housing voucher. Nevertheless, a waiting list of nearly 43,000 persons is high. The waiting list household characteristics include 41% families with children, 20% elderly, 18% with disabilities, and 2% veterans. The waiting list is operated on a lottery basis, and there is a preference for families who have lived and worked in the County for the past five years and for veterans. PBV units are tracked for accessibility features, and a lottery is drawn to match the needed features with tenants.

In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.⁴ The Moving to Work program has 60 different initiatives with the goal of improving outcomes and experiences for both residents and landlords. Administrative streamlining has had an effect, including paperwork timing and inspections, which helps get people into units more quickly. This streamlining also helps with recruiting landlords to the program as they benefit from the consistency of payments.

Totals in Use

Table 24—Public Housing in Mountain View by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
No. of units' vouchers in use	0	0	0	485	159	326	87	3	50

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

*Mountain View also has 21 emergency housing vouchers administered through SCCHA.

⁴ SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.

Characteristics of Residents

Table 25—Characteristics of Public Housing Residents by Program Type, Santa Clara County

	Program Type							
	Certificate	Mod-Rehab		Public Housing	Vouchers			
					Total	Project - based	Tenant - based	Special Purpose Voucher
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	N/A	\$20,020	\$19,221	\$20,409	\$25,082	\$31,006
Average length of stay (years)	N/A	N/A	N/A	9.8	5.1	12.1	3.2	.6
Average Household size	N/A	N/A	N/A	1.5	1.6	1.4	1.2	2.7
No. Homeless at admission	0	0	0	87	47	40	28	0
No. of Elderly Program Participants (>62)	0	0	0	252	48	204	21	0
No. of Disabled Families	0	0	0	234	39	195	13	0
No. of Families requesting accessibility features	0	0	0	N/A	N/A	N/A	N/A	N/A
No. of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: Santa Clara County Housing Authority, data retrieved January 2025.

Race of Residents

Table 26–Race of Public Housing Residents by Program Type, Santa Clara County

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	310	92	218	60	1	5
Black/African American	0	0	0	66	18	48	16	2	0
Asian	0	0	0	81	30	51	5	0	0
American Indian/Alaska Native	0	0	0	18	13	5	2	0	0
Pacific Islander	0	0	0	8	4	4	4	0	0
Other	0	0	0	2	2	2	0	0	0

Data Source: Santa Clara County Housing Authority, data retrieved January 2025.

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition**
***Race of emergency housing voucher holders in Mountain View is White = 12 vouchers; Black/African American = 5 vouchers; Asian = 2 vouchers; AIAN = 1 voucher; Pacific Islander = 1 voucher.**

Ethnicity of Residents

Table 27–Ethnicity of Public Housing Residents by Program Type, Santa Clara County

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	110	59	51	19	0	2
Not Hispanic			0	375	100	275	68	3	3

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**
Data Source: Santa Clara County Housing Authority, data retrieved January 2025.
***Ethnicity of emergency housing voucher holders in Mountain View is 10 Hispanic and 11 non-Hispanic.**

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units

The Santa Clara County Housing Authority (SCCHA) does not have public housing units, which HUD defines as a rental housing unit owned and managed by a public housing agency, located in Mountain View. However, the Housing Authority can offer other reasonable accommodations to help households applying to its Housing Choice Voucher program. SCCHA data on the needs of those in units or on the waitlist is unavailable. SCCHA addresses the most immediate needs of public housing tenants, during the intake and recertification process.

The SCCHA 2022 Administrative Plan Section 1.8 defines a disability as “A physical or mental impairment that substantially limits one or more of the major life activities of an individual.”⁵ The applicant or participant must have a record of such impairment or being regarded as having such impairment. Section 1.8 also discusses the PHA’s policy on reasonable accommodations, to address the immediate needs of public housing tenants either seeking an affordable accessible unit or accommodation to an existing unit:

“Requests for reasonable accommodations will be assessed on a case-by-case basis. If the HA finds that the requested accommodation creates an undue administrative or financial burden, the HA will present an alternate accommodation that will still meet the need of the person. If no alternate accommodation exists, the HA may deny the request. If the disability and/or need for the accommodation is not readily apparent, the HA will require written verification of the disability and/or need for the accommodation from a knowledgeable professional or reliable third party. The HA will provide a written decision to the person requesting the accommodation within 15 days of the date that the verification is received. If a person is denied the accommodation or feels that the alternative suggestions are inadequate, they may request an informal hearing to review the HA’s decision.”

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The County’s rental market continues to be a challenge for leasing units to Housing Choice Voucher holders as they face high rents and reluctance from landlords to lease units despite the illegality of income-source discrimination. Among other efforts to address this issue, SCCHA is continuing to promote the use of Project-Based Vouchers and actively participates in Countywide efforts to increase the affordable housing supply. An initiative of the MTW program to address the issue of landlord participation is the provision of an incentive of \$1,500 bonus to new landlords and \$1,500 to landlords who re-rent to a new voucher holder. SCCHA has also created

⁵ https://www.scchousingauthority.org/wp-content/uploads/2022/09/Chapter_1—Policies_and_Objectives_rev.05-01-2021.pdf

an owner/service department to serve landlords in the program to address issues of payments and any tenant issues.

In 2025, SCCHA will begin using small area median income (SAMI) to increase voucher values and expand access to higher-opportunity areas within the County. They are also launching a Housing Mobility Pilot Program aimed at helping Housing Choice Voucher families move to higher-income, higher-opportunity neighborhoods. As part of this effort, SCCHA held focus groups to identify policy barriers families face.

The program will support participants by helping them locate units and providing assistance with security deposits and application fees. SCCHA is currently selecting 100 existing voucher-holder families to take part in the pilot.

Services regularly requested by tenants include:

- General financial assistance for emergencies;
- Security deposit assistance; and
- Digital services, broadband, training, and devices.

SCCHA applied for a digital equity grant through HUD, which was not successful but will continue to seek out funding opportunities to address this important gap as it is often referenced as a high-priority need for senior residents in particular.

How do these needs compare to the housing needs of the population at-large?

The needs of public housing and Section 8 tenant-based rental-assistance households as identified by SCCHA staff are consistent with the needs of the lower-income population across the County based on results of the Santa Clara Housing and Community Survey for this plan, resident engagement workshops, and stakeholder input on behalf of residents they serve.

NA-40 Homeless Needs Assessment—91.205(c)

Introduction:

The Santa Clara County Continuum of Care (CoC) receives federal funding from the U.S. Department of Housing and Urban Development (HUD) and as a condition of this funding is required to report on the number of individuals and families experiencing homelessness within its jurisdiction. The primary data source for this reporting is the annual Point-in-Time (PIT) Count, conducted each January using HUD-recommended methodologies.

The 2023 PIT Count held January 24 and 25, identified 562 individuals experiencing homelessness in Mountain View, representing approximately 6% of the total homeless population in the County. Of those counted in Mountain View, 75% were unsheltered and 25% were sheltered—a distribution that reflects the broader Countywide pattern. The PIT Count includes both field enumerations of unsheltered individuals and data collection from shelters, using the Homeless Management Information System (HMIS) or direct provider reporting. A subset of both sheltered and unsheltered individuals is surveyed to collect detailed demographic and contextual information, offering insights into trends across jurisdictions.

In 2023, PIT Counts were conducted across numerous cities and unincorporated areas of the County, including Mountain View, Palo Alto, Sunnyvale, Cupertino, and San Jose, among others. The figure below compares the 2022 and 2023 PIT results for Mountain View, other jurisdictions, and the County; Mountain View experienced the largest increase in homelessness across the County between 2022 and 2023—a 62% rise in overall homelessness and a 106% increase in unsheltered homelessness. In contrast, sheltered homelessness in the City declined slightly by 1% during the same period. This shift reflects a growing imbalance in the City’s sheltered versus unsheltered population, a trend mirrored Countywide and in stark contrast to 2019, when these populations were more evenly distributed. In Mountain View, the 2023 PIT Count recorded 286 more unsheltered individuals than sheltered individuals.

According to City staff, the sharp increase in unsheltered homelessness was expected and is attributed in part to changes in data collection practices. Specifically, in 2023, participants in Mountain View’s Safe Parking Program were counted directly by Move MV, the program’s service provider. In 2022, however, an undercount likely occurred when Safe Parking participants were inadvertently omitted from the PIT due to limitations in the enumeration approach. This change in methodology contributes to the apparent surge in homelessness observed between the two years.

Table 28: Unsheltered and Sheltered Homelessness, Santa Clara County, 2022-2023

	Unsheltered		Sheltered		Total		2022-2023	
	2022	2023	2022	2023	2022	2023	Num.	Pct.
Cupertino	102	48	0	0	102	48	-54	-53%
Gilroy	606	817	208	231	814	1,048	234	29%
Milpitas	249	142	25	0	274	142	-132	-48%
Mountain View	206	424	140	138	346	562	216	62%
Palo Alto	263	187	11	19	274	206	-68	-25%
Santa Clara City	375	417	65	44	440	461	21	5%
Sunnyvale	279	320	106	151	385	471	86	22%
Santa Clara County	7,708	7,401	2,320	2,502	10,028	9,903	-125	-1%

Source: 2022 and 2023 Point-in-Time (PIT) data.

The County’s Office of Supportive Housing tracks homelessness data using the Homeless Management Information System (HMIS). As of the most recent available data (2021), 690 individuals in 606 households experienced homelessness in Mountain View.

Demographics:

- Race: 61% White, 13% Black/African American, 7% Asian, 6% Multiracial, 4% American Indian/Alaska Native, 2% Native Hawaiian/Pacific Islander
- Ethnicity: 45% Hispanic/Latinx
- Other characteristics: 46% had a disability, 39% were chronically homeless, 38% were age 55+, 4% were unaccompanied youth, and 26% were survivors of domestic violence.

HUD requires local jurisdictions to report on the following homelessness performance measures:

- Annual Number of Persons Experiencing Homelessness: Unduplicated total of all individuals enrolled during the year
- First-Time Homeless: Unduplicated count of those newly appearing in HMIS
- Exits to Permanent Housing: Unduplicated count of individuals exiting to a HUD-defined permanent destination
- Length of Homelessness: Average number of days individuals experienced homelessness

Table 29—Homeless Needs Assessment

Population	Estimate the Number of persons experiencing homelessness on a given night		Estimate the Number experiencing homelessness each year	Estimate the Number becoming homeless each year	Estimate the Number exiting homelessness each year	Estimate the Number of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	700	221	921	332	—	—
Persons in Households with Only Children	31	179	220	79	—	—
Persons in Households with Only Adults	170	964	1,134	408	—	—
Chronically Homeless Individuals	371	2,099	2,470	889	—	—
Chronically Homeless Families	204	65	269	97	—	—
Veterans	209	444	653	235	—	—
Unaccompanied Youth/Young Adult	96	1,782	1,878	676	—	—
Persons with HIV	29	165	194	70	—	—

Data Source Comments:

The data reflects HMIS reports from clients whose last permanent zip code was in the Urban County or outside the County. Unsheltered population data is only available at the Countywide level as current methods do not break it down by jurisdiction.

Since 2016, Mountain View has invested nearly \$1 million annually in one-time funds to support homelessness response efforts. Recognizing that homelessness is a regional issue, the City

partners closely with the County of Santa Clara’s Office of Supportive Housing—the lead agency for homeless services—to leverage resources and expertise.

Mountain View supports the County’s supportive housing system through funding, partnerships, and in-kind contributions across the housing continuum. This includes prevention, outreach, safe parking, shelter, and interim and permanent housing. In 2022-2023, the City’s homeless prevention programs served 625 individuals.

If data is not available for the categories, “number of persons becoming and exiting homelessness each year,” and “number of days that persons experience homelessness,” describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

County HMIS provides data on individuals who access homeless services. The information for Mountain View reflects clients who self-reported their last permanent zip code in Mountain View or within the broader Urban County as well as those whose zip code was outside the County. However, for individuals experiencing unsheltered homelessness, current methodologies only provide aggregate data at the County level and do not break down subpopulation information by city.

To supplement this gap, the City of Mountain View uses additional sources, such as local program data and school district reporting to understand homelessness trends. In Fiscal Year 2023–24, 283 Mountain View households completed the VI-SPDAT assessment, signaling a first-time request for housing. During the same period, 107 households were placed in permanent housing. This mirrors a Countywide trend in which more households request housing support than are housed each year.

In Fiscal Year 2023-24, key homelessness response efforts in Mountain View included:

- **Homelessness Prevention and Housing:** The County-funded prevention program supported 665 individuals and 246 households in maintaining stable housing. The Rapid Rehousing (RRH) program housed 157 individuals and 89 households.
- **Youth Homelessness:** The Mountain View Whisman School District served 361 McKinney-Vento students while the Mountain View Los Altos Union High School District served 95.
- **Interim Housing:** LifeMoves Mountain View served 198 clients across 155 households. The average length of stay was 191 days with exiting clients staying an average of 130 days.
- **Safe Parking:** The City’s Safe Parking Program enrolled 138 individuals and 227 households, operating at capacity. Thirty-six (36) households exited the program with an average stay of 419 days.

The following section includes County-level subpopulation data from 2022–2023, supplemented by Mountain View-specific data from 2021.

Chronically homeless individuals. In 2023, a total of 3,166 individuals (32% of the total homeless population) were chronically homeless in the County, representing an overall percentage increase of 12% from 2022. Sixty-six percent (66%) of homeless persons in the County in 2023 reported that they were not experiencing homelessness for the first time. Over one-half (52%) of which reported becoming homeless for the first time between the ages of 25 years and 59 years. Most persons (46%) counted during the 2023 PIT reported experiencing only one episode of homelessness in the past three years while 17% reported experiencing two episodes of homelessness, and 15% reported experiencing three episodes of homelessness.

In the City of Mountain View, there were a total of 271 chronically homeless persons during 2021, which represented 39% of the total homeless population. Over half (56%) of chronically homeless persons identified as White while 33% identified as Hispanic and 17% identified as Black or African American. Single-adult households were significantly more likely to be chronically homeless, comprising 92% of chronically homeless individuals (223 chronically homeless single adults).

Families with children. A total of 1,226 families with children (365 households) were homeless in the County in 2023. Most families with children were sheltered (81%) during this time. According to a press release from the Office of Supportive Housing, the number of homeless families in the County increased by 36% since the previous PIT results; though, these numbers likely mirror the early results of the County’s Heading Home campaign to end family homelessness. As noted in the press release, families who typically go uncounted become easier to tally as more community members access new services and resources. Additionally, between September 2023 and August 2024, there were a total of 549 families with children (31%) enrolled in the County’s rapid rehousing (RRH) programs. Of families enrolled in RRH, 21% self-reported having a mental health disability, 15% a chronic health condition, 8% a substance use disorder, and 4% a developmental disability.

According to 2021 HMIS data for Mountain View, a total of 11 families with children were chronically homeless during the 2021 reporting period, which represented 5% of chronically homeless individuals. Families with children were slightly more likely than households without children to experience chronic homelessness in Mountain View.

Veterans. A total of 508 veterans (479 households) were counted as experiencing homelessness in the County in 2023. Of these households and individuals, 26% were experiencing sheltered homelessness while 74% were living in unsheltered conditions. Though unsheltered homelessness is prominent among veterans, the County has made significant strides in reducing veteran homelessness with a 27% decline in the population of homeless veterans. Additionally, between September 2023 and August 2024, there were a total of 358 veterans (20%) enrolled in the County’s RRH programs. Veterans were significantly more likely than other target

populations to self-report disabilities with 52% reporting a mental health disability followed by a chronic health condition (40%), substance use disorder (23%), and developmental disability (7%).

In the City of Mountain View, there were a total of 37 homeless veterans in 2021. Of homeless veterans in the City, over half (54%) identified as White and 22% as Hispanic. Most veterans (70%) were over age 55, and almost all (92%) were in single-adult households.

Unaccompanied youth. A total of 764 unaccompanied youth (644 households) were experiencing homelessness in the County in 2023. Of unaccompanied youth in the County, only 14% were sheltered while 86% were experiencing unsheltered homelessness. (A much larger share than other unsheltered special needs populations in the County.) Only 12% of homeless persons reported that they were currently in foster care at the time they were experiencing homelessness in the County. Additionally, between September 2023 and August 2024, there were a total of 322 youth and youth adults (18%) enrolled in the County's RRH programs in which 21% self-reported a mental health disability followed by chronic health condition (8%), developmental disability (8%), and substance use disorder (6%).

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families. According to the 2023 PIT for the County of Santa Clara, there were a total of 365 family households counted as experiencing homelessness (81% of which were sheltered). These households (particularly those with childcare needs and low incomes) need access to housing assistance given the high cost of housing and childcare. The need to provide housing assistance to ensure families remain stably housed is evidenced by the demographic data of households enrolled in the County's HPS and EAN-HP programs between December 2022 to November 2023. During this time, over half (56%) households enrolled in HPS were households with children and 41% enrolled in EAN-HP were households with children.

Additionally, between September 2023 and August 2024, households with children comprised 37% of total households enrolled in the County's RRH programs (641 households). After receiving housing, families with children increased their incomes to \$2,097 which is higher than the average household income of the RRH clients who were housed at \$1,737 during this time.

Veterans. In the County of Santa Clara, there were a total of 479 veteran households experiencing homelessness (only 26% of which were sheltered). Veterans and their families need greater access to permanent supportive housing (PSH) and ongoing rental subsidies. Of veterans enrolled in RRH between September 2023 and August 2024, for example, over half (52%) self-reported having a mental health disability and 40% reported having a chronic health condition. According to an analysis of RRH program data by the Office of Supportive Housing (OSH), over 350 veterans were enrolled in Supportive Services for Veterans Families (SSVF) RRH programs between September 2023 and August 2024. Of those who exited their programs, 146 veterans (64%) exited to a PSH program with an ongoing VASH housing subsidy—which shows the need to transfer veterans and their families to PSH programs.

Data from the County’s HMIS for the City of Mountain View in 2021 also provide insight on the number of veterans in need of housing assistance. According to an analysis of HMIS data for Mountain View during the 2021 reporting period, there were a total of 37 homeless veterans. Most homeless veterans (70%) were over age 55 and almost all (92%) were in single adult households which means that these individuals likely need access to independent living services, affordable in-home care, supportive services, and special housing types to meet their unique needs.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Homelessness in the County varies by race and ethnicity. According to PIT data, White residents comprised the largest share of residents experiencing homelessness (sheltered and unsheltered) at 47% of the total homeless population 2023. Individuals identifying as “other” comprised the second largest share (18%) followed by Black residents (15%), multiracial residents (7%), Asian residents (6%), American Indian/Alaska Native residents (4%), and Native Hawaiian/Pacific Islander residents (3%).

According to HUD’s CoC Analysis tool—which provides homelessness and poverty counts at the CoC and state level by race and ethnicity—racial and ethnic minorities in Santa Clara County are overrepresented among the CoC’s homeless population compared to the total resident population.

For example:

- Only 2% of the total resident population identify as Black or African American—yet 14% of total homeless persons (including unsheltered persons) identify as Black or African American. These residents also comprise a disproportionate share of families with children experiencing homelessness at 13%.
- Only 1% of the total resident population identify as American Indian or Alaska Native—however, 14% of homeless persons (including unsheltered persons) identified as American Indian/Alaska Native. These residents also comprise a disproportionate share of families experiencing unsheltered homelessness at 15%.

