

Jurisdiction	Mountain View	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	84
	Non-Deed Restricted	17
Low	Deed Restricted	0
	Non-Deed Restricted	17
Moderate	Deed Restricted	1
	Non-Deed Restricted	17
Above Moderate		81
Total Units		217

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	43	50
Single-family Detached	25	32	28
2 to 4 units per structure	0	0	0
5+ units per structure	1006	85	49
Accessory Dwelling Unit	53	57	49
Mobile/Manufactured Home	0	0	0
Total	1084	217	176

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	133	217
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	87
Number of Proposed Units in All Applications Received:	4,072
Total Housing Units Approved:	1,032
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	12	12
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	74	73
Discretionary	13	3999

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	6
Number of Units in Applications Submitted Requesting a Density Bonus	418
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	85

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	62
Sites Rezoned to Accommodate the RHNA	0

	14836033	519 GUTH AL	570 S Rengstorff Ave	2024-2791	SFA	O													0	
	14836033	520 SHOCKLEY AL	570 S Rengstorff Ave	2024-2758	SFA	O													0	
	14836033	521 GUTH AL	570 S Rengstorff Ave	2024-2797	SFA	O													0	
	14836033	522 SHOCKLEY AL	570 S Rengstorff Ave	2024-2759	SFA	O													0	
	14836033	523 GUTH AL	570 S Rengstorff Ave	2024-2798	SFA	O													0	
	14836033	525 GUTH AL	570 S Rengstorff Ave	2024-2807	SFA	O													0	
	14836033	526 SHOCKLEY AL	570 S Rengstorff Ave	2024-2782	SFA	O													0	
	14836033	527 GUTH AL	570 S Rengstorff Ave	2024-2808	SFA	O													0	
	14836033	529 GUTH AL	570 S Rengstorff Ave	2024-2810	SFA	O													0	
	14836033	531 GUTH AL	570 S Rengstorff Ave	2024-2813	SFA	O													0	
	14836033	572 S RENGSTORF	570 S Rengstorff Ave	2024-2821	SFA	O													0	
	14836033	574 S RENGSTORF	570 S Rengstorff Ave	2024-2833	SFA	O													0	
	14836033	576 S RENGSTORF	570 S Rengstorff Ave	2024-2834	SFA	O													0	
	14836033	578 S RENGSTORF	570 S Rengstorff Ave	2024-2835	SFA	O													0	
	14836033	580 S RENGSTORF	570 S Rengstorff Ave	2024-2836	SFA	O													0	
	14836033	581 AMES AL	570 S Rengstorff Ave	2024-2814	SFA	O													0	
	14836033	582 S RENGSTORF	570 S Rengstorff Ave	2024-2838	SFA	O													0	
	14836033	584 S RENGSTORF	570 S Rengstorff Ave	2024-2839	SFA	O													0	
	14836033	586 S RENGSTORF	570 S Rengstorff Ave	2024-1962	SFA	O													0	
	14836033	588 S RENGSTORF	570 S Rengstorff Ave	2024-1965	SFA	O													0	
	14836033	590 S RENGSTORF	570 S Rengstorff Ave	2024-1966	SFA	O													0	
	14836033	592 S RENGSTORF	570 S Rengstorff Ave	2024-1969	SFA	O													0	
	14836033	594 S RENGSTORF	570 S Rengstorff Ave	2024-1970	SFA	O													0	
	14836033	596 S RENGSTORF	570 S Rengstorff Ave	2024-1971	SFA	O													0	
	14836033	598 S RENGSTORF	570 S Rengstorff Ave	2024-1973	SFA	O													0	
	15421017	1940 LATHAM ST	1958 Latham St	2023-3145	SFA	O													0	
	15421017	1944 LATHAM ST	1958 Latham St	2023-3146	SFA	O													0	
	15421017	1948 LATHAM ST	1958 Latham St	2023-3147	SFA	O													0	
	15421017	1950 LATHAM ST	1958 Latham St	2023-3144	SFA	O													0	
	15421017	1954 LATHAM ST	1958 Latham St	2023-3143	SFA	O													0	
	15421017	1958 LATHAM ST	1958 Latham St	2020-0883	SFA	O													0	
	16039023	115 BRENTON CT	268 Ada Ave	2020-0854	SFD	O													0	
	16039015	214 ADA AV	268 Ada Ave	2024-0164	SFD	O													0	
	16039024	218 ADA AV	268 Ada Ave	2020-0857	SFD	O													0	
	19721056	465 APRICOT LN	3371 Beaumont Sq	2024-1404	ADU	O													0	
	19721056	3373 BEAUMONT S	3371 Beaumont Sq	2024-1451	SFD	O													0	
	19721056	3375 BEAUMONT S	3371 Beaumont Sq	2024-1481	ADU	O													0	
	19721056	3377 BEAUMONT S	3371 Beaumont Sq	2024-1452	SFD	O													0	
	19721056	3379 BEAUMONT S	3371 Beaumont Sq	2024-1482	ADU	O													0	
	19721056	3381 BEAUMONT S	3371 Beaumont Sq	2024-1483	ADU	O													0	
	19721056	3383 BEAUMONT S	3371 Beaumont Sq	2024-1453	SFD	O													0	
	19721056	3371 BEAUMONT S	3371 Beaumont Sq	2024-1444	SFD	O													0	
	15015023	995 SAN MARCOS CL		2024-2353	ADU	R								1	8/30/2024				1	
	15015023	1411 SAN RAMON AV		2024-2354	SFD	O								1	8/30/2024				1	
	15015023	1413 SAN RAMON AV		2024-2355	ADU	R								1	8/30/2024				1	
	15015023	1421 SAN RAMON AV		2024-2352	SFD	O								1	8/30/2024				1	
	19721013	3363 GRANT RD		2023-2599	SFD	O									1	6/20/2024				1
	19721013	3365 GRANT RD		2024-1065	ADU	R								1	6/20/2024				1	

	19721013	3373 GRANT RD		2023-2598	SFD	O						1	6/20/2024	1
	19721013	3375 GRANT RD		2024-1064	ADU	R					1		6/20/2024	1
	19736087	677 SLEEPER AV		2024-2067	SFD	O						1	8/7/2024	1
	19736052	679 SLEEPER AV		2024-2068	ADU	R					1		8/7/2024	1
	19736087	689 SLEEPER AV		2024-2069	SFD	O						1	8/7/2024	1
	15801010	89 CENTRE ST		2024-2643	SFD	O							10/22/2024	1
	15021022	136 MERIDIAN WY		2022-1907	SFD	O							9/13/2024	1
	15409022	202 MOUNTAIN VIEW AV		2022-1152	SFD	O							4/25/2024	1
	14807014	215 MONROE DR		2022-2866	SFD	O							8/5/2024	1
	15010021	246 FARLEY ST		2024-0103	SFD	O							7/18/2024	1
	19311021	295 HANS AV		2022-2556	SFD	O							1/22/2024	1
	16016015	360 WALKER DR		2023-2398	SFD	O							1/12/2024	1
	15431014	677 PETTIS AV		2023-3441	SFD	O							7/16/2024	1
	19319046	751 LOLA LN		2023-2742	SFD	O							6/4/2024	1
	18904062	1033 MARILYN DR		2024-1589	SFD	O						1	12/18/2024	1
	16016015	360 WALKER DR		2023-2398	ADU	R					1		1/12/2024	1
	19306001	1038 NILDA AV		2023-0117	SFD	O							5/3/2024	1
	17010006	1060 KAREN WY		2024-0624	SFD	O							10/17/2024	1
	18927014	1166 FORDHAM WY		2024-0120	SFD	O							11/6/2024	1
	18927016	1182 FORDHAM WY		2024-2061	SFD	O							11/14/2024	1
	18904103	1346 BROOKDALE AV		2023-1928	SFD	O							2/5/2024	1
	19309014	1523 MIRAMONTE AV		2022-1748	SFD	O							6/27/2024	1
	19316063	1599 BONITA AV		2023-3173	SFD	O							8/8/2024	1
	15011003	1893 VASSAR AV		2024-0462	SFD	O							9/16/2024	1
	17019070	2158 JARDIN DR		2022-3439	SFD	O						1	5/30/2024	1
	19318041	635 CORNELIA CT		2023-2290	ADU	R					1		5/28/2024	1
	15810041	1142 CHURCH ST		2023-1602	ADU	R					1		1/29/2024	1
	14734074	2426 WHITNEY DR		2024-0651	ADU	R					1		4/17/2024	1
	19724067	2722 FAIRBROOK DR		2023-3227	ADU	R					1		7/2/2024	1
	15828022	56 ELDORA DR		2024-2730	ADU	R					1		10/9/2024	1
	16010048	77 DEVONSHIRE AV		2024-1250	ADU	R					1		5/28/2024	1
	15021022	138 MERIDIAN WY		2023-2270	ADU	R					1		9/13/2024	1
	15409022	200 MOUNTAIN VIEW AV		2024-0547	ADU	R					1		4/25/2024	1
	14807014	217 MONROE DR		2024-1259	ADU	R					1		8/5/2024	1
	14807010	241 MONROE DR		2024-1554	ADU	R					1		6/21/2024	1
	15829056	492 CALDERON AV		2023-2150	ADU	R					1		3/6/2024	1
	16004003	620 ALAMO CT 42		2024-1927	ADU	R					1		8/28/2024	1
	16004003	620 ALAMO CT 40		2024-1928	ADU	R					1		8/28/2024	1
	19736080	629 SLEEPER AV		2023-2836	ADU	R					1		11/21/2024	1
	19318020	659 LOLA LN		2024-0650	ADU	R					1		4/26/2024	1
	19319046	749 LOLA LN		2024-1297	ADU	R					1		6/4/2024	1
	15326027	822 JACKSON ST		2023-2782	ADU	R					1		6/18/2024	1
	19724028	863 DOVERTON SQ		2022-1852	ADU	R					1		10/25/2024	1
	15016025	989 BURGGOYNE ST		2024-1231	ADU	R					1		9/25/2024	1
	19306001	1038 NILDA AV		2024-0312	ADU	R					1		5/3/2024	1
	19306002	1046 NILDA AV		2024-2789	ADU	R					1		10/29/2024	1
	17010006	1058 KAREN WY		2024-2773	ADU	R					1		10/17/2024	1
	19305008	1092 PETIE WY		2024-2552	ADU	R					1		11/26/2024	1
	18927014	1168 FORDHAM WY		2024 2452	ADU	R					1		11/6/2024	1
	18904070	1326 ISABELLE AV		2024-2236	ADU	R					1		10/22/2024	1
	18904103	1346 BROOKDALE AV		2023-3392	ADU	R					1		2/5/2024	1
	19316063	1599 BONITA AV		2024-1821	ADU	R					1		8/8/2024	1
	15011003	1891 VASSAR AV		2024-2526	ADU	R					1		9/16/2024	1
	17019070	2160 JARDIN DR		2024-0999	ADU	R					1		5/30/2024	1
	14838082	2177 STANFORD AV		2024-3324	ADU	R					1		12/9/2024	1
	14733042	2477 TAMALPAIS ST		2024-1014	ADU	R					1		9/19/2024	1
	19735007	13396 PASTEL LN		2024-1963	ADU	R					1		12/2/2024	1
	15824014	546 CHURCH ST		2024-1389	ADU	R					1		6/13/2024	1
	15828069	64 PAUL AV		2024-0805	ADU	R					1		8/19/2024	1
	14807010	243 MONROE DR		2024-1553	ADU	R					1		6/21/2024	1
	16004003	620 ALAMO CT 1		2024-2560	ADU	R					1		10/21/2024	1
	16004003	620 ALAMO CT 5		2024-2563	ADU	R					1		10/21/2024	1
	16004003	620 ALAMO CT 6		2024-2564	ADU	R					1		10/21/2024	1
	16004003	620 ALAMO CT 7		2024-2565	ADU	R					1		10/21/2024	1
	16004003	620 ALAMO CT 8		2024-2566	ADU	R					1		10/21/2024	1
	16004003	620 ALAMO CT 9		2024-2567	ADU	R					1		10/21/2024	1
	15811013	1075 CALIFORNIA ST		2021-1271	ADU	R					1		4/4/2024	1
	18931145	1115 EL MONTE AV		2024-1891	ADU	R					1		7/25/2024	1
	14836014	2280 LATHAM ST		2022-3319	ADU	R					1		8/6/2024	1