Twenty-five percent (25%) of the total resident population identify as Hispanic or Latino—yet 47% of homeless persons identify as Hispanic. Families with children who identify as Hispanic comprise a disproportionate share of families with children experiencing homelessness overall at 70%.

In the County of Santa Clara, over half (55%) homeless youth identified as Hispanic and 16% identified as Black or African American. Of homeless veterans, a quarter (25%) identified as Black or African American.

Additionally, according to 2021 data from the Homeless Management Information System (HMIS) for Mountain View, homelessness is prominent among White persons (61%) and Hispanic/Latinx of any race (45%). Of other racial and ethnic minorities, individuals identifying as Black or African American (13%) comprised the largest share of total homeless persons followed by those identifying as Asian or Asian American (7%), multi-racial (6%), American Indian or Native American (4%), and Native Hawaiian or Pacific Islander (2%). Chronic homelessness in Mountain View during 2021 also varied by race and ethnicity. According to the County's HMIS data for Mountain View, over half (56%) of chronically homeless persons identified as White while 33% identified as Hispanic and 17% identified as Black or African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

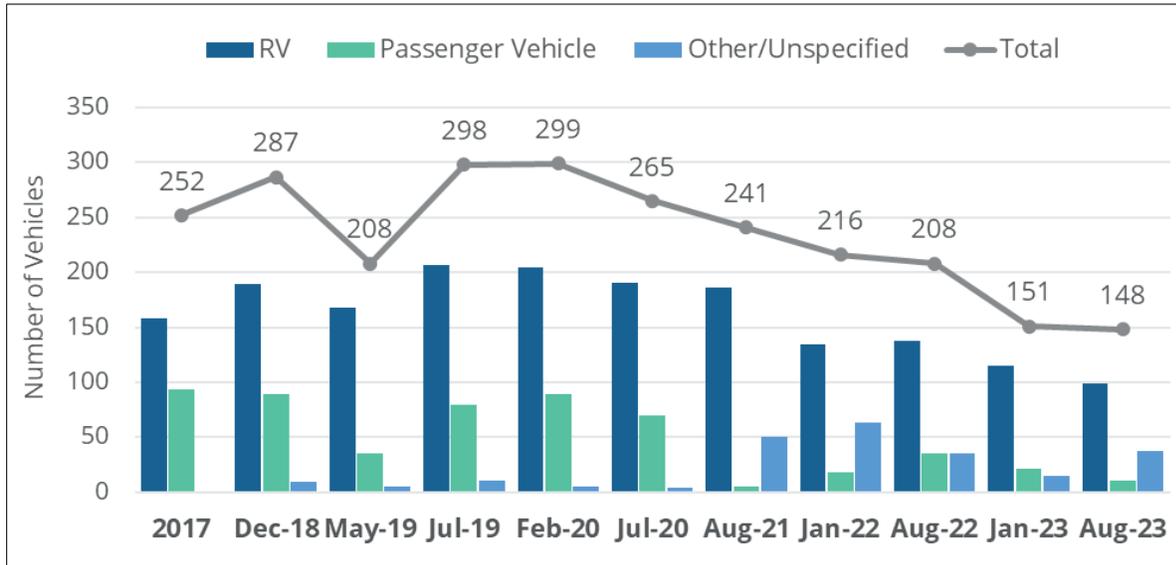
There were a total of 9,903 individuals experiencing homelessness in the County in January 2023. Of these individuals, 75% were unsheltered (7,401 people) compared to only 25% experiencing sheltered homelessness (2,502 people). In Mountain View, 75% of homeless persons are unsheltered (424 people) which represents 6% of the County's unsheltered homeless population. This compares to 25% of homeless persons who are sheltered (138 people) which represents 6% of the total sheltered homeless population in the County.

Findings from the survey administered in the weeks following the 2023 PIT provides greater insight on the nature and extent of unsheltered and sheltered homelessness in the County. For example, when asked where they were staying on the night of January 24, 2023, almost one in five (17%) reported that they were living outdoors in streets or parks followed by individuals living in a van (12%), tent (11%), camper/RV (10%), or in their automobile/car (9%).

As a supplement to the County's PIT count, since 2017, the City has conducted a street-by-street count of vehicles that appear to be used for living purposes. The counts may fluctuate over time due to the mobile nature of vehicles used for living. The trendline was declining from 2019 to 2023, and began to increase in 2024, however it has not yet reached the high levels seen historically. Over the past six years, the count of vehicles in the public-right-of-way used for living purposes has ranged from 200 to 300 vehicles with more recent counts showing a downward trend.⁶ As shown in the figure below (Figure 3), a total of 148 residents were living in a vehicle in August 2023—most of which were staying in RVs (67%) or a different vehicle type/unspecified vehicle type (26%).

⁶ City Manager's Office and Human Services Division, "2023 Homeless Initiatives Update."

Table 30—Street-by-Street Vehicle Count, City of Mountain View, 2017-2023



Note: Data collected after February 2020 do not include Safe Parking lot vehicles.
 Source: City of Mountain View 2023 Homeless Incentives Update.

Discussion:

Over the last four years, the City has made significant progress in addressing the causes, conditions, and challenges of homelessness. The City is committed to building on these efforts and results to ensure residents and families remain stably housed and financially secure and to continue to act as a leader in addressing the regional shortage of affordable housing.

- The initiatives and progress the City has made in addressing homelessness since the City’s previous Consolidated Plan are highlighted and described below.

With funding from the County’s Measure A affordable housing bond and City resources, the City has made significant strides in developing affordable housing, including units tailored for homeless individuals and families. In 2023, the City committed \$8 million to a permanent supportive housing (PSH) project at 87 East Evelyn Avenue, which will provide 268 units in two phases, with 42 units dedicated to the County’s RRH program. Additionally, \$15 million was committed in 2021 to affordable apartments for residents earning 30% to 60% AMI, and \$16 million was allocated in 2022 for 84 affordable units targeting families, veterans, and RRH participants earning 25% to 60% AMI. The City also contributed approximately \$9 million to redevelop the former Crestview Hotel into a PSH community for 48 households, including units for transition-aged youth.

- The City piloted a guaranteed basic income initiative (the Elevate MV Program) to help 166 extremely low-income households bridge the gap of monthly income needed to maintain stable housing in Mountain View. The pilot program provided direct cash payments of \$500

per month to randomly selected eligible households from December 2022 to December 2024 to help households elevate their incomes and improve their financial security. A comprehensive report on program outcomes will be available in spring 2026.

- The City-funded permanent supportive housing program housed a total of 33 individuals and 20 households. The County-funded permanent supportive housing program housed 211 individuals and 177 households.
- The County sets benchmarks for programs like interim housing and safe parking. The Fiscal Year 2023-24 benchmark for interim housing is a 41% exit into a permanent housing destination, and the benchmark for safe parking is a 50% exit into a temporary or permanent housing destination. In Fiscal Year 2023-24, 49% of LifeMoves Mountain View interim housing participants exited to a stable/permanent housing destination and 31% of safe parking program participants exited to a permanent housing destination, which is on par with Safe Parking programs Countywide (their goal being a 30% exit rate).

The City continuously collaborates with the local emergency assistance network, community-based organizations, and government agencies to combine and leverage resources to help as many residents in need as possible. The City's Human Services Annual Update highlights several key outcomes from these partnerships during Fiscal Year 2023-24, including:

- Community Services Agency assisted 1,302 residents with housing informational referrals and case management services, supported 127 clients with receiving financial assistance in the sum of \$181,000, provided nutritious groceries to 3,202 individuals, and wash 782 loads of laundry.
- ReachSV distributed 793 hygiene kits, provided solar generators for 41 households living in vehicles, and provided support with transit, gas, insurance, towing car loans, tickets, and/or vehicle registration to 53 individuals living in vehicles.
- The United Effort Organization aided 419 individuals with general assistance application and helped house 75 homeless individuals.

Building on these achievements, the City is in the process of developing a Homelessness Response Strategy and Expenditure Plan to further address and respond to the needs of the homeless community for the next seven to 10 years. The City intends to present the Homeless Response Strategy to City Council for adoption in spring or fall 2025.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section addresses the needs of special needs populations in the City of Mountain View. The special-needs populations considered in this section include elderly households, persons with disabilities, large households, female-headed households, survivors of domestic violence, and persons with addictions or a mental illness.

Describe the characteristics of special needs populations in your community:

Elderly persons. Elderly persons, defined by HUD as those age 62 and older, represent 15% of Mountain View's population (12,171 residents) per 2023 ACS 1-year estimates. Santa Clara County has a higher proportion at 19% (351,354 residents). Frail elderly, who require assistance with three or more daily living activities, face even greater challenges. Elderly residents often experience:

- Physical limitations, requiring accessible housing.
- Fixed or lower incomes, making rising housing and healthcare costs difficult to manage.
- Increased risk of housing instability and homelessness, particularly without access to affordable housing and supportive services.
- A growing demand for senior housing, public transportation, and services as the population continues to age.

Persons with disabilities. Disability is defined by HUD as a physical or mental impairment that substantially limits one or more of the major life activities. Residents with disabilities face high risks of housing instability, homelessness, and institutionalization, especially after losing aging caregivers. Limited incomes and rising housing costs worsen these challenges. In the City:

- 8% of residents (6,191 people) have a disability, similar to Santa Clara County (9%, or 170,388 residents).
- Most common disabilities:
 - Cognitive difficulty (25%).
 - Ambulatory difficulty (22%).
- Age and disability correlation:
 - 31% of residents 75+ have a disability.
 - 21% of residents 65 to 74 have a disability.
- Housing and Support Needs
 - Supportive housing with on-site services for those requiring assistance.
 - Accessible, affordable housing with in-home care for independent living.

**Table 31—Estimated Housing and Service Needs
of Residents with Disabilities**

Non-Homeless Special Needs Population	TOTAL	With Housing or Service Need	
Households containing persons with hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty	4,455	2,015	45%
Hearing or vision impairment	1,905	880	46%
Ambulatory limitation	2,015	820	41%
Cognitive limitation	1,630	825	51%
Self-care or independent living limitation	1,855	1,000	54%

Source: 2017-2021 CHAS data.

Low incomes, high poverty rates, and rising housing prices place residents with disabilities at high risk for long-term housing instability, homelessness, and institutionalization—especially when they lose aging caregivers. Given these challenges and barriers, persons with disabilities in the City need greater access to accessible supportive housing with on-site services that meet their needs. For those who can live independently, residents need greater access to housing that is accessibly designed with affordable in-home care.

Large households. Large households are defined by the U.S. Census Bureau as households with five or more persons.

- In the City, 5% of households are large, with an average household size of 2.27 people (2023)

Larger households in Mountain View have lower median incomes:

- Households with five persons have a median income of \$157,227 annually.
- Households with two to four persons have a median income of over \$200,000 annually.

Barriers to Housing: Large, low-income households in Mountain View struggle to find housing that meets both affordability and size needs due to a shortage of affordable, deed-restricted units with two or more bedrooms. Some challenges that large households face are:

- Overcrowding and overpaying for housing due to limited options.
- Need for supportive services to increase financial stability and economic mobility.

Female-headed households. Female-headed households, particularly single mothers, face higher risks of poverty and housing instability. There is a need for affordable child care, economic

mobility programs, job training/education, and housing solutions that do not overburden their finances.

- 8% of households in Mountain View are female headed (2,966 households)
 - Of those, 4% are female-headed households with children (1,544 households)
- Median income for female-headed households: \$108,874 per year
 - Single mothers have even lower median incomes: \$77,901 annually

Survivors of domestic violence. According to the County's HMIS data for the City, in 2021:

- 26% of the total homeless population had experienced domestic violence prior to accessing services and housing.
 - An additional 55 individuals indicated that they were fleeing domestic violence at the time of program enrollment.

Of total domestic violence survivors:

- 64% were women;
- 60% identified as White; 36% identified as Hispanic; and 13% as identified as Black or African American.

Persons with addictions and/or a mental illness. Persons with addictions and mental illness in Mountain View and Santa Clara County are at a heightened risk of homelessness and housing instability due to limited access to supportive housing and services. As per the 2023 PIT survey:

- 14% (143 people) reported alcohol or drug use as the primary cause of homelessness.
- 6% (64 people) cited mental health issues as the primary cause.
- 25% (256 people) indicated that mental health services could have prevented their homelessness.
- 18% (183 people) said alcohol/drug counseling could have prevented it.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations are as follows:

- Elderly Persons:
 - Senior housing, public transportation, and services as the population continues to age.
- Persons with Disabilities:
 - Supportive housing with on-site services for those requiring assistance.
 - Accessible, affordable housing with in-home care for independent living.

- Large Households:
 - Supportive services to increase financial stability and economic mobility.
- Female-headed Households:
 - Affordable child care, economic mobility programs, job training/education, and housing solutions that do not overburden their finances.
- Persons experiencing domestic violence:
 - Increased access to emergency housing assistance.
- Persons with addictions and/or a mental illness:
 - Increased access to alcohol/drug counseling.

The housing and supportive service needs of special populations were determined through stakeholder consultation and analysis of cost burden and housing gaps.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons Living with AIDS/HIV and their Families. As of December 31, 2020, 6,778 residents in the County had been diagnosed with HIV. New diagnoses have remained stable since 1999, averaging 150 new diagnoses annually.

- 86% of new diagnoses were male.
- 65% were between 25-44 years old.
- 56% were Hispanic.

Geographically, residents living with HIV/AIDS are concentrated in the central part of the County, mostly in the central part of San Jose, with moderate concentrations in Alum Rock and in northwest San Jose.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City does not administer a HOME tenant-based rental assistance (TBRA) program and is not planning to at this time; therefore, this is not applicable.

Discussion:

Please see the discussion above.

NA-50 Non-Housing Community Development Needs—91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Through the City’s community engagement process for preparing this Consolidated Plan, a series of community meetings and stakeholder focus groups were held, the top public facilities needs included:

- 1) Improving and creating better public gathering spaces to facilitate community connections and counter against isolation;
- 2) Linking community development to affordable housing to create complete communities; and
- 3) Bringing more activity, a sense of place, and identity to downtown Mountain View. Residents shared numerous ideas for downtown improvements, including:
 - Addressing vacant commercial spaces potentially by adding mixed-income housing;
 - Making parking more accessible and reliable;
 - Ending the downtown “vendor ban” and allowing people to sell food and small business goods; and
 - Allowing food trucks and creating public food halls.

How were these needs determined?

These needs were determined through community input, including the survey, community meetings, and focus groups.

Describe the jurisdiction’s need for Public Improvements:

In community meetings and stakeholder focus groups, public improvement needs were focused on:

- 1) Improving street safety, safer sidewalks, more visible crosswalks, and better lighting, including along bike paths—and making it safer for children to bike and walk to school and to ride bikes around neighborhoods;
- 2) Improving design to create better mobility options for people with disabilities, and for pedestrians overall; and
- 3) Mitigating risks from drivers who speed and/or do not pay attention, especially for persons with disabilities and elderly.

How were these needs determined?

These needs were determined through community input, including the survey, community meetings, and focus groups.

Describe the jurisdiction’s need for Public Services:

In community meetings and stakeholder focus groups, public service needs were focused on:

- 1) Mental health services
- 2) Child-care centers
- 3) Transportation services for seniors
- 4) Access to fresh food

How were these needs determined?

These needs were determined through community input, including the survey, community meetings, and focus groups.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis section (MA) of the Consolidated Plan provides a comprehensive review of the City’s housing landscape, including:

- Overview of the local housing market, examines trends in rental and ownership housing costs, impacts on different income groups, and affordable housing needs, particularly for low- and moderate-income households.
- Housing conditions, including substandard housing conditions and the need for repairs or upgrades. This includes an analysis of public and assisted housing, detailing the role of public housing authorities (PHAs) and the availability of Housing Choice Vouchers.
- Special needs, such as the availability of housing and services for homeless individuals, seniors, persons with disabilities, and those with HIV/AIDS.
- Barriers to affordable housing development, including nongovernmental and governmental constraints.

Additional data and analysis supporting this section can be found in Appendix B, prepared by Root Policy Research.

[Key Findings](#)

The City is committed to increasing the supply, diversity, and affordability of housing in the community. Between 2013 and 2023, Mountain View added 5,302 units, a 14% increase in housing units. The City has the most diverse housing stock by type in the County, and one of the largest shares of multi-family housing and attached housing. Mountain View has also invested in growing its affordable housing stock by approving and funding new affordable rental developments and housing with supportive services targeted to households transitioning out of homelessness.

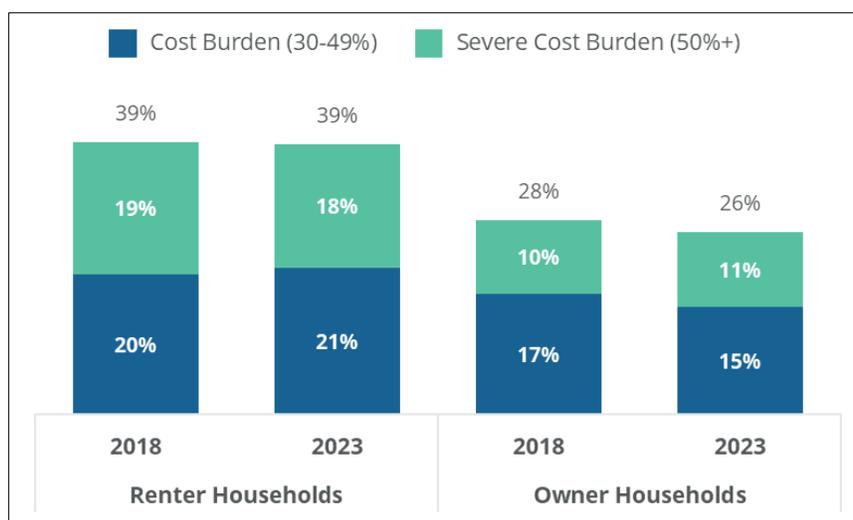
Rental Market

The most recent American Community Survey data shows that the median rent in Mountain View was \$3,107 per month across all unit sizes in 2023. Costar, which tracks rents for larger multifamily properties, reports a slightly higher median of \$3,284 per month.

Median contract rent, which is rent amount stated on the rental agreement, increased by 111% between 2010 and 2022, according to ACS data. Median gross rent, which is the contract rent plus any utility costs, increased by 24% between 2018 and 2023 according to ACS.

Renters are more likely than owners to report living with housing conditions⁷; 37% of renter households live with at least one condition, compared to 26% of all owner households. Renters are also more likely to be cost burdened, as shown in Table 32 below. Cost burden has changed little since 2018, despite rising housing costs.

Table 32—Mountain View Cost Burden



Source: 2023 5-year ACS and Housing Market Analysis.

As part of the Housing Market Analysis conducted by Root Policy Research (Appendix B) for Santa Clara County and the participating jurisdictions, the data showed significant rental gaps—which occur when demand from renter households outweighs the supply of affordable rental units—exists for renters until they have incomes of \$50,000 and higher (approximately 30% AMI). The City of Mountain View needs 2,186 rental units affordable to renters with incomes of less than \$50,000: there are 3,623 renters with incomes under \$50,000 and 1,437 units affordable to them. Households earning up to \$50,000 per year must often rent higher priced units, becoming

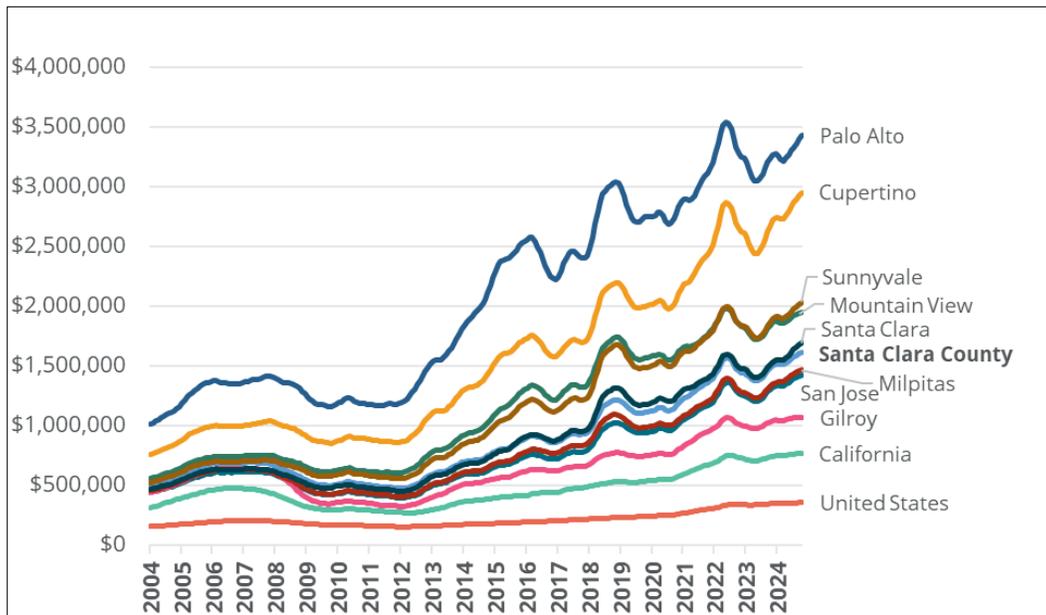
⁷ HUD defines “housing conditions” as housing with one or more of the following: (1) lacks complete plumbing facilities; (2) lacks complete kitchen facilities; (3) more than one person per room; and (4) cost burden greater than 30%.

cost burdened and putting pressure on the supply of units at higher price points. Cumulatively, shortages in affordable rental units affect households earning up to and more than \$75,000.

For Sale Market

In 2024, the median for sale home price in Mountain View was \$1.9 million. As shown in the figure below, Mountain View has one of the highest home prices in the region, comparable to Sunnyvale and lower than only Palo Alto and Cupertino.

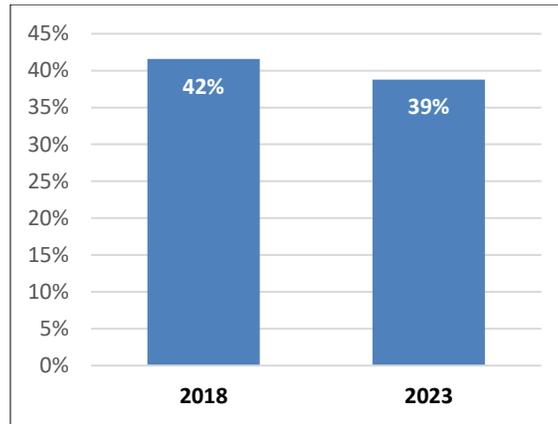
Table 33—Typical Home Price Trends 2004 through 2024



Source: Zillow Research and Housing Market Analysis.

Rising home prices and interest rates over the past five years have sharply reduced purchase affordability, making homeownership increasingly out of reach for much of the county’s work force. These factors, combined with development of more rental units, pushed Mountain View’s homeownership rate down by three percentage points between 2018 and 2023.

Table 34—Mountain View Homeownership Rate



Source: 2023 5-year ACS and Housing Market Analysis.

The table below illustrates Mountain View’s 2023 “renter purchase affordability gap,” which measures the mismatch between renter incomes and the availability of for-sale homes within their price range. A significant gap exists for renters earning under \$150,000—the income level needed to afford the median-priced home. Nearly half (48%) of potential first-time homebuyers in Mountain View earn below this threshold, yet only about 9% of owner-occupied units are valued affordably for this group. Due to data limitations, affordability gaps for higher income levels are not shown.

Table 35—Renter Purchase Affordability Gap 2023

Renter Purchase Affordability Gap 2023

Renter Purchase Gaps					
Income Range	Maximum Affordable Price	% of Renter Households	% of Homes Affordable	Renter Purchase Gap	Cumulative Gap
Less than \$5,000	\$14,023	2%	1%	-1%	-1%
\$5,000 to \$9,999	\$28,043	1%	0%	-1%	-1%
\$10,000 to \$14,999	\$42,066	2%	0%	-2%	-3%
\$15,000 to \$19,999	\$56,089	1%	1%	-1%	-4%
\$20,000 to \$24,999	\$70,112	1%	0%	-1%	-5%
\$25,000 to \$34,999	\$98,158	3%	0%	-3%	-8%
\$35,000 to \$49,999	\$140,227	6%	1%	-5%	-13%
\$50,000 to \$74,999	\$210,342	8%	1%	-7%	-20%
\$75,000 to \$99,999	\$280,458	9%	2%	-7%	-28%
\$100,000 to \$149,999	\$420,688	14%	2%	-12%	-40%
\$150,000 or more		52%	91%	40%	

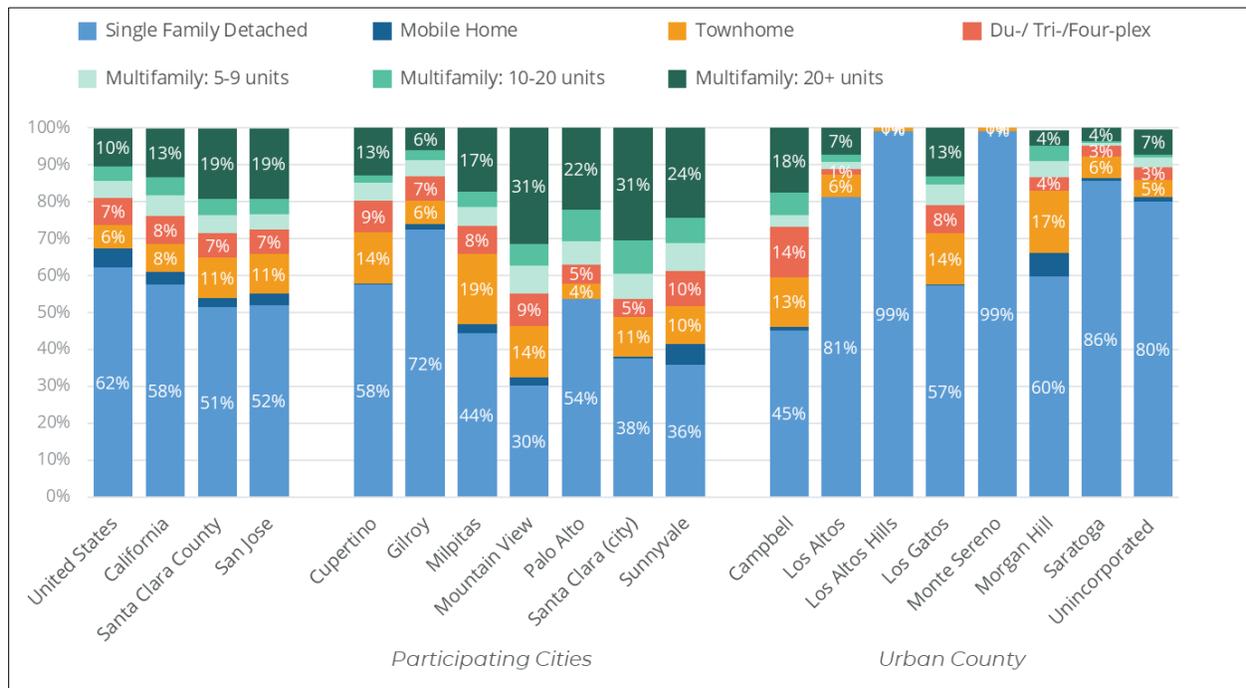
Source: 2023 5-year ACS and Housing Market Analysis.

MA-10 Number of Housing Units—91.210(a)and(b)(2)

Introduction

This section provides an analysis of the City’s housing stock, including the total number, types, and tenure (owner-occupied versus renter-occupied) of housing units. This section also assesses the availability of units at different price points to determine whether the existing housing stock meets the needs of various income groups. Identifying gaps in affordable housing and potential mismatches between supply and demand helps inform strategies for future development and preservation efforts.

Table 36—Housing Units by Structure Type, Participating Jurisdictions, and Urban County Communities—2022-2023



Data Source: 2022 and 2023 ACS and Housing Market Analysis.

Table 37—Residential Properties by Unit Number

All residential properties by number of units

Property Type	Number	%
One unit detached structure	9,605	27%
One unit, attached structure	5,040	14%
Two to four units	3,240	9%
Five to 19 units	6,215	17%
20 or more units	10,580	30%
Mobile home, boat, RV, van, etc.	1,160	3%
Total	35,840	100%

Data Source: 2016-2020 ACS

Table 38—Unit Size by Tenure

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	55	0.4%	2,230	12%
One bedroom	440	3.2%	6,825	35%
Two bedrooms	3,680	26.9%	7,435	38%
Three or more bedrooms	9,485	69.4%	2,875	15%
Total	13,660	100%	19,365	100%

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the City’s 2023-2031 Housing Element, Mountain View has approximately 1,500 existing affordable rental units serving households earning up to 60% of the area median income (AMI). These units are supported through a mix of federal, state, and local funding and target a range of household types, including seniors, persons with disabilities, veterans, families with children, and individuals exiting homelessness.

Inventory of Assisted Affordable Housing Units, 2021

Table 39—Inventory of Assisted Affordable Housing Units

Project	Total Units	Assisted Units	Affordability Level			Funding Source	Expiration Date	Risk Status 2023-2032
			ELI	VLI	LI			
Maryce Freelen Place Apartments (Latham Park Apts) 2230 Latham Street	75	74	0	74	0	CDBG HOME LIHTC	2044 2025 2027	No Risk
San Veron Park Apartments 807 San Veron Avenue	32	32	7	10	15	CDBG	2044	No Risk
Monte Vista Terrace Apartments 1101 Grant Road	150	149	149	0	0	LIHTC	2060	No Risk
Sierra Vista One Apartments 1909 Hackett Avenue	34	27	18	7	2	CDBG	2070	No Risk
Ginzton Terrace Apartments 375 Oaktree Drive	107	106	0	53	53	CDBG CCRC HOME LIHTC	2038 2023 2071 2048	No Risk
Shorebreeze Apartments (Mountain View Apts) 460 N. Shoreline Blvd	120	119	103	11	5	CDBG HOME LIHTC	Indefinitely 2027 2027	No Risk
San Antonio Place Apartments 210 San Antonio Circle	120	118	36	82	0	CDBG HOME	2052 2057	No Risk
Tyrella Gardens Apartments 449 Tyrella Avenue	56	55	0	43	12	CDBG LIHTC	2058 2059	No Risk
Paulson Park I & II (New Central Park) 111 Montebello Avenue	253	251	32	219	0	CDBG HOME LIHTC	2034 2073 2029	No Risk
The Fountains Apartments (San Ramon) 2005 San Ramon Ave	124	123	0	84	39	HOME LIHTC	2044 2019	No Risk
Franklin Street Apartments 135 Franklin Street	51	50	15	35	0	BMR CDBG RDA	2066 2066 2066	No Risk
Studio 819 Apartments 819 N. Rengstorff Ave	49	48	13	35	0	BMR	2068	No Risk
1585 Studios 1581-85 W. El Camino Real	27	26	16	10	0	BMR HOME	2069 2069	No Risk
1701 ECR 1701 W. El Camino Real	67	66	39	10	17	BMR	2072	No Risk
Evelyn Family Apartments 779 E. Evelyn Avenue	116	114	0	12	102	BMR	2072	No Risk
Total	1,381	1,358	428	685	245			

Source: City of Mountain View.

Source: City of Mountain View 2023-2031 Housing Element

In addition to the table above, approximately 120 affordable units have come online since 2021, resulting in the 1,500 City-financed units noted above. Furthermore, there are 1,022 affordable units approved or under development. Once completed, these projects will expand the City's affordable housing options for low-income individuals and families across a range of needs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the City's 2023-2031 Housing Element, as shown in the table above, there are no units at risk of conversion within this five-year planning period. In fact, all of the units have long-term affordability restrictions well beyond 2030.

Does the availability of housing units meet the needs of the population?

No, the availability of housing units does not fully meet the needs of the population. According to the rental affordability gap analysis (see the table above) conducted for the Consolidated Plan, the City faces a significant shortfall in affordable rental units for lower-income renters. Specifically, the City needs an additional 2,186 rental units affordable to households earning less than \$50,000 annually. This reflects the growing challenge of ensuring that lower-income renters, particularly those with extremely low incomes, have access to safe and affordable housing within the City.

This affordability gap has significant implications for the stability and well-being of the City's low-income residents, many of whom may be at risk of displacement or homelessness due to the lack of affordable options. Addressing this gap will require targeted efforts, including increasing the production of affordable rental units and exploring additional strategies such as rent subsidies or supportive housing initiatives, particularly for those with incomes below \$50,000.

Describe the need for specific types of housing:

Based on the City's Regional Housing Needs Allocation (RHNA) for 2023 to 2031, there is a significant need to increase the supply of housing across all affordability levels, particularly low- and moderate-income housing. The 2023-2031 RHNA also includes an above-moderate (i.e., market-rate) housing goal that is higher than the previous RHNA cycle, although historically the production of market-rate units has significantly exceeded the RHNA allocation.

Discussion—Please see the discussion above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section examines housing affordability by analyzing home values, rental rates, and cost trends over time. It assesses whether housing costs are increasing at a rate that outpaces income growth, contributing to affordability challenges for low- and moderate-income households. This section also evaluates the cost burden on renters and homeowners, identifying the percentage of households spending more than 30% or 50% of their income on housing. Additionally, it highlights the availability of affordable housing units at various income levels and identifies gaps in the market where demand exceeds supply, informing strategies to address affordability challenges.

Median contract rent increased by 111% between 2009 and 2020, according to ACS data and shown in Table 43. In 2020, the median for-sale home price in Mountain View was \$1.92 million, which is one of the highest home prices in the region. Note that more current data shows a much higher median price; however, this Consolidated Plan primarily uses Census data as prescribed by HUD and may not be as current as other data sources.

Table 40—Cost of Housing

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	\$779,500	\$1,927,400	147%
Median Contract Rent	\$1,354	\$2,859	111%

Data Source: 2023 5-year ACS

Table 41—Rent Paid

Rent Paid

Rent Paid	Number	%
Less than \$500	380	1.81%
\$500-999	848	4.03%
\$1,000-1,499	829	3.94%
\$1,500-1,999	1,940	9.22%
\$2,000 or more	17,034	80.99%
Total	21,031	100.00%

Data Source: 2023 5-year ACS

Table 42—Housing AffordabilityHousing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	845	—
50% HAMFI	2,140	430
80% HAMFI	5,270	830
100% HAMFI	-	974
Total	8,255	2,234

Data Source: 2016-2020 CHAS

Table 43—Monthly Rent

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$2,383	\$2,694	\$3,132	\$4,011	\$4,425
High HOME Rent	\$2,058	\$2,206	\$2,649	\$3,052	\$3,385
Low HOME Rent	\$1,613	\$1,728	\$2,073	\$2,396	\$2,672

Data Source: 2024 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The rental affordability gap analysis conducted to support the Consolidated Plan found that a significant need for additional affordable housing units in the City. Specifically, the analysis found that there is a gap in housing availability for renters with incomes of less than \$50,000. While there are a significant number of renters in the City who fall into this income bracket, the supply of rental units that are affordable to them is insufficient, highlighting the need for further affordable housing development to meet the demand.

Purchase affordability gaps occur when demand from potential first-time homebuyers outweighs the supply of affordable homes for sale and exist until households have incomes exceeding \$150,000. The Housing Market Analysis showed approximately 9% of owner-occupied units are valued within their affordable price range, meaning that a majority of units are too expensive for them to afford.

How is affordability of housing likely to change considering changes to home values and/or rents?

Rising housing costs continue to outpace household income growth within the City. The City anticipates that the cost of market-rate housing will continue to increase with the strong economy within the Silicon Valley region, which has led to household growth outpacing the production of new housing units and additional upward pressure on housing costs. Therefore, the need for more affordable housing will continue and may increase.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME rents are established by the U.S. Department of Housing and Urban Development (HUD) to ensure affordability for low-income households and are generally lower than fair-market rents (FMR) by approximately \$325 to \$1,753 per month. However, both HOME and FMR rent levels remain above what is affordable to extremely low-income households—particularly those relying

on Supplemental Security Income (SSI) or earning minimum wage—who often cannot afford to pay 30% of their monthly income toward housing.

These dynamics have direct implications for the City’s affordable housing production and preservation strategy. Specifically, they highlight the need for additional financial mechanisms, such as deeper capital subsidies, ongoing rental assistance (e.g., Housing Choice Vouchers), and the strategic use of local and state funding sources, to support developments targeting households at or below 30% of the AMI. Furthermore, they underscore the importance of aligning affordability levels in new developments with the income distribution of local households to ensure that publicly assisted housing addresses the needs of the most housing cost-burdened residents.

Discussion

Please see the discussion above.

MA-20 Housing Market Analysis: Condition of Housing—91.210(a)

Introduction

This section describes the conditions of the housing stock in the City. HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per bedroom;
2. Cost burden greater than 30%;
3. Lack of complete plumbing; and
4. Lack of complete kitchen facilities.

Describe the jurisdiction’s definition of “standard condition” and “substandard condition but suitable for rehabilitation”:

For the purpose of this discussion, a unit is considered as having a “substandard condition” when the residential property does not meet building or any applicable health and safety codes. Any unit will be considered as having a “substandard condition but suitable for rehabilitation” if the renovation costs for the unit do not exceed the value of the property: land and buildings combined value.