15806052	555 YOSEMITE AV									0
15805077	686 EHRHORN AV									0
15805077	686 EHRHORN AV									0
19302025	755 VICTOR WY	753 Victor Wy								0
19302025	757 VICTOR WY	753 Victor Wy								0
15320008	773 SAN LUCAS AV									0
15303022	851 SIERRA VISTA AV	851-853 Sierra Vista Ave								0
15303022	851 SIERRA VISTA AV	851-853 Sierra Vista Ave								0
15303022	853 SIERRA VISTA AV	851-853 Sierra Vista Ave								0
15317009	880 SAN SIMEON DR									0
15013061	910 BURGOYNE ST									0
15013061	912 BURGOYNE ST									0
15015006	1000 SAN PIERRE	1555 W Middlefield Rd								0
15015006	1002 SAN PIERRE	1555 W Middlefield Rd								0
15015006	1008 SAN PIERRE	1555 W Middlefield Rd								0
19303004	1009 LANE AV									0
15015006	1010 SAN PIERRE	1555 W Middlefield Rd								0
18930049	1040 MOUNTAIN VIEW AV									0
19302025	1045 CASTRO ST									0
19302025	1047 CASTRO ST									0
15811014	1069 CALIFORNIA ST									0
19711041	1153 BRYANT AV									0
19711041	1155 BRYANT AV									0
15016035	1169 BURGOYNE ST									0
15016035	1171 BURGOYNE ST									0
15015006	1201 VERANO RD	1555 W Middlefield Rd								0
15015006	1202 SAN RAMON	1555 W Middlefield Rd								0
15015006	1203 VERANO RD	1555 W Middlefield Rd								0
15015006	1204 SAN RAMON	1555 W Middlefield Rd								0
15015006	1205 VERANO RD	1555 W Middlefield Rd								0
15015006	1206 SAN RAMON	1555 W Middlefield Rd								0
15015006	1207 VERANO RD	1555 W Middlefield Rd								0
15015006	1208 SAN RAMON	1555 W Middlefield Rd								0
15015006	1209 VERANO RD	1555 W Middlefield Rd								0
15015006	1210 SAN RAMON	1555 W Middlefield Rd								0
15015006	1211 VERANO RD	1555 W Middlefield Rd								0

15011007	1843 VASSAR AV									0
15013029	1857 SAN LUIS AV									0
15013029	1857 SAN LUIS AV									0
15014022	1859 SAN RAMON AV									0
15303022	1962 COLONY ST									0
15303022	1966 COLONY ST									0
15303022	1968 COLONY ST									0
17019049	2102 CREEDEN WY	1184 Solana Dr								0
17019049	2104 CREEDEN WY	1184 Solana Dr								0
17019049	2108 CREEDEN WY	1184 Solana Dr								0
17019049	2110 CREEDEN WY	1184 Solana Dr								0
19725020	2705 WASATCH DR									0
19733029	13134 FRANKLIN AV									0
19733029	13136 FRANKLIN AV									0
19733018	13172 LORENE CT									0
19733038	22407 DIERICX CT						1		3/18/2024	1
15809027	572 SIERRA AV									0
15434023	604 MARIPOSA AV									0
19317028	685 DRUCILLA DR									0
15824047	696 CHURCH ST						1		6/20/2024	1
18909005	864 YARDIS CT									0
19808002	901 E EL CAMINO P	Crestview Hotel								0
18905011	935 BARBARA AV									0
19303021	1028 BORANDA AV									0
18921035	1891 S SPRINGER RD									0
18921035	1893 SPRINGER RD									0
14723088	2456 BENJAMIN DR									0
15026004	1265 MONTECITO AV		84				1		2/15/2024	85
14836033	500 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	502 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	504 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	506 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	508 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	510 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	512 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	514 GUTH AL	570 S Rengstorff Ave						1	9/4/2024	1
14836033	515 GUTH AL	570 S Rengstorff Ave						1	10/30/2024	1
14836033	516 SHOCKLEY AL	570 S Rengstorff Ave						1	10/30/2024	1
14836033	517 GUTH AL	570 S Rengstorff Ave						1	10/30/2024	1
14836033	518 SHOCKLEY AL	570 S Rengstorff Ave						1	10/30/2024	1

14836033	519 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	520 SHOCKLEY AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	521 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	522 SHOCKLEY AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	523 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	525 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	526 SHOCKLEY AL	570 S Rengstorff Ave							1	9/4/2024	1
14836033	527 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	529 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	531 GUTH AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	572 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	574 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	576 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	578 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	580 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	581 AMES AL	570 S Rengstorff Ave							1	10/30/2024	1
14836033	582 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	584 S RENGSTORFF	570 S Rengstorff Ave							1	10/30/2024	1
14836033	586 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	588 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	590 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	592 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	594 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	596 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
14836033	598 S RENGSTORFF	570 S Rengstorff Ave							1	9/4/2024	1
15421017	1940 LATHAM ST	1958 Latham St							1	5/22/2024	1
15421017	1944 LATHAM ST	1958 Latham St							1	5/22/2024	1
15421017	1948 LATHAM ST	1958 Latham St							1	5/22/2024	1
15421017	1950 LATHAM ST	1958 Latham St							1	5/22/2024	1

15421017	1954 LATHAM ST	1958 Latham St						1	5/22/2024	1
15421017	1958 LATHAM ST	1958 Latham St						1	5/22/2024	1
16039023	115 BRENTON CT	268 Ada Ave						1	3/8/2024	1
16039015	214 ADA AV	268 Ada Ave						1	3/8/2024	1
16039024	218 ADA AV	268 Ada Ave						1	3/8/2024	1
19721056	465 APRICOT LN	3371 Beaumont Sq						1	7/11/2024	1
19721056	3373 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3375 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3377 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3379 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3381 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3383 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
19721056	3371 BEAUMONT S	3371 Beaumont Sq						1	7/11/2024	1
15015023	995 SAN MARCOS CL							1	8/30/2024	1
15015023	1411 SAN RAMON AV							1	8/30/2024	1
15015023	1413 SAN RAMON AV							1	8/30/2024	1
15015023	1421 SAN RAMON AV							1	8/30/2024	1
19721013	3363 GRANT RD							1	6/20/2024	1
19721013	3365 GRANT RD					1			6/20/2024	1
19721013	3373 GRANT RD							1	6/20/2024	1
19721013	3375 GRANT RD					1			6/20/2024	1
19736087	677 SLEEPER AV							1	8/7/2024	1
19736052	679 SLEEPER AV					1			8/7/2024	1
19736087	689 SLEEPER AV							1	8/7/2024	1
15801010	89 CENTRE ST							1	10/22/2024	1
15021022	136 MERIDIAN WY							1	9/13/2024	1
15409022	202 MOUNTAIN VIEW AV							1	4/25/2024	1
14807014	215 MONROE DR							1	8/5/2024	1
15010021	246 FARLEY ST							1	7/18/2024	1
19311021	295 HANS AV							1	1/22/2024	1
16016015	360 WALKER DR							1	1/12/2024	1
15431014	677 PETTIS AV							1	7/16/2024	1
19319046	751 LOLA LN							1	6/4/2024	1
18904062	1033 MARILYN DR							1	12/18/2024	1
16016015	360 WALKER DR					1			1/12/2024	1
19306001	1038 NILDA AV							1	5/3/2024	1
17010006	1060 KAREN WY							1	10/17/2024	1
18927014	1166 FORDHAM WY							1	11/6/2024	1
18927016	1182 FORDHAM WY							1	11/14/2024	1
18904103	1346 BROOKDALE AV							1	2/5/2024	1
19309014	1523 MIRAMONTE AV							1	6/27/2024	1
19316063	1599 BONITA AV							1	8/8/2024	1
15011003	1893 VASSAR AV							1	9/16/2024	1
17019070	2158 JARDIN DR							1	5/30/2024	1
19318041	635 CORNELIA CT					1			5/28/2024	1
15810041	1142 CHURCH ST					1			1/29/2024	1
14734074	2426 WHITNEY DR					1			4/17/2024	1
19724067	2722 FAIRBROOK DR					1			7/2/2024	1
15828022	56 ELDORA DR					1			10/9/2024	1
16010048	77 DEVONSHIRE AV					1			5/28/2024	1
15021022	138 MERIDIAN WY					1			9/13/2024	1
15409022	200 MOUNTAIN VIEW AV					1			4/25/2024	1