Table 44—Condition of Units

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,512	26%	7,862	37%
With two selected Conditions	35	0%	1,095	5%
With three selected Conditions	19	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,984	74%	12,426	58%
Total	13,550	100%	21,383	100%

Data Source: 2023 5-year ACS

Table 45—Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,384	18%	4,304	20%
1980-1999	2,300	17%	4,282	20%
1950-1979	7,755	57%	11,632	54%
Before 1950	1,111	8%	1,165	5%
Total	13,550	100%	21,383	100%

Data Source: 2023 5-year ACS

Table 46—Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,465	69%	12,800	66%
Housing Units built before 1980 with children present	1,658	12%	648	3%

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Table 47—Vacant Units

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	N/A	N/A	N/A
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	N/A	N/A	N/A
Abandoned REO Properties	N/A	N/A	N/A

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City

Need for Owner and Rental Rehabilitation

Low- to moderate-income seniors and residents with disabilities living on fixed incomes have the greatest need for rehabilitation assistance. There are approximately 88 frail elderly households in Mountain View who could have needs for accessibility improvements based on their poverty rate. There are also 800 frail elderly households with a hearing or vision impairment and 820 with an ambulatory limitation, all of which could have rehabilitation needs.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited for use on residential units built after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. As per Table 39 above, 12% of owner-occupied units and 3% of renter-occupied units were built before 1980 and have children present. These households have the highest risk of lead-based paint hazards. It is important to note that many of these potential LBP units have been substantially rehabilitated where lead and other hazards were abated as part of that process, but the exact number of abated LBP units is uncertain.

The City requires LBP testing and hazard reduction in properties that use CDBG or HOME funds for housing rehabilitation where lead and other risks may be present. The City also provides information about the risk of LBP to these property owners.

Discussion

Please see the discussion above.

Table 48—Total Number of Units in County by Program Type

Total Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special-Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
No. of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
No. of accessible units	-	-	-	-	-	-	-	-	-
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments located in Mountain View.

MA-25 Public and Assisted Housing—91.210(b)

Introduction

As discussed in the Needs Assessment, SCCHA administers federal rental assistance programs. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80% of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.⁸ Information on public housing units and vouchers for the City through these programs can be found in the table below.

Table 49—HCV Vouchers

Housing Choice Vouchers and Public Housing Units	
Voucher Recipients	Housing Choice Vouchers
Number of Families on Waiting List	83
Extremely Low Income (0-30% AMI)	301
Very Low Income (31-50% AMI)	24
Low Income (51-80% AMI)	0
Income Above 80% AMI	2
Families with Children	22
Elderly Families	213
Families with Disabilities	210
Veterans	43
Race:	
White/Not Hispanic or Latino	181
Black	30
Asian	70
American Indian/Native Hawaiian	6
Unknown/Multiple	9
White/Hispanic	40

Source: HMIS Data

In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.⁹ Through this designation, SCCHA has used Low Income Housing Tax Credit (LIHTC) financing to transform and rehabilitate its public housing units. There are only four public housing units in the County, none of which are located in Mountain View.

⁸ Housing Authority of Santa Clara County, “About SCCHA”: scchousingauthority.org/about-SCCHA.

⁹ SSCHA. “Moving to Work FY2020 Annual Plan.” October 16, 2019.

Table 50—Public Housing Condition

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction:
Not applicable.

Describe the public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing:

SCCHA has developed 45 MTW activities approved by HUD. The majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn open up more resources for programs aimed at assisting LMI families.¹⁰

An example of such a program is SCCHA’s Family Self Sufficiency (FSS) Program designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. The FSS program provides case management and advocacy to current program participants in order to help them attain self-sufficiency goals. Families enroll and sign a five-year contract to participate in the program. After enrolling in the program, participants set goals such as finishing their education, obtaining job training, and/or employment. During the contract term, participants who increase their earned income can receive cash bonuses. When the family reports an increase in earned income, SCCHA calculates a monthly bonus amount that is deposited into an ‘escrow’ account which the family can receive upon program graduation.¹¹

Families eligible for the FSS program are those receiving SCCHA assistance through the HCV program. As reported in SCCHA’s MTW FY2019 Plan, there were 232 actively enrolled in the program.¹²

Discussion:

Please see discussion above.

¹⁰ SSCHA. “Moving to Work FY2020 Annual Plan.” October 16, 2019.

¹¹ SSCHA. “Family Self-Sufficiency (FSS).” <https://www.scchousingauthority.org/section-8-current-participants/housing-choice-voucher-current-participants/family-self-sufficiency-fss/>

¹² SSCHA. “Moving to Work FY2019 Annual Plan.” June 12, 2018.

MA-30 Homeless Facilities and Services—91.210(c)

Introduction

This section provides an overview of the resources available to assist individuals and families experiencing homelessness. It includes an inventory of emergency shelters, transitional housing, and permanent supportive housing within the City, assessing their capacity to meet local needs. This section also examines the availability of supportive services, such as case management, mental health care, substance abuse treatment, and job training programs that help individuals transition out of homelessness. Additionally, it identifies gaps in facilities or services and highlights areas where additional resources or coordination may be needed to improve the local response to homelessness.

Persons experiencing or at-risk of homelessness in Mountain View are served by local and Countywide organizations. Numerous County agencies and other organizations provide services to persons and families experiencing homelessness, and those at risk of homelessness. Services provided by the County include but are not limited to rental housing, healthcare, food, benefits to recipients of Supplemental Security Income (SSI), school assistance services to school aged children (such as transportation and school supplies), counseling, drug and alcohol rehabilitation, youth programs, financial assistance to veterans and their families for medical and housing, and legal assistance for eviction and other housing-related issues. Various nonprofit organizations provide services including but not limited to shelter services, supportive housing, and transitional housing. The table below shows the beds and units available in the City of Mountain View.

Facilities and Housing Targeted to Homeless Households

Table 51—Continuum of Care (CoC)

	Emergency Shelter Beds		Transitional Housing Beds (includes RRH)		Permanent Supportive Housing Beds	
	Year-Round Beds (Current and New)	Voucher/ Seasonal/ Overflow Beds	Current and New	Under Development	Current and New	Under Development
Households with Adult(s) and Child(ren)	36	0		42	0	15
Households with Only Adults	106	16		0	0	0
Chronically Homeless Households (half year shelter)	0	40		0	0	0
Veterans	0	0		0	0	0
Unaccompanied Youth	4	0		0	49	0

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The County is currently updating its 2020-2025 Community Plan to End Homelessness. The City, in coordination with the County, local cities, nonprofit organizations, service providers, and other community stakeholders are focused on leveraging resources to assist those experiencing homelessness, particularly through permanent supportive housing (PSH). PSH has proven to be the most effective approach for individuals with disabilities or a long history of homelessness, offering both rent subsidies and comprehensive support services, including medical care, behavioral health services, and case management.

In Mountain View, the emphasis has been on increasing the supply of PSH and other affordable housing options. These efforts align with the County’s regional goals and complement ongoing local initiatives. The City has committed significant resources towards the development of new affordable housing, including units designed specifically for homeless individuals and families. Additionally, case management and supportive services are provided to ensure that residents in PSH are able to maintain their housing stability. This coordinated approach is essential for preventing returns to homelessness and supporting long-term self-sufficiency.

Since the inception of these efforts, substantial progress has been made in placing individuals and families into permanent housing, with continued investment in both housing and services to address the multifaceted needs of the homeless population. Key services include employment programs, legal aid, healthcare, and other vital supports to enhance stability and quality of life for residents exiting homelessness.

Regional programs that demonstrate mainstream service connections for the homeless population include:

[Mental Health and Substance Use](#)

- Department of Behavioral Health Services (DBHS): Mental health services, substance abuse treatment, transitional housing, and recovery services, which are available in English, Spanish, Mandarin, Vietnamese, Tagalog.
- Valley Homeless Healthcare Program (VHHP): Health-care services for 7,000+ homeless persons per year, including primary care, urgent care, outreach, connections to SSI advocacy, and a medical respite program.

[Housing and Disability Services](#)

- Silicon Valley Independent Living Center (SVILC): Housing assistance for persons with disabilities to help them transition from unstable or temporary housing situations to accessible and affordable community-based housing.

Employment and Work Force Development

- NOVAworks: Provides job seekers with resumé and job search assistance, assessments, digital literacy training, and referrals to specialized trainings and educational programs.
- Day Worker Center of Mountain View: Provides job connections, healthy meals, English classes, and workers' rights education.
- Mountain View Los Altos Adult School: Provides adult education and English programs.
- Community Cycles of California (CCOC): In collaboration with the Mountain View Police Department, the CCOC trains homeless individuals in bike maintenance, sales, advertising, customer service, and finance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City provides a range of homeless services and facilities that meet the complex housing and service needs of homeless persons, particularly chronically homeless persons and families, families with children, veterans, and unaccompanied youth. These services and facilities include, but are not limited to:

- Hope's Corner Inc. is a local nonprofit in the City that has become recognized as a "hub" for programs that serve low income and homeless persons living in Mountain View. In addition to providing shelter through the Trinity United Methodist Church, Hope's Corner provides individuals and families free meals and access to showers.
- Santa Clara County's Cold Weather Shelter Program targets homeless persons in Mountain View and in the North County and has the capacity to serve 10 to 15 families and single women (a total of 50 people).
- Quetzal House provides shelter for up to eight unaccompanied youth including six beds for foster care youth and two beds for emergency use by homeless youth.
- The County's Rapid Rehousing Program (RRH) provides short-term financial assistance and support to rehouse homeless households in independent and permanent housing. In 2019, the City of Mountain View entered an agreement with Santa Clara County to supplement the program with \$100,000 in additional funds to rehouse Mountain View-affiliated households.

The City has worked to address gaps in the availability of facilities to serve homeless persons and families by expanding safe parking lots. Over the last three years, the City has planned for and successfully completed a total of five Safe Parking Lots to serve participants in Mountain View.

The City now has the largest safe parking capacity in Santa Clara County at 76 oversized vehicles and eight spaces for cars/passenger vehicles. The two largest lots are operated on City-owned lots at the Shoreline Amphitheatre and on Evelyn Avenue at the former VTA lot. Two smaller lots are operated on the properties of two private faith-based organizations. The final lot is operated in partnership with the Palo Alto Housing Corporation on Terre Bella Avenue.

PSH current and new developments include: The former Crestview Hotel, now Heartwood (48 units for transition-aged youth and families at risk of homelessness, plus one (1) manager’s unit), 87 East Evelyn Avenue (268 total units with 42 RRH and 15 PSH).

Table 52 shows recent projects completed or under development. Most projects have received or been allocated County Measure A funds (which include PSH and RRH units) except for the three projects with asterisks.

Table 52—Mountain View PSH/RRH Units in Development

Development Name	Number of Units	Number of PSH Units	Number of RRH Units
96 West El Camino Family	79		12
Terra Bella Family Apartments	108		25
Crestview	49	20	28
La Avenida Apartments	100	34	
Montecito Family Apartments	85		42
Linda Vista Family Apartments*	70		18
Lot 12 Family Apartments	120		20
57-67 East Evelyn Avenue*	143		36
87 East Evelyn Avenue*	268	15	42
Totals:	1,022	69	223

Source: City of Mountain View Housing Department. Asterisked projects mean they do not have Measure A funding allocation.

MA-35 Special Needs Facilities and Services—91.210(d)

Introduction

This section assesses the availability of housing and supportive services for populations with specialized needs, including seniors, persons with disabilities, individuals with HIV/AIDS, and victims of domestic violence. It examines the types and capacity of group homes, assisted living facilities, and supportive housing programs, as well as the availability of services such as healthcare, counseling, and in-home assistance. This section also identifies gaps in housing and services, highlighting areas where additional resources or policy changes may be needed to better support these vulnerable populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Elderly/senior households

- More likely to need financial assistance as they live on fixed incomes
- Need access to more affordable health care services (including affordable in-home care)
- Need access to public transportation and/or transportation services as many individuals cannot drive

For the reasons listed above, the supportive housing needs of elderly/senior households is primarily focused on access to affordable assisted living facilities that provide in-home care that are close to public transportation or provide transportation services.

Persons with disabilities

- Residents with disabilities have comparatively low incomes (and high housing costs), a lack of accessible housing, and a limited availability of affordable in-home caregivers.
- Have high risk for long-term housing instability, homelessness, and institutionalization, especially, when they lose aging caregivers.

For the reasons listed above, the supportive housing needs of persons with disabilities is primarily focused on increasing the availability of more affordable, accessible housing options and reliable in-home caregiver support to prevent housing instability, homelessness, and/or institutionalization.

Persons with addictions and/or a mental illness

- Have a higher risk of homelessness and housing instability, as many individuals lack access to the supportive housing and services they need to remain stably housed

For the reasons listed above, the supportive housing needs of persons with addictions and/or mental illness are primarily focused increasing access to stable housing and integrated support services, which are necessary to reduce homelessness and promote long-term well-being.

Public housing residents

- Includes housing markets.
- At an increased risk of housing insecurity and homelessness if their housing assistance were to end and/or their housing unit were to be converted into market-rate housing.

As noted earlier in this document, the term “public housing” is being used interchangeable with the term “affordable housing” for the purpose of the Consolidated Plan; public housing refers to a highly particular type of affordable housing, which is not the method that the SCCHA is implementing. For the reasons listed above, the supportive housing needs of public housing residents are the continuation of housing assistance to remain stably housed. Preserving and expanding affordable housing programs is essential to preventing displacement, housing insecurity, and homelessness.

Persons living with HIV/AIDS

- Need for consistent access to medical care and supportive services.
- Require access to stable and affordable housing.
- Preferential to have housing within proximity to public transit, medical facilities, supportive services, and employment services or job opportunities.

For the reasons listed above, the supportive housing needs of persons living with HIV/AIDS are stable, affordable housing near public transit, medical facilities, and supportive services which are essential to ensuring consistent medical care, employment opportunities, and overall well-being.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Programs that assist persons returning from mental and physical health institutions seeking supportive housing are:

- The City’s current and growing inventory of PSH developments.

- Licensed small family or group homes.
- The Silicon Valley Independent Living Center (SVILC) provides individualized housing services and serves people with all types of disabilities—including those seeking independent housing after being in institutions,

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Public service grants are awarded in two-year cycles. In the first year of this Consolidated Plan, public service grants will be in the first year of its two-year cycle. The following activities have been recommended for funding for the Fiscal Year 2025-26 Annual Action Plan:

- Community Services Agency of Mountain View, Los Altos, and Los Altos Hills (CSA)
 - Homelessness Prevention Program—CDBG.
 - Senior Case Management Program—CDBG.
- Day Worker Center of Mountain View
 - Education, Skills Training, and Job Placement Program—CDBG.
- The United Effort Organization
 - Homeless Case Management Services/Case Management Services for Vulnerable Population—CDBG and General Fund.
- Vista Center for the Blind and Visually Impaired
 - Vision Loss Rehabilitation Program—CDBG.
- Silicon Valley Independent Living Center
 - Housing Program for Persons with Disabilities—CDBG.

Diminishing funding to meet underserved needs continues to be one of the most significant obstacles Countywide to addressing the needs of underserved populations. The County supplements its federal funding with other resources and funds, such as:

- The Housing Trust Silicon Valley Trust (Trust) is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.

- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner’s deduction can be converted into a federal income tax credit that reduces the household’s tax payments on a dollar-for-dollar basis, with a maximum credit equal to 15% of the annual interest paid on the borrower’s mortgage.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The County Affordable Housing Fund, which was established to assist in the development of affordable housing, especially, for extremely low income and special needs people throughout the County.

MA-40 Barriers to Affordable Housing—91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City prioritizes affordable housing as a key policy goal. However, the high cost of living and market dynamics necessitate a distinct affordable housing delivery system, requiring substantial public funding, innovative financing, mission-driven developers, and supportive land use policies. As such, the overall housing system, including both market-rate and affordable housing, is complex, and this could lead to barriers to affordable housing and residential investment, such as the following:

Challenges to Affordable Housing Development

- High Land Costs and Market Dynamics—Per the City’s Housing Element, land values in Mountain View, estimated between \$10 million and \$20 million per acre, significantly constrain affordable housing feasibility. These costs tend to remain elevated even during economic downturns due to land value “stickiness,” which limits the downward adjustment of prices. High land costs necessitate deeper subsidies, thus reducing the number of units that can be feasibly developed per project.
- Limited Suitable and Available Land—According to the City’s Housing Element Site Inventory, zoning restrictions, limited vacant parcels, and competition for infill sites near transit and employment centers restrict opportunities for affordable housing development. Although the City has identified housing opportunity sites, most require substantial redevelopment, rezoning, or land assembly, which prolongs timelines and increases costs.

- **Competition with Market-Rate Developers**—Public policies that do not provide sufficient incentives or acquisition support to nonprofit developers place them at a disadvantage compared to market-rate developers. Without tools such as predevelopment financing, acquisition loans, or right-of-first-refusal policies, nonprofit developers may struggle to secure land in high-opportunity areas.
- **Construction Labor Shortages**—A chronic labor shortage in the construction trades—exacerbated by regional growth and aging work force demographics—drives up wages and delays project timelines. According to the Turner Center for Housing Innovation, labor costs have increased more than 15% in the Bay Area over the past five years, directly contributing to the escalating per-unit costs of affordable housing development.
- **High Development Costs**—Multi-family housing—whether market rate or affordable have seen construction costs significantly increase the past several years, with typical per unit costs between \$800,000 and \$1 million. Fully affordable housing development costs are typically on the higher end of the range due to added layers of financing, extended predevelopment timelines, higher construction standards, and prevailing wage if applicable. Without sufficient funding available, these costs make it difficult for affordable housing projects to be built.
- **Insufficient Public Funding**—State and federal housing programs have not kept pace with construction cost inflation. The scarcity of flexible capital—especially for predevelopment, gap financing, and operations—delays project delivery and reduces financial competitiveness. Despite allocations from programs, such as the Low-Income Housing Tax Credit (LIHTC), Measure A, and SB 2, demand far exceeds available resources. For example, applications for LIHTC often exceed available credits by a factor of 10:1.
- **Lack of diverse, long-term affordable housing capital**—While the philanthropic and private sectors have supported housing initiatives, their investments are typically short-term and tied to specific outcomes. In contrast, affordable housing developments require long-term commitments (e.g., 55-year affordability covenants) that depend heavily on public funds. The lack of diverse capital sources limits flexibility and increases reliance on oversubscribed public programs.
- **Tenant Displacement and Fair Housing Concerns**—Rising rents and conversion of affordable units contribute to displacement—especially of low-income households, seniors, and historically marginalized populations. Barriers to housing access include fair housing concerns such as discrimination and limited outreach to marginalized communities.

The City recognizes that government regulations can pose barriers to housing development and has adopted goals and policies to address these constraints, most recently with a robust set of programs in the state-certified 2023-2031 Housing Element to identify and implement opportunities to streamline processes and facilitate different types of housing productions. The City proactively advances affordable housing through policy, funding, and community

engagement. The state has recognized these efforts and awarded the City the Prohousing Designation in 2024.

City Initiatives and Leadership

Council Strategic Priorities (Fiscal Years 2023-25)

- Community for All—“Support Mountain View’s socioeconomic and cultural diversity. Engage and protect vulnerable populations through policies that promote access to housing, transportation, and other programs and services.”
- Intentional Development and Housing Options—“Support an increase in the quantity and diversity of housing options, including assistance for the unhoused. Provide opportunities for affordable housing as well as home ownership. Plan for neighborhoods with nearby transit, jobs, and amenities that balance density with livable, green, mixed-use development.”

For the Fiscal Year 2023-25 cycle, the following housing-related priority work plan items were identified:

- Develop a homelessness response strategy;
- Review and make periodic updates to the Municipal Code in a phased approach to remove contradictory, unenforceable, or otherwise outdated sections;
- Implement Displacement Response Strategy actions;
- Propose revisions to R3 zoning standards;
- Develop a strategy to facilitate low- and middle-income homeownership opportunities; and
- Facilitate affordable housing development at the VTA Evelyn site.

Affordable Housing Programs

- Below-Market-Rate (BMR) Housing Program—Requires 15% of new rental units be affordable to low- to moderate-income households and 15% of for-sale units be affordable to moderate-income households with a 25% on-site requirement for townhomes and rowhouses. Alternative mitigations are allowed but must be requested by a market-rate developer, have a greater value than providing the units on-site, and be approved by the City Council.
- Housing Impact fees—Nonresidential development fees that contribute to affordable housing funding.

- Subsidized Housing Development—The City actively funds and supports 100% affordable housing projects, currently accounting for approximately 1,200 units.

Tenant Protections

- Tenant Relocation Assistance Ordinance (TRAO)—The City implements a tenant relocation assistance ordinance for eligible tenants displaced from their rental unit. The TRAO is currently in the process of being updated by the City’s Housing Department.
- Community Stabilization and Fair Rent Act (CSFRA)—Provides rent stabilization and just-cause eviction protections for properties with three or more units built before 1995 as well as just-cause protections for rental units built up until 2016.
- Displacement Response Strategy—Focuses on preventing tenant displacement and maintaining affordable housing stock.
- Mobile Home Rent Stabilization Ordinance (MHRSO)—Protects mobile home residents from unreasonable rent increases and provides just-cause eviction protections while also protecting the rights of park owners and mobile home landlords to receive a fair return on their property and rental income sufficient to cover increasing operating costs.

Land Use and Zoning Ordinances and Policies

The City’s 2023-2031 Housing Element incorporates measures to streamline affordable housing, such as:

- Periodically evaluate the City’s development standards, review processes, and if necessary, remove unnecessary barriers to quality housing for all income levels (Policy 1.5)
- Provide incentives, such as reduced-parking standards and/or reductions in other development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households (Policy 1.6)
- Initiate and maintain programs to assist extremely low-, very low-, low-, and moderate-income households in accessing affordable rental and ownership units (Policy 2.1)
- Advocate for additional state, regional, and private funding for affordable housing and affordable housing programs (Policy 4.1)

Programs identified by the City include:

- Eliminate minimum parking standards for residential in transit-oriented areas, affordable housing developments, and other cases (Program 1.2);

- Review and update ordinance and Precise Plan Residential Standards to ensure they reflect contemporary building types, improve ease of implementation, and improve consistency across districts (Program 1.3);
- Park Land Ordinance update to identify where fee reductions can be made (Program 1.8);
- Below-Market-Rate (BMR) program review to evaluate program efficacy and identify potential modifications to improve efficacy based on City goals (Program 1.9);
- Continue to implement the City’s local density bonus programs (Program 1.10);
- Subsidize and support affordable housing programs (Program 2.1);
- Development streamlining and processing revisions to reduce planning and building Permit review timelines to address constraints resulting from the duration of staff review (Program 4.1);
- Advocate for, propose, and shape legislation at the federal and state levels that increases the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing and to support regional funding measure that supports affordable housing (Program 4.2);
- Examine new revenue sources and increases to existing sources to support subsidized housing (Program 4.3); and
- Work with the private sector, philanthropy, and public agencies to bring in additional funding sources to support a range of affordable housing opportunities (Program 4.4).

Public Outreach

All residential developments, including market-rate and affordable housing, are required to include a public outreach component as part of the entitlement process. This allows the community to provide input on the projects, including design, programming, and other aspects that are important to the community. This has led to housing developments with excellent design, including affordable housing developments. This effective public outreach process has, in part, contributed to the community’s strong support for affordable housing throughout the years.

MA-45 Non-Housing Community Development Assets—91.215 (f)

Introduction

This section examines the City’s economic and work force development conditions, focusing on factors that impact residents’ financial stability and access to opportunity. It includes an analysis of employment trends, major industries, and work force characteristics, identifying key sectors that drive the local economy. This section also assesses education levels, job training programs, and economic development resources available to support business growth and work force readiness. Additionally, it highlights gaps in employment opportunities, barriers to economic mobility, and potential strategies to strengthen the local economy and improve job access for low- and moderate-income residents.

The tables referenced in this section use required, prepopulated datasets provided by HUD to standardize economic indicators that HUD will review.

Economic Development Market Analysis

Table 53—Business Activity

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil, and Gas Extraction	169	25	0.4%	0.0%	-0.4%
Arts, Entertainment, Accommodations	2,385	6,290	6.0%	7.3%	1.3%
Construction	1,046	1,063	2.6%	1.2%	-1.4%
Education and Health-Care Services	6,824	9,406	17.2%	10.9%	-6.3%
Finance, Insurance, and Real Estate	1,892	1,796	4.8%	2.1%	-2.7%
Information	8,016	33,302	20.2%	38.6%	18.5%
Manufacturing	4,454	2,620	11.2%	3.0%	-8.2%
Other Services	774	954	1.9%	1.1%	-0.8%
Professional, Scientific, Management Services	7,870	18,868	19.8%	21.9%	2.1%
Administration and Support, Waste Management	1,839	2,953	4.6%	3.4%	-1.2%
Public Administration	682	710	1.7%	0.8%	-0.9%
Retail Trade	1,935	3,349	4.9%	3.9%	-1.0%
Transportation and Warehousing	888	571	2.2%	0.7%	-1.6%
Wholesale Trade	972	4,310	2.4%	5.0%	2.6%
Total	39,746	86,217	100.0%	100.0%	0.0%

Data Source: 2023 Five-year ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Table 54—Labor Force

Labor Force

Total Population in the Civilian Labor Force	49,393
Civilian Employed Population 16 years and over	47,697
Unemployment Rate	3.43%
Unemployment Rate for Ages 16-24	3.83%
Unemployment Rate for Ages 25-65	3.47%

Data Source: 2023 Five-year ACS

Table 55—Occupations by Sector

Occupations by Sector	Number of People
Management, business, and financial	10,659
Farming, fisheries, and forestry occupations	29
Service	4,132
Sales and office	4,575
Construction, extraction, maintenance, and repair	855
Production, transportation, and material moving	1,773

Data Source: 2023 Five-year ACS

Table 56—Travel Time

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,358	72%
30-59 Minutes	7,699	23%
60 or More Minutes	1,786	5%
Total	33,843	100%

Data Source: 2023 Five-year ACS

Education:

Table 57—Educational Attainment by Employment Status

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,669	22	768
High school graduate (includes equivalency)	2,075	247	1,173
Some college or Associate’s degree	3,985	432	1,081
Bachelor’s degree or higher	34,157	797	4,040

Data Source: 2023 Five-year ACS

Educational Attainment by Age

Table 58—Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	175	130	761	645	485
9th to 12th grade, no diploma	530	290	294	339	221
High school graduate, GED, or alternative	1,562	962	904	1,629	1,401
Some college, no degree	1,024	1,119	560	2,327	1,153
Associate’s degree	181	496	275	742	743
Bachelor’s degree	1,532	6,162	3,562	5,535	2,612
Graduate or professional degree	436	9,285	7,636	6,925	2,981

Data Source: 2023 Five-year ACS

Educational Attainment—Median Earnings in the Past 12 Months

Table 59—Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$40,639
High school graduate (includes equivalency)	\$40,093
Some college or Associate’s degree	\$55,755
Bachelor’s degree	\$126,572
Graduate or professional degree	\$172,302

Data Source: 2023 Five-year ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Mountain View's largest employment sectors are Information and Professional, Scientific, and Management Services, comprising 40% of all jobs in the City. The second largest employment industry is Education and Health Care. Mountain View differs from the County overall in that a smaller share of its jobs are in Manufacturing, which is the largest single-employment industry Countywide.

Top employers include:

- Tech companies: Google, Intuit, LinkedIn, Microsoft, and Confluent.
- Transportation innovation companies: Waymo, Applied Intuition, Aurora, Nuro, Kodiak, and General Motors.
- Major retail businesses: BMW, Costco, Kohls, Marshalls, Safeway, Target, and Walmart.

Describe the work force and infrastructure needs of the business community:

The work force and infrastructure needs of the business community were assessed through community engagement and public input as well as input and surveys conducted by the City's Economic Vitality Division, and are as follows:

Work Force Needs

- Many businesses, particularly in retail, hospitality, and professional services, cite a strong demand for local work force housing to help retain employees who are currently priced out of the area.
- Technology and life sciences firms seek access to skilled talent in AI, cloud networking, and emerging industries.
- Small businesses and local entrepreneurs require support for hiring and work force development programs, including job training and pathways to employment in various industries.

Infrastructure Needs

- Improved transportation and connectivity are critical, especially, in linking employment centers like North Bayshore with downtown and transit hubs.
- Commercial space flexibility is a key issue—many businesses seek smaller, more adaptable spaces while others require expanded light industrial and R&D spaces for innovation.

- Enhancements to downtown’s pedestrian environment and business districts are ongoing, including investments in wayfinding, parking, and streetscape improvements to support retail and dining businesses.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for work force development, business support, or infrastructure these changes may create.

Several major public and private investments are expected to shape Mountain View’s and the region’s employment landscape:

- **Tech Industry Shifts and Hybrid Work Trends**—Large employers like Google, Microsoft, and LinkedIn are adjusting their office space needs due to hybrid work trends, which could impact demand for local services and retail. However, these companies remain key drivers of the economy, and the City is exploring ways to attract a diverse mix of businesses beyond large tech firms.
- **Small Business and Retail Revitalization**—The City is actively working to reduce retail vacancies, encourage new business growth, and enhance business support services. This includes efforts to activate vacant storefronts, explore incentives for property owners, and support small business development.
- **Housing and Workforce Growth**—The City’s 2023-2031 Housing Element plans for 11,135 new housing units, with a focus on affordability, which will directly impact work force availability and retention. Increased housing supply, particularly for LMI workers, is expected to help businesses by reducing commuter reliance and improving employee retention.
- **Emerging Industries and Entrepreneurship**—Growth in AI, life sciences, and clean technology is anticipated, with new business attraction efforts focused on fostering innovation clusters in Mountain View. Investments in commercial space tailored to startups and small businesses are critical to diversifying the local economy beyond tech giants.
- **Mixed-Use Development in Moffett Boulevard and Downtown**—Updates to the Moffett Boulevard Precise Plan and Downtown Precise Plan aim to transform these areas into dynamic, mixed-use districts, integrating commercial, residential, and office spaces.

Economic Development initiatives are guided by the City’s Economic Vitality Strategy, which was adopted in April 2024. This strategy has five goals:

1. Establish centers throughout Mountain View as commercial hubs and community gathering places.

2. Reinvigorate downtown Mountain View as a premier destination for pedestrian-scale shopping, dining, and social engagement.
3. Grow Mountain View’s proven, advanced industries through support for established employers, business attraction, innovation, and entrepreneurship.
4. Help small, local, and independently owned businesses flourish in Mountain View.
5. Update Mountain View’s policies to provide clarity and certainty for new uses that align with the economic vitality strategies and goals.

Place- and community-based investments, coupled with creation of affordable housing, will be central to achieving these goals and be the focus of economic growth during the five-year planning period of this consolidated plan.

How do the skills and education of the current work force correspond to employment opportunities in the jurisdiction?

Mountain View’s work force is highly educated, and many are highly paid, which has driven up housing costs to a point where workers in other industries—including critical industries like education and health care—are paid well below what is needed to live in the City. A critical need is work force housing to respond to employment opportunities.

Although most Mountain View residents have college degrees and higher, a sizeable number of individuals have not obtained a college degree and are likely supporting high-paying jobs through employment in retail and services; their jobs may also be more susceptible to economic downturns. Affordable housing and housing stability programs should be targeted to these workers, in addition to persons experiencing homelessness.

Describe any current work force training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will support the jurisdiction’s Consolidated Plan.

Work force training initiatives that are offered in the City or available in the surrounding area include the following:

- NOVAworks: Provides job seekers with resume and job search assistance, assessments, digital literacy training, and referrals to specialized trainings and educational programs.
- De Anza College Career Training/Occupational Training Institute (OTI): Provides high-quality vocational training services for eligible clients, including career and academic advisement, counseling, and job placement assistance.

- Day Worker Center of Mountain View: A nonprofit organization connecting day workers with employers, offering programs such as healthy meals, ESL classes, technology classes, and workshops on workers' rights.
- MVLA Adult School: Provides comprehensive training programs and career pathways in sectors like Health Science, Business and Finance, and Information and Communication Technologies.
- Career Success Allowance Program: Offered by the Mountain View Public Library, this program provides monetary support for adult students earning their high school diploma through the Career Online High School.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

Please see the discussion above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration.")

As discussed in the Needs Assessment section, households with disproportionately high rates of multiple housing problems include:

- For 0% to 30% AMI households, needs are significant across racial and ethnic groups, but Hispanic households have disproportionately higher rates of housing problems.
- For 31% to 50% AMI households, Black and Hispanic households have disproportionately higher rates of housing problems.
- For 51% to 80% AMI and 81% to 100% AMI households, only Black households have disproportionately high rates of housing problems.

There are no HUD-defined Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs) in Mountain View. There are, however, higher rates of Hispanic residents in the far north and central portions of the City (in this case, concentration is defined as more 30% of residents of

Hispanic descent). Black residents make up a very small share of residents and concentrated areas identified in the AFFH are those where the Black population is just 3% to 4% of residents.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration.”)

According to the City’s Housing Element, there are higher rates of Hispanic residents in the far north and central portions of the City (in this case, concentration is defined as more 30% of residents of Hispanic descent). Black residents make up a very small share of residents and concentrated areas identified in the AFFH are those where the Black population is just 3% to 4% of residents.

What are the characteristics of the market in these areas/neighborhoods?

According to the City’s Housing Element, except for the North Bayshore area of Mountain View, all other parts of the City are identified as highly resourced. The North Bayshore Area has a significant number of jobs and is planned for new development that will better connect the area to downtown and bring 7,000 new housing units (20% of which will be affordable), a new school, transit improvements, open space and habitat protection, and neighborhood serving retail and services.

Are there any community assets in these areas/neighborhoods?

As mentioned above, the North Bayshore Area has a significant number of jobs and is planned for new development that will better connect the area to downtown and bring 7,000 new housing units (20% of which will be affordable), a new school, transit improvements, open space and habitat protection, and neighborhood serving retail and services.

Are there other strategic opportunities in any of these areas?

For the North Bayshore Area, see above. The North Bayshore Precise Plan details how the City intends to strategically transform the area into a complete community with a goal of 20% of units as affordable.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households—91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The Federal Communications Commission (FCC) identifies a location as “unserved” if it cannot secure fixed (wired) broadband services from any carrier at minimum speeds of 25 Mbps download and 3 Mbps upload. The City has limited locations of un- or underserved within City limits.

However, areas of the City with a higher percentage of households with no internet access (areas that exceed the national average) are concentrated in two parts of Mountain View—the east and west boundaries of the City between Central Expressway and El Camino Real. These areas also roughly align with the HUD designated low- to moderate-income census blocks.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Although most of the City is considered “well-served” by federal and California state standards, most residents have only a single option for internet service and are essentially subject to a cable monopoly. When it comes to modern gigabit internet services, only 42% of the serviceable addresses have fiber access.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City has implemented a Biodiversity Strategy and Climate Action Plan, a Sea Level Rise Adaptation Plan, and, as discussed earlier in MA-50, invested in a comprehensive plan for the North Bayshore Area, which will help prioritize new development away from the Bay and enhance ecosystems and natural habitats. The City is also part of the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan, which was updated in 2023.

The Multi-Jurisdictional Hazard Mitigation Plan evaluates risks to the City from natural hazards associated with climate change. These are:

- Likely probability of earthquake, drought, and flooding.
- Occasional risk of inclement weather and changes to hazards as a result of climate change.
- Minimal risk of wildfire.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Multi-Jurisdictional Hazard Mitigation Plan also predicts the effect of natural hazards on economically disadvantaged populations and racial and ethnic minorities.

- It is estimated that 2.45% of people potentially affected by earthquakes are economically disadvantaged. The hazard predictor models estimate that Countywide, as many as 16,000 households could be displaced from 100-year level shaking and 77,000 could be displaced from 500-year level (strong) shaking.
- Around 1% of the City’s population are estimated to be at risk of wildfires. Within the City, there are transportation facilities that are at risk due to being within wildfire zones.

- Less than 1% of residents in the City are exposed to sea level rise, and only one critical facility could be affected.
- For floods caused by dam failure, approximately 17% of the City's residents could be affected. For floods caused by natural conditions, between 1% and 8% of the City's residents could be affected. The City has 10 critical facilities located in floodplain areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan section of the Consolidated Plan outlines the City's long-term approach to addressing priority housing and community development needs over the plan period, typically five years. This section also identifies anticipated resources, key partners, and methods for overcoming barriers to development, ensuring that federal funds are used effectively. The Strategic Plan serves as a roadmap for guiding investments, coordinating efforts, and achieving measurable community improvements.

It establishes priority needs for areas such as affordable housing, homelessness prevention, economic development, public infrastructure, and special needs services. A priority need is a key housing, homelessness, or community development issue identified through housing data and public input as requiring CDBG or other HUD funding. The priority needs guide resource allocation, including goals, objectives, and funding strategies, ensuring federal funds address the most urgent needs of low- and moderate-income residents.

The City identified the five priority needs below through community engagement, the Needs and Market Assessment, discussion with City departments, including Community Development (particularly the Economic Vitality Division), and Public Works and Housing Departments staff review. These priority needs are aligned with HUD CDBG and HOME objectives and are achieved through annual targets in the Annual Action Plan.

The Priority Needs that were identified for the 2025-2030 Consolidated Plan include the following:

1. **Increase Affordable Housing:** Promote affordable housing through the development of new units, and the rehabilitation of existing units. This includes, but is not limited to, supporting new construction, housing acquisition and preservation, and partnering with nonprofits to provide rental and homeownership opportunities.

Examples of projects that address this priority need are the acquisition of property for the development of affordable housing and the rehabilitation of housing for LMI homeowners in the City.

2. Respond to Homelessness: Respond to homelessness through a range of programs, including, but not limited to, assistance for those experiencing or at risk of homelessness through supportive services and homelessness prevention.

Illustrative examples of supportive services can include, but are not limited to, case management, food and nutrition, and access to legal and health services.

3. Support Public Services: Support public services that enhance health, safety, and well-being of populations in need, including, but not limited to, senior services, services for victims of domestic violence, and health services.
4. Promote Economic Vitality: Support economic vitality through job creation, work force development, job training, and small business assistance.

An example of a project that addresses this priority need is a microenterprise business assistance program that provides technical assistance to LMI business owners.

5. Enhance Public Infrastructure: Install new, or rehabilitate end-of-life, public infrastructure, including, but not limited to, enhancements to safety, mobility, and accessibility.

Examples of public infrastructure projects include, but are not limited to, transportation-related projects that address pedestrian safety, enhance mobility through street and sidewalk improvements, and increase accessibility for residents with disabilities by implementing ADA improvements to areas of need in the City.