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
Current APN	Street Address	Project Name ⁺	10							11	12
			Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			48	15	0	15	1	14	83		176
15431029	662 PALO ALTO AV			1						5/7/2024	1
15806022	910 BUSH ST			1						1/25/2024	1
15806022	912 BUSH ST			1						1/25/2024	1
17009012	1174 CLARK AV			1						4/30/2024	1
18925124	1644 YALE DR			1						6/3/2024	1
19302008	697 STAMM AV			1						8/6/2024	1
16104010	105 MARGO DR								1	12/9/2024	1
16019131	125 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	127 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	135 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	137 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	139 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	145 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	147 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
16019131	149 FLYNN AV	186 E Middlefield Rd							1	11/22/2024	1
15844039	190 HORIZON AV								1	6/25/2024	1
15401006	208 ESCUELA AV								1	3/6/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/24/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/24/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/5/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/6/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/5/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/5/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/5/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/24/2024	1
15401034	234 ESCUELA AV	234 ESCUELA AV		1						9/5/2024	1
16028010	252 N WHISMAN RD					1				10/18/2024	1
15328017	260 ELMWOOD ST								1	11/14/2024	1
19741046	272 CARMELITA DR					1				3/8/2024	1
19741046	274 CARMELITA DR								1	3/8/2024	1
14838072	288 FAIR OAKS ST					1				8/21/2024	1
14716101	331 ALDEAN AV					1				1/19/2024	1
19741024	353 CARMELITA DR								1	12/11/2024	1
19741024	357 CARMELITA DR					1				12/11/2024	1
16104010	525 ALICE AV					1				10/29/2024	1

15806052	555 YOSEMITE AV							1	8/15/2024	1
15805077	686 EHRHORN AV							1	3/6/2024	1
15805077	686 EHRHORN AV					1			3/6/2024	1
19302025	755 VICTOR WY	753 Victor Wy						1	2/1/2024	1
19302025	757 VICTOR WY	753 Victor Wy						1	2/1/2024	1
15320008	773 SAN LUCAS AV					1			12/4/2024	1
15303022	851 SIERRA VISTA AV	851-853 Sierra Vista Ave						1	6/17/2024	1
15303022	851 SIERRA VISTA AV	851-853 Sierra Vista Ave						1	4/26/2024	1
15303022	853 SIERRA VISTA AV	851-853 Sierra Vista Ave						1	11/7/2024	1
15317009	880 SAN SIMEON DR					1			11/14/2024	1
15013061	910 BURGOYNE ST							1	12/5/2024	1
15013061	912 BURGOYNE ST					1			12/5/2024	1
15015006	1000 SAN PIERRE	1555 W Middlefield Rd						1	9/23/2024	1
15015006	1002 SAN PIERRE	1555 W Middlefield Rd						1	9/23/2024	1
15015006	1008 SAN PIERRE	1555 W Middlefield Rd						1	9/20/2024	1
19303004	1009 LANE AV					1			12/19/2024	1
15015006	1010 SAN PIERRE	1555 W Middlefield Rd						1	10/7/2024	1
18930049	1040 MOUNTAIN VIEW AV					1			9/13/2024	1
19302025	1045 CASTRO ST					1			2/1/2024	1
19302025	1047 CASTRO ST					1			2/1/2024	1
15811014	1069 CALIFORNIA ST					1			5/1/2024	1
19711041	1153 BRYANT AV							1	2/22/2024	1
19711041	1155 BRYANT AV							1	2/22/2024	1
15016035	1169 BURGOYNE ST							1	10/30/2024	1
15016035	1171 BURGOYNE ST						1		10/30/2024	1
15015006	1201 VERANO RD	1555 W Middlefield Rd						1	3/19/2024	1
15015006	1202 SAN RAMON	1555 W Middlefield Rd						1	3/19/2024	1
15015006	1203 VERANO RD	1555 W Middlefield Rd						1	2/21/2024	1
15015006	1204 SAN RAMON	1555 W Middlefield Rd						1	4/4/2024	1
15015006	1205 VERANO RD	1555 W Middlefield Rd						1	2/20/2024	1
15015006	1206 SAN RAMON	1555 W Middlefield Rd						1	3/18/2024	1
15015006	1207 VERANO RD	1555 W Middlefield Rd						1	3/19/2024	1
15015006	1208 SAN RAMON	1555 W Middlefield Rd						1	3/18/2024	1
15015006	1209 VERANO RD	1555 W Middlefield Rd						1	1/17/2024	1
15015006	1210 SAN RAMON	1555 W Middlefield Rd						1	2/23/2024	1
15015006	1211 VERANO RD	1555 W Middlefield Rd						1	1/17/2024	1

15015006	1212 SAN RAMON	1555 W Middlefield Rd							1	2/16/2024	1
15015006	1214 SAN RAMON	1555 W Middlefield Rd							1	1/29/2024	1
15015006	1216 SAN RAMON	1555 W Middlefield Rd							1	1/29/2024	1
15015006	1218 SAN RAMON	1555 W Middlefield Rd							1	2/8/2024	1
15015006	1219 VERANO RD	1555 W Middlefield Rd							1	1/30/2024	1
15015006	1221 VERANO RD	1555 W Middlefield Rd							1	1/30/2024	1
15425066	1264 LATHAM ST								1	11/20/2024	1
15015006	1301 W MIDDLEFIE	1555 W Middlefield Rd							1	8/8/2024	1
15015006	1303 W MIDDLEFIE	1555 W Middlefield Rd							1	8/13/2024	1
18930049	1303 GILMORE ST								1	9/13/2024	1
15015006	1305 W MIDDLEFIE	1555 W Middlefield Rd							1	8/9/2024	1
15015006	1307 W MIDDLEFIE	1555 W Middlefield Rd							1	8/8/2024	1
15015006	1309 W MIDDLEFIE	1555 W Middlefield Rd							1	8/8/2024	1
15015006	1311 W MIDDLEFIE	1555 W Middlefield Rd							1	11/12/2024	1
15015006	1313 W MIDDLEFIE	1555 W Middlefield Rd							1	6/24/2024	1
15015006	1315 W MIDDLEFIE	1555 W Middlefield Rd							1	6/21/2024	1
15015006	1317 W MIDDLEFIE	1555 W Middlefield Rd							1	6/21/2024	1
15015006	1319 W MIDDLEFIE	1555 W Middlefield Rd							1	6/20/2024	1
15015006	1321 W MIDDLEFIE	1555 W Middlefield Rd							1	6/20/2024	1
15015006	1323 W MIDDLEFIE	1555 W Middlefield Rd							1	6/20/2024	1
15015006	1325 W MIDDLEFIE	1555 W Middlefield Rd							1	6/20/2024	1
15015006	1327 W MIDDLEFIE	1555 W Middlefield Rd							1	6/21/2024	1
15015006	1329 W MIDDLEFIE	1555 W Middlefield Rd							1	3/26/2024	1
15015006	1335 W MIDDLEFIE	1555 W Middlefield Rd							1	3/26/2024	1
15015006	1389 W MIDDLEFIE	1555 W Middlefield Rd							1	10/7/2024	1
15015006	1393 W MIDDLEFIE	1555 W Middlefield Rd							1	12/19/2024	1
19316048	1572 NILDA AV							1		4/26/2024	1
18905061	1639 FORDHAM WY								1	6/17/2024	1
18906077	1747 PEARTREE LN							1		11/22/2024	1
15011012	1777 VASSAR AV								1	11/15/2024	1

15011007	1843 VASSAR AV							1	4/16/2024	1
15013029	1857 SAN LUIS AV						1		5/8/2024	1
15013029	1857 SAN LUIS AV							1	5/8/2024	1
15014022	1859 SAN RAMON AV							1	6/7/2024	1
15303022	1962 COLONY ST							1	4/19/2024	1
15303022	1966 COLONY ST							1	5/7/2024	1
15303022	1968 COLONY ST							1	4/26/2024	1
17019049	2102 CREEDEN WY	1184 Solana Dr					1		8/21/2024	1
17019049	2104 CREEDEN WY	1184 Solana Dr						1	8/19/2024	1
17019049	2108 CREEDEN WY	1184 Solana Dr					1		1/24/2024	1
17019049	2110 CREEDEN WY	1184 Solana Dr						1	5/13/2024	1
19725020	2705 WASATCH DR							1	1/26/2024	1
19733029	13134 FRANKLIN AV							1	1/25/2024	1
19733029	13136 FRANKLIN AV						1		1/25/2024	1
19733018	13172 LORENE CT						1		3/22/2024	1
19733038	22407 DIERICX CT						1		8/29/2024	1
15809027	572 SIERRA AV						1		6/19/2024	1
15434023	604 MARIPOSA AV						1		5/1/2024	1
19317028	685 DRUCILLA DR						1		6/14/2024	1
15824047	696 CHURCH ST						1		11/25/2024	1
18909005	864 YARDIS CT						1		9/30/2024	1
19808002	901 E EL CAMINO F	Crestview Hotel	48			1			11/20/2024	49
18905011	935 BARBARA AV							1	1/24/2024	1
19303021	1028 BORANDA AV							1	9/6/2024	1
18921035	1891 S SPRINGER RD							1	12/11/2024	1
18921035	1893 SPRINGER RD							1	12/11/2024	1
14723088	2456 BENJAMIN DR							1	4/4/2024	1
15026004	1265 MONTECITO AV									0
14836033	500 GUTH AL	570 S Rengstorff Ave								0
14836033	502 GUTH AL	570 S Rengstorff Ave								0
14836033	504 GUTH AL	570 S Rengstorff Ave								0
14836033	506 GUTH AL	570 S Rengstorff Ave								0
14836033	508 GUTH AL	570 S Rengstorff Ave								0
14836033	510 GUTH AL	570 S Rengstorff Ave								0
14836033	512 GUTH AL	570 S Rengstorff Ave								0
14836033	514 GUTH AL	570 S Rengstorff Ave								0
14836033	515 GUTH AL	570 S Rengstorff Ave								0
14836033	516 SHOCKLEY AL	570 S Rengstorff Ave								0
14836033	517 GUTH AL	570 S Rengstorff Ave								0
14836033	518 SHOCKLEY AL	570 S Rengstorff Ave								0

15015006	1206 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1207 VERANO RD	1555 W Middlefield Rd		NONE	Y												
15015006	1208 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1209 VERANO RD	1555 W Middlefield Rd		NONE	Y												
15015006	1210 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1211 VERANO RD	1555 W Middlefield Rd		NONE	Y												
15015006	1212 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1214 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1216 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1218 SAN RAMON	1555 W Middlefield Rd		NONE	Y												
15015006	1219 VERANO RD	1555 W Middlefield Rd		NONE	Y												
15015006	1221 VERANO RD	1555 W Middlefield Rd		NONE	Y												
15425066	1264 LATHAM ST			NONE	Y												
15015006	1301 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1303 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
18930049	1303 GILMORE ST			NONE	Y												
15015006	1305 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1307 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1309 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1311 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1313 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1315 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1317 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1319 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1321 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1323 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1325 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1327 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1329 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1335 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1389 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
15015006	1393 W MIDDLEFIELD	1555 W Middlefield Rd		NONE	Y												
19316048	1572 NILDA AV			NONE	Y				ABAG's affordability methodology								
18905061	1639 FORDHAM WY			NONE	Y												
18906077	1747 PEARTREE LN			NONE	Y				ABAG's affordability methodology								
15011012	1777 VASSAR AV			NONE	Y						1	Demolished	O				
15011007	1843 VASSAR AV			NONE	Y						1	Demolished	O				
15013029	1857 SAN LUIS AV			NONE	Y				ABAG's affordability methodology								
15013029	1857 SAN LUIS AV			NONE	Y						1	Demolished	O				
15014022	1859 SAN RAMON AV			NONE	Y						1	Demolished	O				
15303022	1962 COLONY ST			NONE	Y												
15303022	1966 COLONY ST			NONE	Y												
15303022	1968 COLONY ST			NONE	Y												
17019049	2102 CREEDEN WY	1184 Solana Dr		SB 9 (2021) - Residential Lot Split	Y				ABAG's affordability methodology		1	Demolished	O				
17019049	2104 CREEDEN WY	1184 Solana Dr		SB 9 (2021) - Residential Lot Split	Y												
17019049	2108 CREEDEN WY	1184 Solana Dr		SB 9 (2021) - Residential Lot Split	Y				ABAG's affordability methodology								
17019049	2110 CREEDEN WY	1184 Solana Dr		SB 9 (2021) - Residential Lot Split	Y												
19725020	2705 WASATCH DR			NONE	Y						1	Demolished	O				
19733029	13134 FRANKLIN AV			NONE	Y						1	Demolished	O				
19733029	13136 FRANKLIN AV			NONE	Y				ABAG's affordability methodology								
19733018	13172 LORENE CT			NONE	Y				ABAG's affordability methodology								
19733038	22407 DIERICX CT			NONE	Y				ABAG's affordability methodology								
15809027	572 SIERRA AV			NONE	Y				ABAG's affordability methodology								
15434023	604 MARIPOSA AV			NONE	Y				ABAG's affordability methodology								
19317028	685 DRUCILLA DR			NONE	Y				ABAG's affordability methodology								
15824047	696 CHURCH ST			NONE	Y				ABAG's affordability methodology								
18909005	864 YARDIS CT			NONE	Y				ABAG's affordability methodology								
19808002	901 E EL CAMINO	Crestview Hotel	48	NONE	Y	CDBG	Other			1000							
18905011	935 BARBARA AV			NONE	Y												
19303021	1028 BORANDA AV			NONE	Y												
18921035	1891 S SPRINGER RD			NONE	Y						1	Demolished	R				
18921035	1893 SPRINGER RD			NONE	Y												
14723088	2456 BENJAMIN DR			NONE	Y												
15026004	1265 MONTECITO AV		84	NONE	Y	Other	DB			1000				1.2%		Development Standards Modification	No

19721013	3363 GRANT RD			SB 9 (2021) - Residential Lot Split	Y				1	Demolished	O						
19721013	3365 GRANT RD			SB 9 (2021) - Residential Lot Split	Y			ABAG's affordability methodology									
19721013	3373 GRANT RD			SB 9 (2021) - Residential Lot Split	Y												
19721013	3375 GRANT RD			SB 9 (2021) - Residential Lot Split	Y			ABAG's affordability methodology									
19736087	677 SLEEPER AV			SB 9 (2021) - Residential Lot Split	Y												
19736052	679 SLEEPER AV			SB 9 (2021) - Residential Lot Split	Y			ABAG's affordability methodology	1	Demolished	O						
19736087	689 SLEEPER AV			SB 9 (2021) - Residential Lot Split	Y												
15801010	89 CENTRE ST			NONE	Y				1	Demolished	O						
15021022	136 MERIDIAN WY			NONE	Y				1	Demolished	O						
15409022	202 MOUNTAIN VIEW AV			NONE	Y				9	Demolished	R						
14807014	215 MONROE DR			SB 9 (2021) - Residential Lot Split	Y												
15010021	246 FARLEY ST			NONE	Y				1	Demolished	O						
19311021	295 HANS AV			NONE	Y				1	Demolished	O						
16016015	360 WALKER DR			NONE	Y				1	Demolished	O						
15431014	677 PETTIS AV			NONE	Y				2	Demolished	O						
19319046	751 LOLA LN			NONE	Y				1	Demolished	O						
18904062	1033 MARLYN DR			NONE	Y				1	Demolished	O						
16016015	360 WALKER DR			NONE	Y			ABAG's affordability methodology	1	Demolished	R						
19306001	1038 NILDA AV			NONE	Y				1	Demolished	O						
17010006	1060 KAREN WY			NONE	Y				1	Demolished	O						
18927014	1166 FORDHAM WY			NONE	Y				1	Demolished	O						
18927016	1182 FORDHAM WY			NONE	Y				1	Demolished	O						
18904103	1346 BROOKDALE AV			NONE	Y				1	Demolished	O						
19309014	1523 MIRAMONTE AV			NONE	Y				1	Demolished	O						
19316063	1599 BONITA AV			NONE	Y				1	Demolished	O						
15011003	1893 VASSAR AV			NONE	Y				1	Demolished	O						
17019070	2158 JARDIN DR			NONE	Y				1	Demolished	O						
19318041	635 CORNELIA CT			NONE	Y			ABAG's affordability methodology									
15810041	1142 CHURCH ST			NONE	Y			ABAG's affordability methodology									
14734074	2426 WHITNEY DR			NONE	Y			ABAG's affordability methodology									
19724067	2722 FAIRBROOK DR			NONE	Y			ABAG's affordability methodology									
15828022	56 ELDORA DR			NONE	Y			ABAG's affordability methodology									
16010048	77 DEVONSHIRE AV			NONE	Y			ABAG's affordability methodology									
15021022	138 MERIDIAN WY			NONE	Y			ABAG's affordability methodology									
15409022	200 MOUNTAIN VIEW AV			NONE	Y			ABAG's affordability methodology									
14807014	217 MONROE DR			NONE	Y			ABAG's affordability methodology									
14807010	241 MONROE DR			NONE	Y			ABAG's affordability methodology									
15829056	492 CALDERON AV			NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 42			NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 40			NONE	Y			ABAG's affordability methodology									
19736080	629 SLEEPER AV			NONE	Y			ABAG's affordability methodology									
19318020	659 LOLA LN			NONE	Y			ABAG's affordability methodology									
19319046	749 LOLA LN			NONE	Y			ABAG's affordability methodology									
15326027	822 JACKSON ST			NONE	Y			ABAG's affordability methodology									
19724028	863 DOVERTON SQ			NONE	Y			ABAG's affordability methodology									
15016025	989 BURGOYNE ST			NONE	Y			ABAG's affordability methodology									
19306001	1038 NILDA AV			NONE	Y			ABAG's affordability methodology									
19306002	1046 NILDA AV			NONE	Y			ABAG's affordability methodology									
17010006	1058 KAREN WY			NONE	Y			ABAG's affordability methodology									
19305008	1092 PETIE WY			NONE	Y			ABAG's affordability methodology									
18927014	1168 FORDHAM WY			NONE	Y			ABAG's affordability methodology									
18904070	1326 ISABELLE AV			NONE	Y			ABAG's affordability methodology									
18904103	1346 BROOKDALE AV			NONE	Y			ABAG's affordability methodology									
19316063	1599 BONITA AV			NONE	Y			ABAG's affordability methodology									
15011003	1891 VASSAR AV	0		NONE	Y			ABAG's affordability methodology									
17019070	2160 JARDIN DR	0		NONE	Y			ABAG's affordability methodology									
14838082	2177 STANFORD AV	0		NONE	Y			ABAG's affordability methodology									
14733042	2477 TAMALPAIS ST	0		NONE	Y			ABAG's affordability methodology									
19735007	13396 PASTEL LN	0		NONE	Y			ABAG's affordability methodology									
15824014	546 CHURCH ST	0		NONE	Y			ABAG's affordability methodology									
15828069	64 PAUL AV	0		NONE	Y			ABAG's affordability methodology									
14807010	243 MONROE DR	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 1	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 5	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 6	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 7	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 8	0		NONE	Y			ABAG's affordability methodology									
16004003	620 ALAMO CT 9	0		NONE	Y			ABAG's affordability methodology									
15811013	1075 CALIFORNIA ST	0		NONE	Y			ABAG's affordability methodology									
18931145	1115 EL MONTE AV	0		NONE	Y			ABAG's affordability methodology									
14836014	2280 LATHAM ST	0		NONE	Y			ABAG's affordability methodology									
16060013	675-685 E Middlefield Rd	675-685 E Middlefield Rd	31	NONE	Y	Other	INC		1000								
14816009, 14816008	2645-2655 Fayette Dr	2645-2655 Fayette Dr		NONE	Y	Other	INC		1000	6	Demolished	R					
148-15-020	334 San Antonio Rd	334 San Antonio Rd		NONE	Y	Other	Other, DB	Funding applications are ongoing	1000				0.0%		Development Standards Modification	No	

Jurisdiction	Mountain View	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2								3	4		
				2023	2024	2025	2026	2027	2028	2029	2030			2031	Total Units to Date (all years)
Very Low	Deed Restricted	2,773	10	123	84	-	-	-	-	-	-	-	-	243	2,530
	Non-Deed Restricted		-	9	17	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,597	46	23	-	-	-	-	-	-	-	-	-	112	1,485
	Non-Deed Restricted		-	26	17	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,885	118	3	1	-	-	-	-	-	-	-	-	165	1,720
	Non-Deed Restricted		-	26	17	-	-	-	-	-	-	-	-		
Above Moderate		4,880	774	104	-	-	-	-	-	-	-	-	-	959	3,921
Total RHNA		11,135													
Total Units			948	314	217	-	-	-	-	-	-	-	-	1,479	9,656
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5 Extremely low-income Need		2								6	7		
				2023	2024	2025	2026	2027	2028	2029	2030			2031	Total Units to Date
Extremely Low-Income Units*		1,387		87	84	-	-	-	-	-	-	-	-	171	1,216