SP-10 Geographic Priorities—91.215 (a)(1)

Geographic Area

Table 60—Geographic Priority Areas

Target Area	Percentage of Funds
Eligible Low and Moderate-Income Block Groups	
Citywide	100

Over the next five years, projects and activities will be funded citywide to benefit low- and moderate-income persons and households.

General Allocation Priorities: Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Future CDBG and HOME allocations shall be allocated to activities and projects consistent with the Consolidated Plan’s Priority Needs and Goals as described in SP-25 on a Citywide basis and will be used primarily to assist low- and moderate-income persons and households.

The City currently does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds and, therefore, does not have an Eligible Metropolitan Statistical Area (EMSA).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 61—Priority Needs Summary

Priority Needs		
1	Priority Need Name	Increase Affordable Housing
	Priority Level	High
	Population	Low- and moderate-income residents of the City
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Affordable Housing
	Description	Promote affordable housing through the development of new units, and the rehabilitation of existing units. This includes, but is not limited to, supporting new construction, housing acquisition and preservation, and partnering with nonprofits to provide rental and homeownership opportunities
	Basis for Priority	Disproportionate housing cost burdens, analysis of community engagement data and socioeconomic data, and staff assessment and evaluation.
2	Priority Need Name	Respond To Homelessness
	Priority Level	High
	Population	Those experiencing homelessness in the City
	Geographic Areas Affected	Citywide
	Associated Goals	Respond to Homelessness
	Description	Respond to homelessness through a range of programs, including, but not limited to, assistance for those experiencing or at risk of homelessness through supportive services and homelessness prevention.

	Basis for Priority	Analysis of community engagement data and socio-economic data, and staff assessment and evaluation.
3	Priority Need Name	Support Public Services
	Priority Level	High
	Population	Low- and moderate-income residents of the City
	Geographic Areas Affected	Citywide
	Associated Goals	Support Public Services
	Description	Support services that enhance health, safety, and well-being of populations in need, including, but not limited to, senior services, service for victims of domestic violence, and health services.
	Basis for Priority	Analysis of community engagement data and socioeconomic data, and staff assessment and evaluation.
4	Priority Need Name	Promote Economic Vitality
	Priority Level	High
	Population	Low- and moderate-income residents of the City
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Economic Vitality
	Description	Support economic vitality through job creation, work force development, job training, and small business assistance.
	Basis for Priority	Analysis of community engagement data and socioeconomic data, and staff assessment and evaluation.
5	Priority Need Name	Enhance Public Infrastructure
	Priority Level	High
	Population	All residents of the City
	Geographic Areas Affected	Citywide
	Associated Goals	Enhance Public Infrastructure
	Description	Install new, or rehabilitate end-of-life public infrastructure, including, but not limited to, enhancements to safety, mobility, and accessibility.
	Basis for Priority	Analysis of community engagement data and socioeconomic data, and staff assessment and evaluation.

Narrative (Optional)

Please see the table above.

SP-30 Influence of Market Conditions—91.215 (b)

Influence of Market Conditions

The tables in this section are completed using HUD-mandated templates; this report follows that required structure for the 2025–2030 Consolidated Plan and 2025 Action Plan, including standardized prompts, tables, and formats.

Table 62—Influence of Market Conditions

Influence of Market Conditions	
Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	<p>Rental and utilities assistance will continue to be a significant need through the planning period. According to the rental gaps analysis conducted to support this plan, there are 3,623 renters in the City with incomes lower than \$50,000 and 1,437 units to serve them—leaving a gap of 2,186 rental units. Until this gap is addressed through affordable rental production, rental assistance will be needed to help very low-income renters avoid displacement and homelessness.</p> <p>Although market conditions suggest that rental assistance is needed for renters with incomes lower than \$50,000, to alleviate cost burden, the City does not plan on funding a TBRA program due to the complexity of administering such a program, especially relative to the small amount of HOME that the City receives.</p>

Influence of Market Conditions	
TBRA for Non-Homeless Special Needs	<p>Rental and utilities assistance will continue to be a significant need through the planning period. The non-homeless special-needs residents with the most severe needs include extremely low-income residents (especially seniors, people with disabilities, and large households) and families fleeing domestic violence. The shortage of housing for domestic violence survivors is acute: 2,374 Mountain View residents experience domestic violence with 241 annually (or 10%) needing housing services. There are fewer than 70 beds in the entire County for residents escaping domestic violence.</p> <p>Although market conditions suggest that rental assistance is needed for renters with incomes lower than \$50,000, to alleviate cost burden, the City does not plan on funding a TBRA program due to the complexity of administering such a program relative to the small amount of HOME received.</p>
New Unit Production	<p>As discussed throughout this plan, there is an acute need for affordable housing creation, especially rental housing serving 0-80% AMI households:</p> <ul style="list-style-type: none"> • 1,439 renters living in overcrowded conditions (compared to just 56 owners). • 75% of people experiencing homelessness in the City are unsheltered. <p>Market conditions indicate that new affordable housing will continue to be needed throughout the planning period and the City has a robust project pipeline. However, the greatest constraint is insufficient funding at the state, federal, regional, and local level.</p>

Influence of Market Conditions	
Rehabilitation	<p>Rehabilitation and accessibility improvements are a continued need based on needs indicators:</p> <p>2,015 Mountain View residents with disabilities have housing needs and have high rates of need (40% to 55% have needs) across disability types.</p> <p>By age, households with the oldest adults (75 years and older) are much more likely to be extremely low income (38% have incomes below 30% of the area median income) than households with adults between 62 and 74 in age and those with young children (in both, 17% are extremely low income).</p>
Acquisition, including preservation	<p>The City is developing a strategy to respond to tenant displacement which includes evaluating options to acquire and preserve existing naturally affordable housing units at risk of development.</p> <p>The City will utilize CDBG for acquisition if and when opportunities arise. The City has a goal in its state-certified 2023-2031 Housing Element to preserve at least 50 units of rent-stabilized housing to prevent tenant displacement.</p>

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

This section outlines the federal, state, local, and private funding sources expected to be available during the Consolidated Plan period to support housing and community development initiatives. It details projected allocations from HUD programs such as the Community Development Block Grant (CDBG) program, and HOME Investment Partnerships Program (HOME). This section also identifies potential leveraged funds, including state and local grants, tax credits, and private investments, and discusses how these resources will be used to address the City’s housing, homelessness, and community development priorities. Additionally, it may highlight funding gaps and strategies to maximize the impact of available resources.

Table 63—Anticipated Resources

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning	\$604,000	\$250,000	\$1,345,000	\$2,199,000	\$2,416,000	Funds will be used to support the priority needs and goals established in SP-25 and SP-45.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public— federal	Acquisition Homebuyer assistance Homeowner rehab Multi-family rental new construction Multi-family rental rehab New construction for ownership TBRA Admin and planning	\$237,000	\$500,000	\$994,931	\$1,731,931	\$948,000	Funds will be used to support the priority needs and goals established in SP-25 and SP-45.

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied.

The City will leverage federal funds by supplementing them with local funds. The City implements several local programs that can be combined with state, federal, and CDBG funds, including:

- Below-Market-Rate Housing In-Lieu fees
- Housing Impact Fee
- Former Redevelopment funds

In addition, the City supplements its CDBG public service funding with City General Funds, which are used to provide additional funding for local nonprofits and service providers that assist low- and moderate-income residents.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

A description of City owned property that may be used to address needs identified in this Consolidated Plans are shown below.

Lot 12 –The City seeks to redevelop this Downtown public parking lot into 120 units of affordable housing. A preferred developer was selected in 2020, and the City has committed \$17.25 million to the project and contributing the full value of the land to support project feasibility. The project will include units affordable to households earning between 30-80% AMI, and will have rapid rehousing units, permanent supportive housing units, and units for the intellectually/developmentally disabled.

Evelyn Site (87 East Evelyn Avenue)—The City had long-term lease and purchased this land from the Valley Transportation Authority (VTA) in 2021. A preferred developer was selected in 2023, and the City committed \$8 million to the project which will generate 268 fully affordable units serving households that are 30% to 60% AMI.

Sobrato Site (1255 Pear Avenue)—This site will be dedicated to the City for development of affordable housing as part of a developer proposed alternative mitigation to the City’s Below-Market-Rate housing program for a market-rate project. The land dedication site will be used for construction staging for the market-rate units. Once the market-rate units are complete, the City will initiate an RFP process to select an affordable housing developer (estimated to start in three to four years). It is estimated that the site can accommodate between 100 and 140 affordable units, depending on unit sizes.

Discussion

Please see the discussion above.

SP-40 Institutional Delivery Structure—91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions. The partners the City anticipates utilizing to carry out the goals of the Consolidated Plan period are shown in the table below.

Table 64—Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mountain View	Government	<ul style="list-style-type: none"> • Affordable housing ownership • Affordable housing—rental • Special needs • Public Facilities and Infrastructure, including ADA Improvements • Economic Development • Planning 	Jurisdiction
County of Santa Clara Office of Supportive Housing (OSH)	CoC Government	<ul style="list-style-type: none"> • Affordable housing—rental • Homelessness • Non-homeless special needs • Planning 	Region
Project Sentinel	Government	<ul style="list-style-type: none"> • Fair Housing 	Region
Santa Clara County Housing Authority (SCCHA)	PHA	<ul style="list-style-type: none"> • Affordable housing rental 	Region
Housing Trust of Santa Clara County	Nonprofit Organization	<ul style="list-style-type: none"> • Affordable housing rental • Affordable housing owner 	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Developers	Developer	<ul style="list-style-type: none"> • Affordable housing rental • Affordable housing owner 	Other
Economic Development Partners: Rebuilding Together, Upwards BOOST, and the Silicon Valley Small Business Development Center (SBDC)	Nonprofit Organizations	<ul style="list-style-type: none"> • Housing preservation • Small business assistance 	Region
Community-based Organizations (Public Services); Catholic Charities, Community Legal Services, Community Services Agency, Day Worker Center, LifeMoves, Senior Adults Legal Assistance, Silicon Valley ILC, Vista Center for the Blind, United Effort Org	Nonprofit Organizations	<ul style="list-style-type: none"> • Ombudsman/ Legal services, Homelessness prevention • Case management, Housing placement • Job training • Health care 	
California Department of Housing and Community Development	Government	<ul style="list-style-type: none"> • Planning • Funding • Capacity building 	State
U.S. Department of Housing and Urban Development	Government	<ul style="list-style-type: none"> • Planning • Funding • Capacity building 	Nation

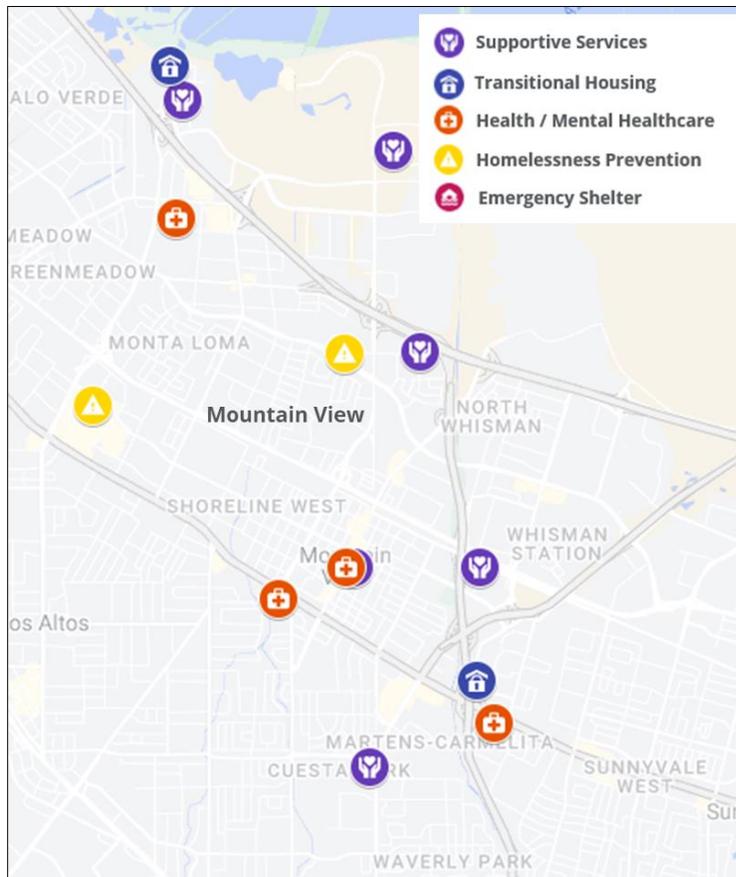
Assess of Strengths and Gaps in the Institutional Delivery System

Mountain View collaborates with a wide range of external partners and organizations across sections (public, private, nonprofit) that aim to prevent homelessness, provide outreach and supportive services to unhoused residents, and promote work force development. These

include, but are not limited to, the various important organizations listed in the Annual Action Plan (AP) section below.

To identify geographical strengths and gaps in the institutional structure, resources were [mapped](#) by service level (county vs. local) and type (supportive services, supportive housing, homelessness prevention, and health/mental health resources). Users can navigate the interactive map by zooming in, clicking, and dragging to the San Jose area. Check or uncheck boxes to display specific resource types and levels. To view supportive housing, homelessness prevention, and health/mental health resources more clearly, uncheck the county- and local-level supportive services, as these often overlap. Table 65 below provides an overview map.

Table 65—Mapped Resources by Category, Mountain View



Source: Root Policy Research

Table 66—Homeless Prevention Services Summary

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	✓	✓	✓
Legal Assistance	✓	-	-
Mortgage Assistance	-	-	-
Rental Assistance	✓	✓	-
Utilities Assistance	✓	-	-
Street Outreach Services			
Law Enforcement	✓	✓	-
Mobile Clinics	✓	✓	-
Other Street Outreach Services	✓	✓	-
Supportive Services			
Alcohol and Drug Abuse	✓	✓	-
Child Care	✓	-	-
Education	✓	-	-
Employment and Employment Training	✓	✓	-
Health Care	✓	✓	-
HIV/AIDS	✓	-	-
Life Skills	✓	✓	-
Mental Health Counseling	✓	✓	-
Transportation	✓	-	-
Other			
Other	-	-	-

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction.

In Mountain View, a range of services—delivered in coordination with County-led systems—are available to support homeless individuals and families, including those who are chronically homeless, veterans, unaccompanied youth, families with children, and individuals living with HIV.

Chronically Homeless Individuals

This population requires long-term case management and access to healthcare and behavioral health services. The Valley Homeless Healthcare Program (VHHP) provides primary and urgent care to unsheltered individuals. Santa Clara County's Behavioral Health Services Department (BHSD) offers emergency mental health services, while New Directions delivers intensive case management in partnership with local hospitals and health-care providers. Locally, Community Services Agency (CSA), Mountain View's community outreach workers, and Police Department's Community Outreach Officers engage individuals through street and vehicle outreach, connecting them to shelter and services. HomeKey Mountain View, operated by LifeMoves, provides 100 interim housing units and wraparound services.

Families with Children and Unaccompanied Youth

Bill Wilson Center collaborates with school liaisons to identify at-risk youth and offers shelter and support services for unaccompanied minors. HomeKey Mountain View provides family-appropriate units with supportive services. Community Solutions and Next Door Solutions assist families fleeing domestic violence. However, a severe shortage of domestic violence shelter beds exists—only 63 beds Countywide despite much higher demand.

Veterans benefit from targeted programs such as the All the Way Home Veterans Program and the VA's Supportive Services for Veteran Families (SSVF), which provide housing, case management, and supportive services. The County Veterans Service Office conducts outreach in institutional settings to prevent discharge into homelessness. BHSD and New Directions also address mental health needs for this population.

Service Integration and Gaps

While critical programs like Permanent Supportive Housing (PSH), LifeMoves' savings initiatives, and transportation support are in place, gaps persist. Members of the Lived Experience Advisory Board noted a need for more tailored housing options (e.g., for youth, justice-involved individuals, and veterans) and expanded mental health and child-care services. Strengthening interagency coordination and funding is essential to build a more equitable and responsive homelessness services system.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Housing-focused outreach and supportive services connect unhoused people to resources and address the barriers that prevent them from becoming housed. The City has played a key role in making such services available in Mountain View, including basic needs services, safe parking, emergency sheltering, and case management. Outreach and basic needs services are a critical piece of the crisis response system. At the county level, outreach efforts are often concentrated in areas with larger homeless populations and cities are often left to fill in the gaps. In Mountain

View, the Police Department provides outreach to people experiencing homelessness and the City funds and partners with community organizations who provide outreach. The City provides funding for basic services like meals, as well as sanitation and hygiene services.

The City is currently under way on a Homeless Response Strategy and Expenditure Plan, which is being developed to sustain the City's long-standing commitment to addressing homelessness and to establish a roadmap for future action.

Stakeholder feedback indicated that services for homeless residents were less accessible to certain populations and that more cultural competency would deepen access for people experiencing homelessness. For example, Mountain View is home to a large Hispanic population; many of these individuals are Spanish-speaking and may require specialized engagement and services. While this population represents less than 20% of the general population of Mountain View, they comprise 57% of people experiencing homelessness in the City. Community-based organizations provide some specialized services, such as English as a Second Language classes and connecting Spanish-speaking refugees to basic needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City of Mountain View has identified gaps in the institutional structure and service delivery system—constrained nonprofit capacity and limited funding—can impede progress on priority needs. Additionally, while there is significant collaboration with external partners, further partnerships will be necessary to address local and regional housing and community development needs. To address these barriers, the City will pursue the following strategies for each identified priority need:

- Priority Need 1—Increase Affordable Housing.
 - Gaps: Limited developable land and competition with market-rate developers.
 - Strategies: Streamline permitting processes; expand partnerships with regional affordable housing consortia; identify surplus public land; and coordinate early with County and state funding sources to improve project viability.

- Priority Need 2—Respond to Homelessness
 - Gaps: Fragmented outreach, limited shelter capacity, and inconsistent engagement with culturally diverse populations.
 - Strategies: Strengthen coordination between the City and local nonprofits that provide supportive services and homelessness prevention.

- Priority Need 3—Support Public Services
 - Gaps: Distribution of service hubs are not in close proximity to transit-friendly, pedestrian accessible locations for low-income residents without transportation.
 - Strategies: Establish service hubs in accessible, transit-oriented locations; expand mobile services; and support partnerships among providers to offer co-located services.

- Priority Need 4—Promote Economic Vitality
 - Gaps: Underrepresentation of low-income entrepreneurs and limited access to capital or technical support.
 - Strategies: Collaborate with local nonprofits to provide support services and technical assistance for small businesses owned by low- and moderate-income residents.

- Priority Need 5—Enhance Public Infrastructure
 - Gaps: Lack of investment for public infrastructure that serves low- and moderate-income residents.
 - Strategies: This priority need will be addressed through collaboration between the City’s Housing Department and the Public Works Department to target infrastructure investments in priority neighborhoods with a focus on enhancements to safety, mobility, and accessibility; include community engagement in project planning.

To implement these strategies, the City will enhance collaboration with the County, affordable housing developers, service providers, and other jurisdictions. Additionally, Mountain View will continue to pursue state and federal funding to ensure critical services can scale to meet growing needs, as well as pursue partnerships with other organizations/sectors such as foundations and the private sector.

SP-45 Goals Summary—91.215(a)(4)

Table 67—Goals Summary

Goals Summary Information

Goals/Needs/Outcome Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing	2025	2030	Affordable Housing	Citywide	- Increase affordable housing	CDBG: \$2,400,000 HOME: \$2,412,000	- 45 homeowner housing units rehabilitated - Provide funding to 1 affordable housing project
2	Respond to Homelessness	2025	2030	Homeless	Citywide	- Respond to homelessness	CDBG: \$200,000	- 15,000 persons assisted
3	Support Public Services	2025	2030	Non-Homeless Special Needs	Citywide	- Support social services	CDBG: \$400,000	- 6,000 persons assisted
4	Promote Economic Vitality	2025	2030	Non-Housing Community Development	Citywide	- Promote Economic vitality	CDBG: \$200,000	- 40 businesses assisted
5	Enhance Public Infrastructure	2025	2030	Non-Housing Community Development	Citywide Qualified Census Tracts	- Enhance public infrastructure	CDBG: \$800,000	- Enhance public infrastructure throughout the City by implementing ADA improvements to increase accessibility for persons with disabilities.
							CDBG	\$4,000,000
							HOME	\$2,412,000

Goal Descriptions

2025-2030 Mountain View Consolidated Plan Goals		
1	Goal Name	Increase Affordable Housing
	Goal Description	Promote affordable housing through the development of new units, and the rehabilitation of existing units. This includes, but is not limited to, supporting new construction, housing acquisition and preservation, and partnering with nonprofits to provide rental and homeownership opportunities.
2	Goal Name	Respond to Homelessness
	Goal Description	Respond to homelessness through a range of programs, including, but not limited to, assistance for those experiencing or at risk of homelessness through supportive services and homelessness prevention.
3	Goal Name	Support Public Services
	Goal Description	Support public services that enhance health, safety, and well-being of populations in need, including, but not limited to, senior services, service for victims of domestic violence, and health services.
4	Goal Name	Promote Economic Vitality
	Goal Description	Support economic vitality through job creation, work force development, job training, and small business assistance.
5	Goal Name	Enhance Public Infrastructure
	Goal Description	Install new, or rehabilitate end-of-life public infrastructure, including, but not limited to, enhancements to safety, mobility, and accessibility.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The number of Mountain View households that are estimated to be 80% AMI or below is 13,690 or about 42% of the City's total households. Nearly 8% of the City's population live below the poverty line, a number that is lower than the national average of 13%. The largest demographic living in poverty are females between the ages of 18-24. The most common racial or ethnic group living below the poverty line is White followed by Hispanic and Asian.

SP-50 Public Housing Accessibility and Involvement—91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing units in the City of Mountain View. However, the Santa Clara County Housing Authority has conditionally awarded Project-Based Vouchers (PBVs) to several projects under development by affordable housing developers in Mountain View.

Activities to Increase Resident Involvements

Though there are no public housing units in the City. However, the Santa Clara County Housing Authority (SCCHA) has implemented several initiatives to increase resident involvement, particularly through its Moving to Work (MTW) designation, which it has held since 2008. While many of SCCHA's 45 HUD-approved MTW activities focus on streamlining administrative processes, several directly support resident engagement and empowerment.

One key activity is the Family Self-Sufficiency (FSS) Program, which fosters active resident participation in setting and achieving personal and financial goals. Through this voluntary five-year program, Housing Choice Voucher (HCV) participants work with SCCHA case managers to develop individualized plans that may include completing education, obtaining job training, or securing employment. Participants benefit from financial incentives, such as escrow savings accounts that grow as their earned income increases. These funds are made available to families upon program completion, providing both motivation and a financial foundation for long-term self-sufficiency.

According to SCCHA's MTW FY2019 Plan, 232 residents were actively enrolled in the FSS program at that time. This initiative exemplifies how SCCHA engages residents in shaping their futures and provides meaningful opportunities for self-advocacy, skill development, and financial growth.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing—91.215(h)

Barriers to Affordable Housing

The City of Mountain View’s 2023-2031 Housing Element identified nongovernmental and governmental constraints that can act as constraints or barriers to affordable housing development, including:

- Market and economic conditions
- Lack of funding
- Land use policies
- Certain zoning regulations and development standards
- Approval and processing times

Other nongovernmental constraints identified by the City acting as barriers to affordable housing are summarized below.

Availability of financing. The availability of financing can have a direct impact on housing supply and how much it costs. Specifically, high interest rates can make it more expensive to build, purchase, and improve homes, while restrictive lending terms can make it difficult to qualify for financing. In general, it can be consistently challenging for affordable housing developers to assemble financing for new construction; however, this is not unique to Mountain View context. In fact, the City routinely provides financing to affordable housing projects to help fill funding gaps.

Land costs. Similar to the County, land costs are very high in Mountain View. Land costs vary considerably based on location, lot size, zoning, availability of existing infrastructure, and other factors. The Housing Element noted that, “recent sales of sites in Mountain View that are zoned for multi-family residential development indicate that typical land prices for multi-family sites are approximately \$13 million per acre. Affordable housing developers consulted as part of the Housing Element update process reported that a land cost of \$100,000 per unit or more is not unusual in the Mountain View market.”

Construction costs. Construction costs have increased substantially over the past several years and are often cited as a key barrier to the production of housing. The Housing Element cited that in late 2021, development costs for multi-family units often total \$550,000 per unit or more, before including the cost of land. One affordable housing developer reported that it is difficult to build an affordable unit in Silicon Valley for less than \$700,000 per unit, including the cost of land, and that the cost of one recent project in Mountain View exceeded \$1 million per unit.

Other nongovernmental constraints include public opinion (NIMBYism) and environmental constraints, such as seismic, flooding, fire, and noise hazards as well as soil and groundwater contamination.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As part of the City's Housing Element update, the City committed to implementing several programs and policies to address the government constraints on affordable housing development. The most pertinent programs to address these barriers include:

- Eliminate minimum parking standards for residential in transit-oriented areas, affordable housing developments, and other cases (Program 1.2);
- Review and update ordinance and Precise Plan Residential Standards to ensure they reflect contemporary building types, improve ease of implementation, and improve consistency across districts (Program 1.3);
- Park and Land Ordinance update to identify where fee reductions can be made (Program 1.8)
- Continue to implement the City's local density bonus programs (Program 1.10);
- Subsidize and support affordable housing programs (Program 2.1);
- Development streamlining and processing revisions to reduce planning and building permit review timelines to address constraints resulting from the duration of staff review (Program 4.1);
- Advocate for, propose, and shape legislation at the federal and state levels that increases the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing; support regional funding measure to support affordable housing (Program 4.2);
- Examine new revenue sources and increases to existing sources to support subsidized housing (Program 4.3); and
- Work with the private sector, philanthropy, and public agencies to bring in additional funding sources to support a range of affordable housing opportunities (Program 4.4).

Policies that support addressing affordable housing barriers include:

- Periodically evaluate the City's development standards, review processes and, if necessary, remove unnecessary barriers to quality housing for all income levels (Policy 1.5);
- Provide incentives, such as reduced parking standards and/or reductions in other development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households (Policy 1.6);
- Initiate and maintain programs to assist extremely low-, very low-, low-, and moderate-income households in accessing affordable rental and ownership units (Policy 2.1); and
- Advocate for additional state, regional, and private funding for affordable housing and affordable housing programs (Policy 4.1).

SP-60 Homelessness Strategy—91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The jurisdiction's strategic plan goals will further the meaningful efforts the City has made to address the unique and individual needs of homeless persons. In 2017, the City's Police Department's Neighborhood Event Services (NES) Unit established a Community Outreach Officer (COO) position to act as a liaison between social service providers and persons experiencing homelessness in the City. The COO is responsible for balancing compassion with enforcement when assessing individual needs and addressing challenges presented by vulnerable populations.

The NES Unit of the City's Police Department also coordinates encampments and refers individuals to the local emergency assistance network for services and resources. In partnership with the Santa Clara County District Attorney's office, NES created the Community Outreach Association to work with vulnerable populations (including homeless persons) and to provide trainings to other law enforcement agencies on various topics related to homelessness. Since 2017, the City has been including funding to CSA for outreach workers to identify homeless persons (especially unsheltered persons) and to connect them with the housing and services that will address their unique needs. In 2023, the City expanded the funding to include targeted outreach for the living-in-vehicle population.

Additionally, the City will continue these efforts by implementing the programs, policies, and strategies adopted as part of Mountain View's 2023-2031 Housing Element. These include, but are not limited to:

Program 3: Homelessness Prevention and Services for the Unhoused. The City is committed to implementing a comprehensive homelessness prevention strategy with supportive services to help households avoid homelessness. As part of Program 3, the City identified strategies including:

- Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused.
- Continue to partner with the Mountain View, Los Altos, and Los Altos Hills Community Services Agency (CSA), LifeMoves, and similar agencies that provide services and/or shelter to the unhoused community members, such as offering financial support and advertising available programs to residents living in the City.
- Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View.
- Allow emergency shelters pursuant to AB 2339.

The City is committed to developing a strategy to address the critical programs that respond to and prevent homelessness by the end of 2024. The strategy will include: (1) funding for rental assistance or financial assistance programs to prevent homelessness, which the City funds annually; (2) preferences for new housing for households who experienced or are at risk of experiencing displacement at City-subsidized housing developments or in BMR units; (3) funding and incentives for the development of shelter, interim housing, and supportive housing; (4) the creation of pathways for households to move from homelessness to City-subsidized supportive housing; and (5) new and expanded partnerships to continue working with the County and funding shelters and beds for survivors of domestic violence, especially women and children.

Addressing the emergency and transitional housing needs of homeless persons

The City addresses the emergency and transitional housing needs of homeless persons by providing a range of shelter options for persons experiencing homelessness and for other special needs populations in the City. For example, the City provides 212 supportive housing units dedicated to addressing the emergency housing needs of veterans experiencing homelessness in Mountain View. The City will continue to meet the supportive service and housing needs of homeless persons through investments made by the County's Mental Health Department, which has dedicated \$21 million since 2007 for the construction of supportive housing, including 150 new housing units for homeless persons with a mental illness (including other housing projects targeted to chronically homeless persons and persons at risk of homelessness). Of these housing units, 109 housing units are currently occupied—five of which are under construction, and 36 are in the planning stages.

The City also offers emergency sheltering through the half-year Cold Weather Shelter Program, Quetzal House shelter for foster-age youth, Graduate House shelter for formerly chronically homeless adults, and LifeMoves Mountain View interim housing community for homeless individuals and families.

Additionally, the City 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 jurisdictions across the County. The City also supports and will continue to provide oversight for two transitional homes located within Mountain View, including Alice Avenue Transitional Home, which serves up to five formerly homeless persons. The City will continue to look for opportunities to fund supportive housing units and projects to help end chronic homelessness and to support persons transitioning out of homelessness over the plan period. These efforts will build upon the strategic goals and policies established by the City's most recent Housing Element.

In Mountain View's Housing Element, the City set a goal to establish a comprehensive suite of housing opportunities and services to prevent, respond to, and address displacement and homelessness in which the City is committed to seeking funds and partnerships that will increase resources available to drive these efforts and meet the needs of homeless persons. To achieve

this goal, the City adopted several policies and strategies including: (1) support a range of housing solutions and assistance, such as congregate shelter, safe parking, interim housing, and permanent housing; (2) provide responsive assistance and referrals for community resources, access, case management, and basic services; (3) coordinate with partners to assist homeless persons; (4) support housing solutions and resources for lower and moderate-income residents that are displaced by development, rent increases, and other factors; (5) strive to preserve affordable housing opportunities; and (6) keep households that are at risk of homelessness stably housed with emergency rental assistance and fair housing services.

The City will continue to meet and support the emergency, transitional, and supportive housing needs of homeless persons and families by participating in the creation of new facilities through regional collaboration and cooperation with nonprofit agencies, housing developers, and other jurisdictions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping persons and families make the transition to permanent housing and homelessness prevention is a central component of the City's homeless strategy. For example, Mountain View provides short-term financial assistance and support to rehouse homeless persons and households in independent and permanent living situations through the County's Rapid Rehousing Program (RRH). The City is committed to continuing these efforts as demonstrated by the City's 2019 agreement to supplement the program with \$100,000 in funds to rehouse Mountain View-affiliated households.

To facilitate access to affordable housing units, the City created the Below-Market-Rate Housing Program, which requires developers to reserve a percentage of housing units for low-income households or to pay an in-lieu fee. Affordable rental units must be provided to low- and moderate-income households (50% to 120% AMI) and units must be provided to a minimum of two income levels for a weighted average of 65% AMI. Most developers have opted to pay the in-lieu fee, which are then pooled and leveraged with Low-Income Housing Tax Credit (LIHTC), CDBG, and HOME funds to develop and provide subsidized rental units. The City's Housing Element includes a strategy to continue and review the program to identify opportunities to provide more inclusionary units (versus opportunities for fees) and to review the program for efficiency improvements, potential policy changes based on Best Practices or new laws, potential cleanup in guidelines and procedures to clarify requirements, and to evaluate if the program facilitates mobility and access to opportunity.

Expanding on the City's ongoing efforts to facilitate access to permanent affordable housing and to prevent cycles of homelessness, the Mountain View Housing Element commits the City to

developing and implementing a strategy to support unhoused persons, which will address critical programs to prevent and respond to homelessness, including:

- Funds for rental or financial assistance programs to prevent homelessness (which the City funds annually), including establishing preferences for new housing for households who have experienced or are at risk of experiencing displacement at City-subsidized housing developments or in BMR units.
- Funding and incentives for the development of shelter, interim housing, and supportive housing through City and federal funds.
- The creation of comprehensive pathways for households to move from homelessness to City-subsidized supportive housing units.
- New and expanded partnerships to address populations at risk of homelessness and continue to work with the County to fund shelters and beds for survivors of domestic violence, especially for women and children.

As noted by the Housing Element, the City Manager's Office and Housing Department will be responsible for overseeing the implementation of the strategy and will use local housing funds and CDBG/HOME funds. The objectives and metrics assigned to this strategy include: fewer evictions; available safety net services; maintain at least 100 shelter or interim housing spots; develop at least 200 supportive housing units; and mobility out of homelessness into permanent housing with data showing households moving from shelter and interim housing to Mountain View-based permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs.

Within the broader context of the Countywide homeless system of care, the City's focus areas include the following programs and services made available through a range of partners and City efforts. These programs and services are available to persons experiencing homelessness for any reason, including being discharged from a publicly funded institution or system of care:

- Basic services, such as food and hygiene;
- Affordable housing;
- Safe parking;
- Half-year emergency shelter program;
- Interim housing;

- Homelessness prevention; and
- Outreach and case management to assess people’s needs, connect them with services, and assist them on the path to more permanent housing.

In response to the COVID-19 pandemic, starting in 2020, the City launched several additional major initiatives to protect its most vulnerable residents, seeking to lessen the pandemic’s impact on the unhoused and prevent additional homelessness. This included a \$5.3 million rent relief program, funded largely through federal rescue funds and community contributions and the LifeMoves Mountain View interim housing program with a \$2.4 million contribution from the City.

The City also secured access to \$80 million in Measure A funds through a Memorandum of Understanding with the County of Santa Clara.

In addition, the City’s Human Services Division:

- Funds and conducts the General Fund-supported public service grant process to support services for vulnerable populations.
- Conducts ongoing analysis of outcomes for Safe Parking Program participants.
- Engages with the County of Santa Clara Office of Supportive Housing (OSH) on transition plans for the current temporary Safe Parking sites at Evelyn Avenue and Terra Bella Avenue.
- Convenes the City’s ongoing Coordinating Together Network.
- Participates in the County of Santa Clara Safety Net Meeting and Service Provider Network.
- Promotes the County of Santa Clara’s “Housing Problem Solving Initiative.”
- Collaborates with community partners on outreach to unhoused and unstably housed residents.
- Distributes educational flyers regarding pertinent City Code.
- Developed a Safe Parking Ordinance and permit program for private lot owners.

Furthermore, the City’s Housing Department implements a comprehensive set of programs related to affordable housing and tenant protection policies and programs such as:

- Public-purpose lending for fully affordable housing projects.
- Below Market Rate Housing Program.
- State and federal Grants Program.
- Community Stabilization and Fair Rent Act.
- Mobile Home Rent Stabilization Ordinance.
- Tenant Relocation Assistance Ordinance.
- Housing Help Center.
- Mountain View Mediation Program, in partnership with Project Sentinel.

SP-65 Lead-based paint (LBP) Hazards—91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Most of the City's subsidized rental properties were built after 1978, or their potential lead hazards were removed/abated as part of substantial rehabilitation activities. The City does not have an independent program to monitor and/or test for lead-based paint (LBP). The City funds the construction of new subsidized rental units using lead- and hazard-free materials. The City requires testing and hazard reduction in properties that use CDBG or HOME funds for rehabilitation where lead and other risks may be present. If a lead concern is identified, the City shares County information with the contractor and property owner.

The County provides programming related to lead-based paint reduction and mitigation. The County's Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

How are the actions listed above related to the extent of lead poisoning and hazards?

Given the relative new age of the City's housing stock, the actions listed above are appropriate for mitigating lead paint hazards. Households with the most risk of lead hazards are low-income and have limited financial ability to address such hazards and are also the households that rehabilitation programs target.

How are the actions listed above integrated into housing policies and procedures?

The City also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds. These inspections are integrated into the City's housing policies and procedures by establishing clear guidelines and requirements for compliance throughout the project lifecycle. The inspections are done to ensure that policies are effectively carried out and that any issues are addressed promptly, ensuring consistency with the City's housing goals.

SP-70 Anti-Poverty Strategy—91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of Poverty-Level Families

Throughout the 2025-2030 planning period, the Priority Needs identified above will be allocated to support partner organizations to, in part, facilitate economic resiliency and stabilize poverty-level families.

Mountain View has several local organizations that aim to prevent homelessness, provide outreach and supportive services to unhoused residents, and promote work force development. These include the Community Services Agency (CSA), and the Day Worker Center of Mountain View. Other organizations serve the County and are also critical partners in addressing the needs of residents living in poverty.

- CSA provides food and nutritional assistance, emergency financial assistance, senior case management, and outreach and services to individuals experiencing homelessness.
- Through CalWorks cash-aid recipients can receive assistance with paying for child care if employed or participating in County-approved Welfare-to-Work activities.
- The North Valley Job Training Consortium (NOVA) is a local work force development board, is a nonprofit, federally-funded employment and training agency that provides customer-focused work force development services to San Mateo County and parts of Santa Clara County.
- Day Worker Center of Mountain View connects the day worker community with employers in a safe and reliable environment, in addition to offering various programs for workers and community members, such as providing healthy meals, ESL classes, technology classes, and workshops about worker's rights.
- Work2Future and Social Services Agency. the Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.