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

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

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

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

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

- VLI Deed Restricted
- VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		Mountain View	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1.1.a-e - Zoning Ordinance Update for Consistency with State Laws	Update the Zoning Ordinance to be consistent with recent legislation, Government Code and Health and Safety Code regulations.	December 31, 2024. Adopt zoning updates annually as necessary to respond to future changes in State law (ongoing).	Completed. Zoning Ordinance updates addressing 1.1.a-1.1.e completed December 5, 2023. Council adoption: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6438614&GUID=BC7A7B8-4209-4C82-9D48-DD2666124B7D&Options=&Search= On-going updates will occur annually to ensure compliance with State Law.
1.1.f - Zoning Ordinance Update for Consistency with State Laws	f) Amend the ordinance and/or applicable precise plan(s) to allow emergency shelters by right consistent with AB2339. At minimum, this will include the El Camino Real Precise Plan (consistent with the analysis provided in the sites inventory, Appendix E). In addition, identify at least one additional site consistent with the AB2339 methodology and the non-vacant sites analysis in Appendix E, and amend the subject Zoning District or Precise Plan as necessary.	Adopt zoning updates for AB 2339 by March 31, 2024	Completed. Approved by City Council March 26, 2024: Council adoption: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6587843&GUID=891ED921-8738-4D54-8C26-40B273F3160F&Options=&Search=

<p>1.1.g - Zoning Ordinance Update for Consistency with State Laws</p>	<p>g) Ensure zoning and general plan for all sites is consistent with the Housing Element site inventory and pipeline projects. The following areas will be rezoned:</p> <p>a. Leong Drive and Fairchild Drive properties at the west end of the Evandale Precise Plan (up to at least 43 DU/ac) – the rezoning will also identify which sites will have required neighborhood commercial</p> <p>b. 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac)</p> <p>c. Moffett Boulevard (up to at least 1.85 FAR, approximately 72 DU/ac) – the rezoning will also identify which sites will have required neighborhood commercial</p> <p>d. 677-699 Calderon Ave (up to at least 30 DU/ac) – with required neighborhood commercial</p> <p>e. Mountain View Transit Center (up to at least 75 DU/ac) -- in addition, the City will continue to work with and facilitate Caltrain in the development of residential on this site, possibly with other uses</p>	<p>Adopt zoning updates needed for any sites included in the sites inventory by December 31,2025. If a pipeline rezoning project is not approved by this date, those units will be removed from the buffer. If there is no buffer remaining, then additional sites will be identified through the “no net loss” process.</p>	<p>Moffett Boulevard in progress: https://www.mountainview.gov/our-city/departments/community-development/planning/city-planning-and-policy-projects/moffett-boulevard-rezoning-project</p> <p>Other areas in progress: https://www.mountainview.gov/our-city/departments/community-development/planning/housing-element/housing-element-program-1-1-g</p>
<p>1.2 - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases</p>	<p>Codify exemptions to parking standards for:</p> <p>a) 100% affordable housing developments.</p>	<p>Update zoning ordinance and (if necessary) zoning or Precise Plan amendments by December 31, 2024.</p>	<p>Completed.</p> <p>Program 1.2.a. completed December 5, 2023. City Code Section 36.32.50: https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTXPALO</p>
<p>1.2 - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases</p>	<p>Codify exemptions to parking standards for:</p> <p>a) 100% affordable housing developments. b) Residential developments throughout the El Camino Real, San Antonio, Downtown and East Whisman Precise Plans, as well as the Moffett Boulevard General Plan Change Area</p>	<p>Update zoning ordinance and (if necessary) zoning or Precise Plan amendments by December 31, 2024.</p>	<p>Completed.</p> <p>Program 1.2.b completed November 12, 2024. Council Adoption: https://mountainview.legistar.com/LegislationDetail.aspx?ID=7015499&GUID=144BC030-3188-46EB-BC24-4710F6D0EEBB&Options=&Search=</p>

<p>1.2 - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases</p>	<p>Codify exemptions to parking standards for: c) Projects meeting enhanced transportation demand management criteria as determined by the City's TDM ordinance"</p>	<p>Adopt the enhanced transportation demand management criteria by December 31, 2026.</p>	<p>In-progress. Being developed in parallel with Program 1.3. Anticipated completion date Q4 2025.</p>
<p>1.3(e) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>e) Study live-work as an allowed residential use near retail areas, major corridors and other viable locations</p>	<p>Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025.</p>	<p>Not started. Will be carried out with R3 Zoning District Update.</p>
<p>1.3(h) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>h) Conduct a review of R2 zoned properties. For all properties, upzone to either allow density greater than typical R1 properties under SB9, (at least four units per typical parcel, plus ADUs) or integrate the sites into the R3 zone. Sites selected to integrate into the R3 zone should be based on affirmatively furthering</p>	<p>Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025.</p>	<p>In progress. Carried out with R3 Zoning District Update. Council direction tentatively expected in March. R3 Website: https://mountainview.gov/r3zoningupdate</p>
<p>1.3(f)-(g) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>f) Identify additional Gatekeeper exemptions for residential projects based on location, size, affordability and other policy goals g) Hold at least one Gatekeeper meeting per year, which may be limited to residential or residential mixed-use projects only, creating greater opportunities for project-specific rezonings</p>	<p>Hold an annual Gatekeeper meeting, which may be limited or focused on residential or residential mixed-use projects at Council discretion, and begin accepting Gatekeeper applications before June 30, 2024.</p>	<p>Completed. June 2024 - Gatekeeper applications were accepted. Webpage: https://www.mountainview.gov/our-city/departments/community-development/planning/regulations/gatekeeper September 10, 2024 - Gatekeeper authorization hearing occurred. Council: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6852931&GUID=060AF692-8429-49E4-BB09-0D8FF5906507&Options=&Search=</p>

<p>1.3(d) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>d) Adopt a TDM Ordinance that provides clear requirements for residential trip reduction across all precise plans and zoning districts and update precise plans as needed. Through the ordinance, study the cost of TDM requirements on typical residential developments, and allow residential developers to meet TDM goals through lower-cost options. Update the zoning ordinance to allow residential parking reductions for projects that implement TDM and exempt parking requirements from projects meeting enhanced TDM criteria (Program 1.2).</p>	<p>Adopt a Citywide TDM ordinance by December 31, 2026.</p>	<p>In progress.</p> <p>The following have been completed: existing conditions analysis, visioning and development of a draft ordinance framework that includes TDM performance standards, a TDM menu of options, and ordinance management tools.</p> <p>Webpage: https://www.mountainview.gov/our-city/departments/public-works/transportation/transportation-planning/transportation-demand-management-tdm</p>
<p>1.3(a), (c) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>a) Conduct a development prototype study, update definitions as necessary for consistency between plans and districts, and revise multifamily development standards in major districts (including R3) and Precise Plans to ensure projects can, at minimum, meet their allowed density and are economically feasible, where possible through reductions of physical development standards. Economic feasibility and the cumulative effects of standards will be inputs in the reduction of standards. Where appropriate, calibrate standards to lot size. Focus on standards with the greatest feasibility impacts on underutilized sites, such as open area, parking, and building coverage.</p> <p>c) Ensure that zoning code is updated to reflect densities and other standards as required by state law (e.g., SB 478)</p>	<p>Conduct prototype study and evaluate standards outside the Zoning Ordinance by June 30, 2025.</p>	<p>(a) Prototype study in progress (with R3 Zoning District Update). Council direction on prototype study for highest densities tentatively expected in March. Prototype studies for lower densities not started.</p> <p>(c) In progress. Carried out with R3 Zoning District Update. R3 Website: https://mountainview.gov/r3zoningupdate</p>
<p>1.3(b) - Review and Update Ordinance and Precise Plan Residential Standards</p>	<p>b) Compile, evaluate and refine requirements outside the Zoning Ordinance, including Heritage tree preservation and Public Works standards and requirements</p>	<p>Conduct prototype study and evaluate standards outside the Zoning Ordinance by June 30, 2025.</p>	<p>(b) In progress Public Works application submittal checklists have been created and/or updated, and available on the City website. Public Works will continue to update Public Works standards, design criteria and requirements as needed. Other standards related to tree preservation still being developed. Webpage: https://developmentpermits.mountainview.gov/about-permits/water-service-application/-folder-567</p>

<p>1.4 - Religious and Community Assembly Sites for Housing</p>	<p>Create more affordable housing in the City's highest opportunity neighborhoods by allowing deed-restricted affordable multifamily housing on non-Historic, non-profit, religious and community assembly sites in R zones south of El Camino Real. Typical densities will be based on an analysis of viable affordable housing prototypes.</p> <p>Goal of at least 65 units proposed on religious/institutional sites south of El Camino Real by 2027.</p> <p>Incentivize such development through ongoing actions, such as outreach, funding and promotional materials.</p>	<p>Complete zoning amendments by December 31, 2024.</p>	<p>In progress (Late). Estimated Completion Date: Q4 2025</p> <p>Work being completed in conjunction with Program 2.6. Completed site identification, outreach to property owners, affordable housing developers, and non-profit advocates, site analysis and EPC Study Session.</p> <p>Pending - Council direction tentatively scheduled for March 2025</p> <p>EPC Study Session: https://mountainview.legistar.com/MeetingDetail.aspx?ID=1247457&GUID=6A07C3A4-3E08-43E8-92AA-9F82F37EF5E2&Options=info &Search=housing</p>
<p>1.5 - Non-conforming R1 and R2 Multifamily Developments</p>	<p>Allow more flexibility for building upgrades, additions and structural alterations that can prolong the life of the building without reducing the number of units on site.</p> <p>Conserve 600 units in multi-family development in R1 and R2 districts where there is currently non-conforming density of residential units.</p>	<p>Inform property owners of the proposed Zoning Ordinance update that would allow them to preserve units by June 30, 2025.</p> <p>Complete Zoning Ordinance update by December 31, 2025.</p> <p>Ongoing monitoring of identified sites in the R1 and R2</p>	<p>In progress.</p>
<p>1.6 - SB9 DUO Subdivisions</p>	<p>Facilitate the creation of middle-income ownership units in the City's highest opportunity single family neighborhoods through subdivision of DUO developments.</p> <p>Create additional economic incentives to build DUOs through subdivision opportunities.</p> <p>Address potential operations with 2-unit subdivisions, such as owner conflicts or requests for additions/modifications.</p>	<p>Adopt Zoning and Subdivision Ordinance Amendments by December 31, 2026.</p>	<p>Not yet started.</p>
<p>1.7(d) - Monitor and Promote Accessory Dwelling Units, Junior Accessory Dwelling Units and SB9 Developments</p>	<p>d) Participate in the Santa Clara County Collaborative's development of an ADU Program and Resource Center which includes a countywide ADU website, plans gallery, guidebook, spotlight stories, calculator, and other tools to increase awareness. Provide staff assistance and user-friendly tools for the public for ADUs and SB9 projects.</p>	<p>Update City webpage with resources developed by the Collaborative by December 31, 2023.</p>	<p>Completed. The City ADU webpage includes resources developed by the Collaborative. Webpage: https://developmentpermits.mountainview.gov/residential/accessory-dwelling-units</p>

<p>1.7(a), (b), (c) - Monitor and Promote Accessory Dwelling Units, Junior Accessory Dwelling Units and SB9 Developments</p>	<p>a) Develop an ADU/JADU/SB9 Monitoring Survey to collect data from project applicants during the building permit application process in order to enhance the existing tracking of ADUs/JADUs/SB9 production with more details such as occupancy status and rent levels at time of occupancy.</p> <p>b) Utilize the data collected from the Monitoring Survey to better understand the income groups they serve and inform future improvements to the outreach and educational efforts</p> <p>c) Continue to track and monitor the number and rents of ADUs/JADUs/SB9 Developments proposed and constructed and the progress of meeting RHNA assumptions of 30 units per year.</p>	<p>Implement ADU monitoring survey by December 31, 2024.</p>	<p>Completed. ADU monitoring survey sent December 17, 2024 See sample survey: https://cityofmountainview-hrhcy.formstack.com/forms/adu_homeowner_survey</p>
<p>1.8(a) - Park Land Ordinance Update</p>	<p>a) Complete Phase 2 of the Park Land Dedication Ordinance update and the Parks and Recreation Strategic Plan. Analysis that would support fee reductions could include: Review of best-practices for parkland acquisition funding; Pursuit of grants and other funding sources; Review of the City's population density assumptions; Opportunities for private development to provide public open space through existing zoning requirements (e.g., POPAs); Development incentives and exceptions to standards for public open space</p>	<p>By December 31, 2024, adopt the Parks and Recreation Strategic Plan (addressing anticipated open space needs and long-term funding strategies).</p>	<p>In progress. Estimated Completion Q4 2025.</p> <p>Completed public input process 8/2023-7/2024 and established existing condition and analysis. Currently drafting recommendations.</p> <p>Webpage: https://collaborate.mountainview.gov/imaginemyparks</p>
<p>1.8(b) - Park Land Ordinance Update</p>	<p>b) Adopt a Nexus Study that compares the City's in-lieu fee to other cities, incorporates other sources of funding, revises valuation methodology, establishes criteria for all or partial payment of fees at project occupancy, and other factors for the adoption of lower residential park in-lieu fees. Prior to the adoption of these fees, reevaluate the cumulative impact of all residential fees.</p>	<p>By December 31, 2025, adopt the Nexus Study, reduced fees, alternate mitigations and/or other programs to reduce costs on residential.</p>	<p>In progress. Pending consultant selection.</p>

<p>1.9 - BMR Program Review</p>	<p>Increasing the diversity, supply, and affordability of housing. Achieving the BMR objective standard of realizing BMR units on-site and integrated with market-rate units for both rental and ownership projects.</p> <p>Evaluating best practices and incorporate modifications if any to enhance the efficacy of the program to fulfill the City's goals of providing housing to meet a range of housing needs, including housing at a range of affordability levels, sizes, and locations.</p> <p>The program will be assessed as part of the larger continuum of housing programs provided by the City, as one tool to meet the City's larger Housing Element goals, such as meeting the RHNA, providing housing for large families, providing housing affordable to households with moderate incomes, providing ownership opportunities for low and moderate income households, and providing housing at various locations throughout the City. The report will analyze the production of BMR units over the initial three years of the program, as well as associated fees collected or affordable housing created through other alternative mitigation strategies. The report will be presented to the City Council.</p>	<p>Complete the first review of the BMR Phase 2 program against the objectives and present the first review report to City Council in 2023. Implement actions based on the review as directed by City Council.</p>	<p>Completed review of the BMR Phase 2 program. Council Study Session held on 12/12/2023. Actions based on City Council direction are being implemented. Council: https://mountainview.legistar.com/View.ashx?M=A&ID=1063209&GUID=481A3613-B870-4EAF-80FA-CAF6436C9E7D</p>
<p>1.9 - BMR Program Review</p>	<p>Increasing the diversity, supply, and affordability of housing. Achieving the BMR objective standard of realizing BMR units on-site and integrated with market-rate units for both rental and ownership projects.</p> <p>Evaluating best practices and incorporate modifications if any to enhance the efficacy of the program to fulfill the City's goals of providing housing to meet a range of housing needs, including housing at a range of affordability levels, sizes, and locations.</p> <p>The program will be assessed as part of the larger continuum of housing programs provided by the City, as one tool to meet the City's larger Housing Element goals, such as meeting the RHNA, providing housing for large families, providing housing affordable to households with moderate incomes, providing ownership opportunities for low and moderate income households, and providing housing at various locations throughout the City. The report will analyze the production of BMR units over the initial three years of the program, as well as associated fees collected or affordable housing created through other alternative mitigation strategies. The report will be presented to the City Council.</p>	<p>Complete the second review and present the second review report to City Council in 2028. Implement actions based on the review as directed by City Council.</p>	<p>Not yet started.</p>
<p>1.10 - Density Bonus</p>	<p>Ensure City codes and procedures are consistent with State law by monitoring and implementing new State legislation (such as AB 2334).</p> <p>Maintain production of units containing affordable housing through the review and approval of projects consistent with the State Density Bonus Law and its local provisions.</p>	<p>Ongoing-- every year review State legislation for updates that may affect the City's Density Bonus program.</p>	<p>Ongoing. City Staff and legal team continue to work together to ensure City Code consistency with new State legislation.</p>

<p>1.11 - No Net Loss of Housing Element Sites</p>	<p>Ensure adequate capacity for the City's RHNA by maintaining a list of opportunity sites that accommodates the City's RHNA and initiating a rezoning process for new sites if the buffer falls below 5 percent, after accounting for development projects under review.</p> <p>Separately account for no net loss of lower income capacity in the parts of the City with highest opportunity: south of El Camino Real and near Downtown (between Mariposa Avenue, El Camino Real, SR-237, SR-85 and Central Expressway). The lower income capacity of this area shall not fall below 830 units (20% fewer than the inventory and pipeline units in this area at adoption).</p>	<p>If the City receives an application for a new construction development project on a housing element site with fewer (or greater) units at the given income level than shown in the site inventory (including pipeline sites), those units will be provisionally removed from (or added to) the inventory. If the project is approved (building permit approval for ministerial projects), they will be officially removed from (or added to) the inventory.</p> <p>Annually update and report on the provisional and</p>	<p>Ongoing. See Staff Report. The provisional and official inventory buffers are above 5% at all income levels.</p>
<p>1.12 - Maintenance of Existing Housing Stock</p>	<p>Respond to housing code violations through the Code Enforcement, CSFRA petition and Multi-family Housing Inspection programs.</p> <p>Enforce CSFRA provisions that limit rent increases and displacement impacts to tenants when violations are found.</p> <p>Rehabilitation and upgrades at affordable housing developments/CSFRA units.</p>	<p>Ongoing implementation and enforcement of Code Enforcement, CSFRA Petition and Multifamily Housing Inspections, utilizing the compliance order process, including landlord penalties.</p>	<p>Ongoing.</p> <p>993 inspections for R2 and 997 in unit inspections for multi-family housing were conducted. Staff received 25 referrals from CSFRA, suppression company referrals, and 9 direct resident complaints</p> <p>Rent Stabilization provides ongoing education and outreach to tenants and landlords regarding CSFRA requirements, developing materials as needed. Additional outreach has been conducted through the community engagement for the MHRSO and TRAO updates (2 stakeholder community meetings for the TRAO occurred in July 2024)</p>

<p>1.12 - Maintenance of Existing Housing Stock</p>	<p>Respond to housing code violations through the Code Enforcement, CSFRA petition and Multi-family Housing Inspection programs.</p> <p>Enforce CSFRA provisions that limit rent increases and displacement impacts to tenants when violations are found.</p> <p>Rehabilitation and upgrades at affordable housing developments/CSFRA units.</p>	<p>By December 31, 2024, prepare additional outreach and marketing materials to tenants and landlords regarding tenants' rights to habitability and safety without rent increases under the CSFRA.</p>	<p>Completed.</p> <p>Rent Stabilization provides ongoing education and outreach to tenants and landlords regarding CSFRA requirements, developing materials as needed. Additional outreach has been conducted through the community engagement for the MHRSO and TRAO updates as part of implementing Program 3.2 (3 stakeholder community meetings for the TRAO occurred in July 2024, and 3 meetings for MHRSO in October 2024)</p>
<p>1.12 - Maintenance of Existing Housing Stock</p>	<p>Rehabilitation and upgrades at affordable housing developments/CSFRA units.</p>	<p>Ongoing assessment and funding of improvements at affordable housing projects.</p>	<p>Ongoing.</p> <p>On March 19, 2024, City Council supported working towards a \$20 million funding pool for the acquisition/preservation of 50 CSFRA units (related to Program 3.2), which would include rehabilitation/renovation costs. The City is seeking external funding partnerships such as through State and federal agencies, local and regional public agencies, foundations/philanthropic organizations, and the private sector. The City does not have \$20 million but has committed \$4 million in City housing funds contingent upon and in an effort to catalyze \$16 million in external funding partnerships.</p>
<p>1.13 - Sustainable Housing</p>	<p>Streamline green building review and development of more sustainable (cost-effective and energy-efficient) housing.</p>	<p>Ongoing</p> <p>Training should occur at least two times during the planning cycle</p>	<p>Ongoing. Building Division staff completed an EduCode code seminar training in March 2023. No trainings occurred in 2024.</p>