Mountain View will:

1. Support organizations that aim to reduce poverty.
2. Fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.
3. Support activities that promote economic resiliency, create economic opportunity, and improve work force development and skills training to enable individuals and/or organizations the ability to quickly respond and recover from impacts that negatively affect the economy.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Mountain View's 2023-2031 Housing Element is the City's overarching housing plan, and it contains several goals and objectives that are critical to poverty reduction. The most relevant objectives and actions include:

1. Increasing the supply of deeply affordable housing, including through assembling sites for affordable deed-restricted units in high-opportunity areas.
2. Improve code enforcement response to rental properties in poor condition and raise tenant awareness to improve living conditions and mitigate displacement.
3. Make funding available and increase the number of affordable housing units for underserved populations, including for people who have experienced homelessness.
4. Fund fair housing education, enforcement, and counseling. Provide financial support to mediate housing issues involving renters with a focus on eviction prevention.
5. Develop a homeless prevention and response strategy.
6. Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable housing through rent stabilization, deed restriction, housing preservation, and community ownership models.

SP-80 Monitoring—91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

On-Site Monitoring

The City has a monitoring plan involving annual or biennial on-site monitoring of CDBG-funded activities, depending on degree of risk. HOME-funded housing projects are monitored according to the HOME Program rules based on the number of assisted housing units. CDBG-funded activities that are being carried out by experienced agencies with former monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is new staff, new programs, or programs where there have been issues identified during past reviews will be monitored annually.

The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management, and program management. Subrecipients of federal funds are required to maintain a financial audit trail for inspection by the City, consisting of original invoices and timecards to document expenses all the way to canceled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

Quarterly Reports

In addition to on-site monitoring, the City conducts quarterly desk reviews of each funded activity. Subrecipients are required to submit performance reports detailing the number of clients served during the quarter as well as the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenues, and a detailed invoice specifying what expenses are being charged to CDBG or HOME funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

Annual HUD Performance Report

The City prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan called the Consolidated Annual Performance and Evaluation Report (CAPER). The City's annual report to HUD includes an analysis of any problems or obstacles encountered by subrecipients in meeting their goals and objectives.

Annual Action Plan

AP-15 Expected Resources—91.220(c)(1,2)

Introduction

During the 2025 program year, the City anticipates the following levels of CDBG and HOME funding, which is based on the 2024 program year levels.

Table 68—Expected Resources—Priority Table

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant (CDBG)	HUD	Acquisition, Economic Development, Housing, Public Improvements, Public Services Admin and Planning	\$604,000	\$250,000	\$1,345,000	\$2,199,000	\$2,400,000	Funds will be used to support the goals established in AP-20.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME Investment Partnerships (HOME)	HUD	Acquisition, Homebuyer assistance, Homeowner rehabilitation Multi-family rental new construction, Multi-family rental rehab, New construction for ownership , TBRA Admin and planning	\$237,000	\$500,000	\$994,931	\$1,731,931	\$950,000	Funds will be used to support the goals established in AP-20.

Annual Action Plan

AP-15 Expected Resources—91.220(c)(1,2) (Continued)

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The City will leverage federal funds by supplementing them with local funds. The City implements several local funding sources that can be combined with state, federal, and CDBG funds, including:

- Below-Market-Rate Housing In-Lieu Fees
- Housing Impact Fee
- Former Redevelopment Funds

In addition, the City supplements its CDBG public service funding with City General Funds. In PY 2025, \$171,000 of General Funds will be allocated to public services to fill the gap between the allowable amount of CDBG and demand.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Please see SP-35 for possible City land that could be used to support affordable housing development during the five-year Consolidated Plan period.

AP-20 Annual Goals and Objectives

Table 69—Goals Summary

Goals Summary Information

Goals / Needs / Outcome Summary								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing	2025	2026	Affordable Housing	Citywide	- Increase affordable housing	CDBG: \$1,576,000 HOME: \$1,708,231	- 12 homeowner housing units rehabilitated - Provide funding to 1 affordable housing project
2	Respond to Homelessness	2025	2026	Homeless	Citywide	- Respond to homelessness	CDBG: \$83,579	-4,650 persons assisted
3	Support Public Services	2025	2026	Non-Homeless Special Needs	Citywide	- Support social services	CDBG: \$149,421	- 1,555 persons assisted
4	Promote Economic Vitality	2025	2026	Non-Housing Community Development	Citywide	- Promote Economic vitality	CDBG: \$80,000	- 10 businesses assisted
5	Enhance Public Infrastructure	2025	2026	Non-Housing Community Development	Citywide Qualified Census Tracts	- Enhance public infrastructure	CDBG: \$190,000	- Enhance public infrastructure throughout the City by implementing ADA improvements to increase accessibility for persons with disabilities.

Goal Descriptions

2025-2030 Mountain View Consolidated Plan Goals		
1	Goal Name	Increase Affordable Housing
	Goal Description	Promote affordable housing through the development of new units, and the rehabilitation of existing units. This includes, but is not limited to, supporting new construction, housing acquisition and preservation, and partnering with nonprofits to provide rental and homeownership opportunities.
2	Goal Name	Respond to Homelessness
	Goal Description	Respond to homelessness through a range of programs, including, but not limited to, assistance for those experiencing or at risk of homelessness through supportive services and homelessness prevention.
3	Goal Name	Support Public Services
	Goal Description	Support public services that enhance health, safety, and well-being of populations in need, including, but not limited to, senior services, service for victims of domestic violence, and health services.
4	Goal Name	Promote Economic Vitality
	Goal Description	Support economic vitality through job creation, work force development, job training, and small business assistance.
5	Goal Name	Enhance Public Infrastructure
	Goal Description	Install new, or rehabilitate end-of-life public infrastructure, including, but not limited to, enhancements to safety, mobility, and accessibility.

AP-35 Projects—91.220(d)

Introduction

The proposed projects for the 2025 program year include the following:

Table 70—Project Information

Projects

No.	Project Name
1	Affordable Housing
2	Rebuilding Together Peninsula—Minor Home Repair Program
3	Community Services Agency—Services for Homelessness Prevention
4	Community Services Agency—Senior Services Case Management
5	LifeMoves—MTV Housing Specialist
6	Senior Adults Legal Assistance—Legal Services for Seniors
7	Silicon Valley Independent Living Center—Services for the Disabled
8	Vista Center for the Blind and Visually Impaired—Services for the Blind
9	Catholic Charities of SCC –Long-Term Care Ombudsman Program
10	Community Legal Services in East Palo Alto—Housing Legal Services Program
11	Day Worker Center—Education, Skills, and Job Placement Program
12	Upwards—Boost Program
13	ADA Improvements
14	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Allocation priorities were based on the input received through community engagement and the top needs identified through the needs assessment and housing market analysis. Obstacles to addressing underserved needs are limited and declining funding, especially relative to growing needs as costs of living and housing continue to rise.

AP-38 Project Summary

Table 71—Project Summary Information

Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$1,396,000 HOME: \$1,708,231
	Description	Utilize CDBG and HOME funds in the City of Mountain View for the development or rehabilitation of affordable housing
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Provide funding to 1 affordable housing project
	Location Description	Citywide
	Planned Activities	To be determined after eligible projects have been identified.
2	Project Name	Rebuilding Together Peninsula—Minor Home Repair Program
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$180,000.00
	Description	The agency provides minor home repair services to low-income individuals and families. The program supports both fixed housing and mobile homes.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 households estimated to benefit.
	Location Description	Citywide
	Planned Activities	Minor repair needs for eligible low-income homeowners before they become serious safety or deferred maintenance issues.
3	Project Name	Community Services Agency—Services for Homelessness Prevention

	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness
	Funding	CDBG: \$31,518.18
	Description	The agency provides case management services to low-income individuals and families. The program supports both housed and un-housed community members with case management services, which including advocacy, enrollment in benefits and housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4,600 individuals estimated to benefit.
	Location Description	Citywide
	Planned Activities	Basic needs services and assistance for the homeless and those at risk of homelessness.
4	Project Name	Community Services Agency—Senior Services Case Management
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$31,518.18
	Description	Provide case management to seniors over age 60 to keep them living independently at home through wrap-around services, advocacy at medical appointments, assistance enrolling in benefits, and home visits to assess needs and address safety concerns.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	130 elderly individuals estimated to benefit.
	Location Description	Citywide
	Planned Activities	Case management services for seniors.
5	Project Name	LifeMoves—MTV Housing Specialist
	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness

	Funding	CDBG: \$31,518.18
	Description	Homeless case management services for homeless individuals at the Homekey Mountain View site.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	22 individuals estimated to benefit
	Location Description	Citywide
	Planned Activities	Homeless case management services for homeless individuals at the Homekey Mountain View site.
6	Project Name	Senior Adults Legal Assistance—Legal Services for Seniors
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$18,664.35
	Description	Provide free legal services to Mountain View seniors focusing on: public benefits, housing, elder abuse/domestic violence, nursing homes, consumer/finance, advance health-care directives, and incapacity/end-of-life planning.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 elderly individuals estimated to benefit
	Location Description	Citywide
	Planned Activities	Legal services for seniors and persons with disabilities.
7	Project Name	Silicon Valley Independent Living Center—Services for the Disabled
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$12,024.64

	Description	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible community-based housing in which to transition from homelessness, nursing homes or unstable, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	38 individuals with disabilities estimated to benefit.
	Location Description	Silicon Valley Independent Living Center, Mountain View Senior Center
	Planned Activities	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible community-based housing in which to transition from homelessness, nursing homes, or unstable, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
8	Project Name	Vista Center for the Blind and Visually Impaired—Services for the Blind
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$31,518.18
	Description	Vision Loss Rehabilitation Program provides visually impaired adults the skills necessary to remain safe and independent in their home by creating an individual rehabilitation plan, rehabilitation services, including assistive technology, and training in orientation, mobility, and daily living skills.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	44 individuals with disabilities estimated to benefit
	Location Description	Vista Center for the Blind
	Planned Activities	Services for blind and visually impaired persons.

9	Project Name	Catholic Charities of SCC—Long-Term Care Ombudsman Program
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$13,201.93
	Description	Assist Long-Term Care residents in seeking to resolve problems and advocate for the rights of residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	48 individuals
	Location Description	Citywide
	Planned Activities	Assist Long-Term Care residents in seeking to resolve problems and advocate for the rights of residents
10	Project Name	Community Legal Services in East Palo Alto—Housing Legal Services Program
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$31,518.18
	Description	The Housing Legal Services Program will protect tenants from being unlawfully displaced from their homes and will help low-income families remedy dangerous housing conditions and combat unlawful practices by landlords and management companies.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	50 individuals
	Location Description	Citywide
	Planned Activities	The Housing Legal Services Program will protect tenants from being unlawfully displaced from their homes and will help low-income families remedy dangerous housing conditions and combat unlawful practices by landlords and management companies.
11	Project Name	Day Worker Center—Education, Skills, and Job Placement Program
	Target Area	Citywide

	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$31,518.18
	Description	Provide learning opportunities, skills training, and leadership development for LMI residents
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	375 individuals
	Location Description	Citywide
	Planned Activities	Provide learning opportunities, skills training, and leadership development for LMI residents
12	Project Name	Upwards—Boost Program
	Target Area	Citywide
	Goals Supported	Promote Economic Vitality
	Needs Addressed	Promote Economic Vitality
	Funding	CDBG: \$80,000.00
	Description	Provide technical assistance to LMI microenterprise businesses in the City that provide child-care services.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 businesses
	Location Description	Citywide
	Planned Activities	Provide technical assistance to LMI microenterprise businesses in the City that provide childcare services.
13	Project Name	ADA Improvements
	Target Area	Citywide
	Goals Supported	Enhance Public Infrastructure
	Needs Addressed	Enhance Public Infrastructure
	Funding	CDBG: \$190,000.00
	Description	ADA Improvements for public facilities and infrastructure
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	To be determined after eligible projects have been identified.
	Location Description	Citywide
	Planned Activities	ADA Improvements for public facilities and infrastructure
14	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Respond to Homelessness Support Public Services Planning and Administration
	Needs Addressed	Increase Affordable Housing Respond to Homelessness Support Social Services
	Funding	CDBG: \$120,000 HOME: \$23,700
	Description	Mountain View will continue to provide the planning and administration services required to manage and operate the City CDBG and HOME programs. Such funds will assist in addressing community development and housing projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	CDBG and HOME Program Administration is located at City of Mountain View, 500 Castro Street, Mountain View, CA 94041
	Planned Activities	Program administration for CDBG and HOME programs

AP-50 Geographic Distribution—91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Public services will be provided Citywide to households with critical needs. HOME will be used to support affordable housing creation in the areas where that housing is being developed. CDBG infrastructure funding will be directed to areas with the greatest ADA and mobility improvement needs.

Geographic Distribution

Table 72—Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Rationale for the priorities for allocating investments geographically.

The geographic allocation prioritizes assisting low- and moderate-income households throughout the City rather than focusing on one particular area. This approach is needed to effectively reach households with the greatest needs since Mountain View does not have concentrated areas of poverty.

The City currently does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds, and, therefore, does not have an Eligible Metropolitan Statistical Area (EMSA).

Discussion

Please see the discussion above.

AP-55 Affordable Housing—91.220(g)

Introduction

This section reports on the goals for activities that will be carried out in Fiscal Year 2025-26 with housing-related outcomes. For the City, this includes the Rebuilding Together Peninsula Minor Home Repair Program whose goal is to rehabilitate 12 homes.

Table 73—One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 74—One-Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Discussion

Please see the discussion above.

AP-60 Public Housing—91.220(h)

Introduction

This section is not applicable as the City does not own or operate public housing, nor does the SCCHA.

Actions planned during the next year to address the needs to public housing.

There are no public housing units in the City. However, SCCHA has provided Project-Based Vouchers (PBVs) to existing projects and have conditionally awarded additional vouchers to several projects under development by affordable housing developers in Mountain View.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

There are no public housing units in the City. However, SCCHA has implemented several initiatives to increase resident involvement, particularly through its MTW. While many of SCCHA's 45 HUD-approved MTW activities focus on streamlining administrative processes, several directly support resident engagement and empowerment.

One key activity is the Family Self-Sufficiency (FSS) Program, which fosters active resident participation in setting and achieving personal and financial goals. Through this voluntary five-year program, Housing Choice Voucher (HCV) participants work with SCCHA case managers to develop individualized plans that may include completing education, obtaining job training, or securing employment. Participants benefit from financial incentives, such as escrow savings accounts that grow as their earned income increases. These funds are made available to families upon program completion, providing both motivation and a financial foundation for long-term self-sufficiency.

According to SCCHA's MTW Fiscal Year 2019 Plan, 232 residents were actively enrolled in the FSS program at that time. This initiative exemplifies how SCCHA engages residents in shaping their futures and provides meaningful opportunities for self-advocacy, skill development, and financial growth.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The PHA is not designated as troubled.

Discussion

Please see the discussion above.

AP-65 Homeless and Other Special Needs Activities—91.220(i)

Introduction

During the 2025 program year, the City of Mountain View, working with the County and partner jurisdictions, will employ the following activities to address homelessness:

1. Increase affordable and supportive housing;
2. Preserve existing affordable and supportive housing;

3. Provide essential services for special needs residents, including those escaping domestic violence; and
4. Maintain and expand activities designed to ensure housing stability and prevent and reduce homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness, including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City will support the County Community Plan to End Homelessness by funding public services that reach homeless persons and provide them with case management and housing search and placement counseling.

Addressing the emergency shelter and transitional housing needs of homeless persons and Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Mountain View will continue to support the City's Safe Parking program, which relieves pressure on the County's shelter system and, also, connects households with effective case management.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will commit to providing public services funding to nonprofit partners who provide case management, legal services, emergency assistance, and job training and skill development supportive services and which target low-income household at-risk of homelessness.

AP-75 Barriers to affordable housing—91.220(j)

Introduction

Barriers to affordable housing creation are discussed in depth in SP-55.

Actions it planned to remove or to ameliorate the negative effects of public policies that serve as barriers to affordable housing, such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

As discussed in the Consolidated Plan sections above, the City will work on the following 2023-2031 Housing Element Programs to reduce barriers and facilitate affordable housing:

- Eliminate minimum parking standards for residential in transit-oriented areas, affordable housing developments, and other cases (Program 1.2);
- Review and update ordinance and Precise Plan Residential Standards to ensure they reflect contemporary building types, improve ease of implementation, and improve consistency across districts (Program 1.3);
- Park Land Ordinance update to identify where fee reductions can be made (Program 1.8)
- Continue to implement the City’s local density bonus programs (Program 1.10);
- Subsidize and support affordable housing programs (Program 2.1);
- Development streamlining and processing revisions to reduce planning and building permit review timelines to address constraints resulting from the duration of staff review (Program 4.1);
- Advocate for, propose, and shape legislation at the federal and state levels that increase the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing; support regional funding measure to support affordable housing (Program 4.2);
- Examine new revenue sources and increases to existing sources to support subsidized housing (Program 4.3); and
- Work with the private sector, philanthropy, and public agencies to bring in additional funding sources to support a range of affordable housing opportunities (Program 4.4).

Policies that support addressing affordable housing barriers include:

- Periodically evaluate the City’s development standards, review processes and, if necessary, remove unnecessary barriers to quality housing for all income levels (Policy 1.5);

- Provide incentives, such as reduced parking standards and/or reductions in other development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households (Policy 1.6);
- Initiate and maintain programs to assist extremely low-, very low-, low-, and moderate-income households in accessing affordable rental and ownership units (Policy 2.1); and
- Advocate for additional state, regional, and private funding for affordable housing and affordable housing programs (Policy 4.1).

AP-85 Other Actions—91.220(k)

Introduction

This section discusses the City’s efforts to address the underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, and develop an institutional structure for delivering housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City supplements its CDBG and HOME funding with other resources and funds to meet the underserved needs of low and moderate-income households and individuals in the City. The City Council approves an annual allocation from the General Fund to further support public service activities. During the 2025 program year, \$171,000 of General Fund dollars will be appropriated to nonprofit organizations that program case management, health care, meals/healthy food, and child enrichment to low-income Mountain View residents.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City supplements its CDBG funding with local funds, such as the BMR affordable housing program and housing impact fees to facilitate the development of affordable housing.

Actions planned to reduce lead-based paint hazards

The City requires that properties built before 1978 that use CDBG or HOME funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, undergo testing for LBP. Properties that test positive must have appropriate reduction and abatement procedures implemented. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City’s Lead-Based Paint Management Plan, which it uses to carry out CDBG and HOME funded projects.

At the County level, the Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

Actions planned to reduce the number of poverty-level families

In addition to providing General Fund dollars to supplement the CDBG public services allocation, the City will use CDBG to fund economic development programs that focus on job training, skill development, and small business assistance for low-income households.

Actions planned to develop institutional structure

The City implements the 2020-2025 Consolidated Plan through a network of nonprofit organizations, public-private partnerships, such as Destination: Home, and collaboration with County agencies and other jurisdictions. According to the Consolidated Plan goals and objectives, the City allocates CDBG and HOME funds to nonprofit agencies and affordable housing developers.

The City will continue to work with its external partners, nonprofits, businesses, and philanthropic organizations, on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also work with state and federal government to help meet the community's housing and public service needs. These efforts have been discussed in prior section of this AAP.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong local and regional network of housing and community development partners, such as the County. To improve intergovernmental and private sector cooperation, the City participates with other local jurisdictions and developers in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions and coordination on project management for projects funded by multiple jurisdictions.