<p>2.1 - Subsidize and Support Affordable Housing Programs</p>	<p>Make more housing available to households otherwise left out of the Mountain View housing market, such as whether the calculation of BMR prices/rents cause a barrier to qualifying for the units because HCD income levels increase faster than the incomes of our residents who seek BMR housing.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p> <p>Increase the share of two- and three- bedroom units in the City's affordable housing stock.</p> <p>Increase the number of ownership opportunities for middle-income households, and market those opportunities to historically excluded populations.</p> <p>Increase the number of units built for special needs populations and market those units to organizations that support disabilities.</p>	<p>Funding opportunities will be made available ongoing via the City's NOFA process and other programs.</p> <p>Ongoing evaluation of needed units for populations with special needs, and funding opportunities through the City's NOFA process as needed and available.</p>	<p>Ongoing.</p> <p>Developer selection process for City-owned site (87 E Evelyn) completed September 2023 to build 263 affordable units. \$8 million of City funds committed to Affirmed Housing on December 12, 2025.</p> <p>Additionally, the following projects have received City funding from the City's NOFA process:</p> <ul style="list-style-type: none"> - 96 West El Camino Real - \$8,000,000 - 1020 Terra Bella Avenue - \$13.5 million - Crestview Hotel - \$9 million - 57-67 E Evelyn Ave - \$11.3 million (of which \$5 million in acquisition financing) <p>The City has prioritized funding for NOFA applicants that include half of their total units as two-and three-bedroom units, including the projects referenced above. In addition, in March 2022, the City entered into a Memorandum of Understanding with the County of Santa Clara to assist with funding of projects in Mountain View via the County's Measure A housing bond proceeds. Under this MOU, all projects supported will include Rapid Rehousing and Permanent Supportive Housing units, serving families and households who are experiencing or at risk of homelessness. The MOU will facilitate approximately 200 units of supportive housing units in Mountain View.</p> <p>Round table held with public service providers was held on May 20, 2024 to discuss increased universal design standards in BMR units. The City is evaluating increasing accessibility standards in BMR units.</p>
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<p>2.1 - Subsidize and Support Affordable Housing Programs</p>	<p>Make more housing available to households otherwise left out of the Mountain View housing market, such as whether the calculation of BMR prices/rents cause a barrier to qualifying for the units because HCD income levels increase faster than the incomes of our residents who seek BMR housing.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p> <p>Increase the share of two- and three- bedroom units in the City's affordable housing stock.</p> <p>Increase the number of ownership opportunities for middle-income households, and market those opportunities to historically excluded populations.</p> <p>Increase the number of units built for special needs populations and market those units to organizations that support disabilities.</p>	<p>Staff will evaluate innovative programs over the housing element period, bringing findings to the Council as appropriate. This will include research as part of the 2022-2024 Breakthrough Grant to identify and implement affordable housing funding programs, displacement response strategy, and outreach/education/community building efforts. This may include study sessions on affordable housing and displacement. Once research is complete, if directed to pursue further, develop program with 5</p>	<p>As discussed in 1.12 and 3.2, Council supported working towards a \$20 million acquisition/preservation fund for CSFRA units, and committed \$4 million in City housing funds contingent upon external funding partners contributing \$16 million.</p> <p>As discussed in 3.2., in September 2024, the City initiated development of a Community Ownership Action Plan to evaluate innovative housing models.</p>
<p>2.2 - Pilot ADU & SB9 Financial Incentives Program</p>	<p>Continue to reduce costs of developing ADUs through exemptions from impact fees.</p> <p>Support economic feasibility of ADUs and DUOs by making funds available to households who would like to build them but would otherwise not be able to afford to develop these units</p> <p>Increase the supply of naturally-affordable or deed-restricted affordable rental housing in Mountain View through the development of more ADUs and DUOs</p> <p>Decrease pressure on market-rate housing market by increasing density on single-family sites, which are focused on areas of highest opportunity.</p>	<p>Perform a needs assessment and identify best practices by December 2025.</p>	<p>In progress.</p> <p>As part of BMR Ordinance revision, Staff will study reduced or waived in-lieu fees.</p>

<p>2.2 - Pilot ADU & SB9 Financial Incentives Program</p>	<p>Continue to reduce costs of developing ADUs through exemptions from impact fees.</p> <p>Support economic feasibility of ADUs and DUOs by making funds available to households who would like to build them but would otherwise not be able to afford to develop these units</p> <p>Increase the supply of naturally-affordable or deed-restricted affordable rental housing in Mountain View through the development of more ADUs and DUOs</p> <p>Decrease pressure on market-rate housing market by increasing density on single-family sites, which are focused on areas of highest opportunity.</p>	<p>Develop a pilot program informed by the needs assessment by December 2026.</p> <p>Assess pilot for continuation based on objectives and metrics by December 2028.</p>	<p>Not yet started.</p>
<p>2.3 - Reasonable Accommodation</p>	<p>Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.</p>	<p>Update Zoning Ordinance to remove requirements or findings associated with Reasonable Accommodation application procedures related to adverse impacts to surrounding properties or uses. (Program 1.1)</p>	<p>Completed December 6, 2023.</p> <p>Council Adoption: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6438614&GUID=BC7A-A7B8-4209-4C82-9D48-DD2666124B7D&Options=&Search=</p>
<p>2.3 - Reasonable Accommodation</p>	<p>Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.</p>	<p>Produce and make available informational materials on the program by June 30, 2024.</p>	<p>Informational materials are posted on the City webpage as a Reasonable Accommodation form. https://developmentpermits.mountainview.gov/about-permits/apply-for-permit/planning-permit</p>

<p>2.4 - Inclusive and Equitable Affordable Housing Application Processes</p>	<p>Review BMR and NOFA application process for inclusivity for language access, technological access, and other options to reduce/remove barriers and make adjustments to increase inclusivity.</p> <p>Remove barriers to accessing affordable housing.</p> <p>Observed diverse and robust participation in City affordable housing information sessions, clinics, lotteries, and waitlists.</p>	<p>Increase outreach and technical assistance to facilitate access of underserved communities to affordable housing by removing language, technology, and/or other barriers. Potential actions as described in Program.</p> <p>Evaluate effectiveness of changes at least once during the planning period to support equitable representation on waitlist and interest lists. Include this evaluation in 2028 BMR review as well.</p>	<p>Not yet started.</p>
<p>2.5 - Mediation and Fair Housing Programs</p>	<p>a) Fund fair housing education, enforcement, and counseling to prevent fair housing violations and help community members understand and assert their rights.</p> <p>b) Provide financial support to mediate housing issues involving City residents, with a focus on tenant/property owner mediation and eviction prevention.</p>	<p>Annually fund fair housing and mediation services.</p> <p>Continuously provide information about tenant and landlord rights.</p> <p>Target at least one annual outreach/education event targeted</p>	<p>Complete - on-going basis</p> <p>The Rent Stabilization Division continuously updates information about tenant and landlord rights. Information handouts updated in November 2023.</p> <p>Rent Stabilization Division hold bi-weekly outreach/education events to tenants, local property owners and managers of these programs on a bi-weekly basis. The City continues to fund fair housing and mediation services that are available at no cost to tenants and landlords.</p> <p>The Rent Stabilization Division holds annual workshops to educate and raise awareness among local residents, property owners and managers about the mediation programs.</p>

<p>2.6 - Affirmatively Further Fair Housing</p>	<p>Remove impediments to fair housing and provide equitable access to housing and opportunity.</p>	<p>Update Assessment of fair housing as required by HUD with the first update completed in 2023, and subsequent updates based on</p>	<p>Assessment of Fair Housing completed in 2023. Current HUD administration does not require additional updates to AFH.</p>
<p>2.6 - Affirmatively Further Fair Housing</p>	<p>Improve access to affordable housing in the City's high-opportunity neighborhoods through implementation of programs 1.3, 1.4, 1.5, 1.6, 1.7, 1.11, 2.2, and 4.5.</p> <p>In addition to 65 units through Program 1.4, and 120 units (based on half the City's R1 properties) expected south of El Camino Precise Plan through Program 1.7, the City will develop and adopt incentives and zoning to facilitate property owners south of the El Camino Real Precise Plan (other than churches) to dedicate land to affordable housing developers or build affordable housing. The incentives and zoning will target the development, in expectation, of at least 100 additional affordable units.</p>	<p>Develop and adopt incentives and zoning changes by December 31, 2024. If 40 units are not proposed by December 31, 2027, or if those units do not proceed, the City will conduct further outreach to determine policies that would better encourage these projects and address government constraints. The City will either adopt these policies or other policies that reduce constraints on affordable housing south of the El Camino Real Precise Plan by December 31, 2028.</p>	<p>In progress. Estimated Completion: Q4 2025</p> <p>Work being completed in conjunction with Program 1.4. Completed site identification, outreach to property owners, affordable housing developers, and non-profit advocates, site analysis and EPC Study Session. Pending - Council direction tentatively scheduled for March 2025</p> <p>EPC Study Session: https://mountainview.legistar.com/MeetingDetail.aspx?ID=1247457&GUID=6A07C3A4-3E08-43E8-92AA-9F82F37EF5E2&Options=info &Search=housing</p>

<p>3.1 - Homelessness Prevention and Services for the Unhoused</p>	<p>a) Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused</p>	<p>Develop strategy by December 31, 2024. Strategy will address critical programs to prevent and respond to homelessness as described in the program.</p>	<p>In progress (Late). Estimated Completion Q2 2025.</p> <p>The draft Homeless Response Strategy with Implementation and Expenditure Plan has been complete. Council Study Session scheduled for 1/28/25.</p> <p>Study Session: https://mountainview.legistar.com/LegislationDetail.aspx?ID=7104439&GUID=B4A59B4A-6AA3-4D29-A99F-F2F8FC7255C5&Options=&Search=</p> <p>Webpage: https://www.mountainview.gov/our-city/departments/city-manager-s-office/human-services/homelessness/homelessness-response-strategy-and-expenditure-plan</p>
<p>3.1 - Homelessness Prevention and Services for the Unhoused</p>	<p>b) Continue to partner with the Mountain View Los Altos Community Services Agency (CSA), LifeMoves and similar agencies that provide services and/or shelter to the unhoused community members, such as offering financial support and advertising available programs to residents living in the City.</p>	<p>Annually support CSA, LifeMoves and other partner agencies as part of Annual Plan.</p>	<p>City continues to fund CSA for housing problem-solving and referral and case management services. For FY24-25, the City provided CSA \$162,000 and authorized a \$1,000,000 capital funding agreement to CSA for capital improvements to current and future CSA facilities.</p>
<p>3.1 - Homelessness Prevention and Services for the Unhoused</p>	<p>c) Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View.</p> <p>d) Allow emergency shelters pursuant to AB 2339 (see program 1.1)</p> <p>Fewer evictions than in the past.</p> <p>Maintain at least 100 shelter or interim housing spots.</p> <p>Develop at least 200 supportive housing units.</p> <p>Data showing households moving from shelter and interim housing to Mountain View-based permanent housing.</p>	<p>Regularly support the development of permanent housing via regular NOFA process or through marketing City-owned sites.</p> <p>See program 1.1 for AB2339 timeframe.</p>	<p>The City has the following number of interim and supportive housing units:</p> <ul style="list-style-type: none"> - 100 units of interim housing (LifeMoves Mountain View) - 48 units of permanent supportive housing constructed - 163 units of rapid rehousing /permanent supportive housing in the City's affordable housing pipeline.

<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable units. Conserve and improve existing affordable housing stock.</p>	<p>Continuously enforce the Tenant Relocation Assistance Ordinance, Community Stabilization and Fair Rent Act (CSFRA), Mobile Home Rent Stabilization Ordinance (MHRSO), Condominium Conversion Ordinance (CCO), and relevant state tenant protection laws.</p>	<p>Ongoing. The Rent Stabilization Division of the Housing Department continually enforces TRAO, CSFRA, and MHRSO. Staff supports the Rental Housing Committee, which is the body that implements the CSFRA and MHRSO. Compliance with CCO is achieved through Community Development Department during project review.</p>
<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Prevent displacement through rent stabilization; deed restriction; housing preservation work; community ownership models ; and/or Opportunity to Purchase Act (OPA) Programs. - Replace all rent-stabilized units through SB 330 and enforce right of first refusal. Develop local replacement requirements - Assist all displaced eligible tenants in receiving SB 330/Tenant Relocation Assistance to partially mitigate displacement impacts. Evaluate the efficacy of TRAO in meeting antidisplacement goals</p>	<p>- Evaluate the efficacy of TRAO by December 31, 2024.</p>	<p>Completed. Two stakeholder meetings conducted to evaluate efficacy of TRAO and to discuss local replacement requirements: one with landlords and landowners; and another with tenants. Study session with Rental Housing Committee - 11/14/24. Council Study Session - 12/17/24. CC Study Session: https://mountainview.legistar.com/LegislationDetail.aspx?ID=7052426&GUID=C8131714-B534-4A90-9A68-55B6F03015E1&Options=&Search=</p>

<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Apply for outside funding sources (Programs 4.2, 4.3, and 4.4) and develop funding partnerships to invest at least \$10 million to support the preservation/acquisition of naturally affordable units via the community ownership model.</p> <p>- Assist in preserving at least two naturally occurring affordable housing projects during the planning period, and aim to preserve more, to both preserve units and create a viable space for displaced residents to move. Provide support to community groups on potential acquisition/preservation opportunities.</p>	<p>-Develop funding strategy for affordable housing preservation by December 31, 2025.</p> <p>- Target expenditure of funds to assist in preserving at least two naturally occurring affordable housing projects during the planning period.</p>	<p>Completed. On-going. At the 3/19/24 Council Study Session, Council supported working towards a \$20 million acquisition/preservation fund and committed \$4 million with the goal of acquiring/preserving 50 CSFRA units, contingent upon leveraging \$16 million in external funding partnerships. The City also applied for the HUD PRO Housing grant requesting \$4 million in matching funds but was not awarded funds in this round.</p> <p>CC Study Session 3/19/2024: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6575489&GUID=412A458C-D4FE-4CE0-B4B8-D60CBD3BB531&Options=&Search=</p>
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<p>3.2 - Displacement Prevention and Mitigation</p>	<ul style="list-style-type: none"> - Assist tenants in understanding their housing rights via the Housing and Eviction Help Center (Program 2.5). - Inform property owners of their responsibilities related to just cause evictions and habitability under the CSFRA, MHRSO, and relevant state laws, via regular webinars (Programs 1.12 and 2.5) - Maintain habitability of naturally occurring affordable housing via regular code enforcement through the multi-family housing inspection program.(Program 1.12) - Provide benefits and relocation assistance to displaced residents to partially mitigate impacts of displacement, with the goal of having a comprehensive strategy to prevent displacement before the expiration of SB 330. 	<p>- As part of the Displacement Response Strategy project, propose anti-displacement strategies to Council in 2023, including local replacement requirements and community ownership models and Opportunity to Purchase Act (OPA) Programs. Develop comprehensive potential “alternatives to displacement,” via first right of refusal requirements, displaced-resident preferences, partnerships with developers on alternative units for displaced residents, and</p>	<p>Completed. Council Study Session held on 10/10/2023 regarding local replacement requirements that would go into effect post SB330. Followup Study Session on 3/19/2024 to discuss community ownership models and OPA.</p> <p>CC Study Session 10/10/2023: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6374156&GUID=EEB6BFD8-3A8C-4ECC-8BC1-C7A7DFB280C2&Options=&Search=</p> <p>CC Study Session 3/19/2024: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6575489&GUID=412A458C-D4FE-4CE0-B4B8-D60CBD3BB531&Options=&Search=</p>
<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable units. Conserve and improve existing affordable housing stock.</p>	<p>Continuously enforce the Tenant Relocation Assistance Ordinance, Community Stabilization and Fair Rent Act</p>	<p>Ongoing</p> <p>The Rent Stabilization Division of the Housing Department continually enforces TRAO, CSFRA, and MHRSO. Staff supports the Rental Housing Committee, which is the body that implements the CSFRA and MHRSO. Compliance with CCO is achieved through Community Development Department.</p>

<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable units. Conserve and improve existing affordable housing stock. Objectives and Metrics (continued):</p> <ul style="list-style-type: none"> - Create a community ownership action plan for a community ownership model/structure that, with community partners, could address housing needs that are not met through traditional affordable housing and that could take part in preservation and acquisition activities. The action plan will identify the City's and other organizations' responsibilities, establish a schedule such that acquisition could occur within two years, depending on the timing of funding opportunities and the fulfillment of other organizations' responsibilities. 	<p>Develop community ownership action plan by June 30, 2025. Objective for community ownership models to acquire/preserve at least 50 housing units that would remain affordable (e.g., around 30% of household income).</p>	<p>In progress. Community ownership action plan (COAP) consultant was selected in September 2024.</p>
<p>3.2 - Displacement Prevention and Mitigation</p>	<p>Prevent/mitigate displacement of households, including those in mobile homes, and prevent the loss of naturally occurring affordable units. Conserve and improve existing affordable housing stock. Objectives and Metrics (continued):</p> <ul style="list-style-type: none"> - Study amendments to the Mobile Home Rent Stabilization Ordinance (MHRSO) such that allowed rent increases are consistent with or less than comparable jurisdictions with rent control for mobile home parks. 	<p>Study updates to MHRSO regarding allowed rent increases and adopt (if directed by Council) by March 31, 2025.</p>	<p>Completed. Item was presented to the RHC on 12/12/24 and to City Council on 1/28/25. The Ordinance amendments are scheduled for the first reading on 3/13/25 and second reading on 3/25/25.</p> <p>Reviewed at City Council 1/28/25 https://mountainview.legistar.com/LegislationDetail.aspx?ID=7104443&GUID=B99F9C13-70F7-4E28-804E-91F8816E2427&Options=&Search=</p>
<p>4.1.a - Development Streamlining and Processing Revisions</p>	<p>Review and update the City's affordable Housing NOFA process to improve coordination and communication internally (e.g., coordination between Housing, Planning and other departments and internal processes in Planning and other departments) and with applicants. Encourage affordable housing developers to work with outside funding sources to leverage vthe City's local funds to the maximum extent possible. Initial steps in the review include additional developer roundtables, garnering consultant advice, and reviewing other public agency best practices. In addition, the City will continue to facilitate and support 100% affordable housing development in the review process, by utilizing trained staff in each Department and Division involved in the development review and building permit processes, and by utilizing streamlining opportunities. The staff members will be trained in processes, requirements, timelines, and financing specific to affordable housing projects.</p> <p>Facilitate at least 1,100 units of 100% affordable development by streamling the funding approval process, prioritizing staff review, utilizing State streamlining (e.g., SB35).</p>	<p>Review and update NOFA process by June 30, 2024.</p>	<p>Completed. Study Session held with Council NOFA Review Committee on 06/17/2024 regarding Review and Update of the Notice of Funding Availability (NOFA) process. Actions based on NOFA Review Committee direction are being implemented.</p> <p>https://mountainview.legistar.com/MeetingDetail.aspx?ID=1205658&GUID=E12BF56D-3C80-4677-A126-29A14D4EA91C&Options=infoj&Search=</p>

<p>4.1.b - Development Streamlining and Processing Revisions</p>	<p>Review development and post-development processes, timelines, and approval body levels to streamline permitting processes. Adopt procedures that improve internal coordination and staff throughput.</p> <ul style="list-style-type: none"> - Identify thresholds for multifamily projects that can be eligible for ministerial approvals. - Reduce the number of compliant projects in Precise Plans that require Council hearings. 	<p>Update the Zoning Ordinance process and approval bodies by December 31, 2026.</p>	<p>Not yet started.</p>
<p>4.1.c - Development Streamlining and Processing Revisions</p>	<p>Continue to implement the 2021 Development Review Assessment (“Matrix Study”), building off of completed recommendations (such as revisions to Project Coordinating Committee process, updated application forms, application inactivity policy, and creation of Permit Navigator position)</p>	<p>Implement 2021 Matrix Study recommendations, as described in the Program</p>	<p>In progress. Building, Planning and Public Works have transitioned to a new system, which allows for standardized comments. ePermits: https://mountainview-ca-us.avolvecloud.com/Portal/Home/ServiceScreen</p> <p>Data for the City's GIS systems are still being developed, but anticipates that the Current Projects Map will be completed by Q1 of 2025.</p> <p>Staff is currently reviewing software systems to create a dashboard to track historic and current performance indicators.</p>
<p>4.1.d - Development Streamlining and Processing Revisions</p>	<p>Acquire additional tools and software that will improve development review, monitoring of housing supply, management of funding, transparency of data and approvals, and other processes involved in housing development for staff and public use.</p> <p>Bring the city fully into compliance with new transparency legislation by posting project-specific fees online.</p>	<p>Bring City into full compliance with transparency requirements as soon as possible.</p> <p>Acquire additional software and tools as identified.</p>	<p>Completed. The City is compliant with the transparency requirements and posting of plans.</p> <p>Acquisition of other software and tools is ongoing.</p>
<p>4.2 - Federal, State, and Regional Policy Initiatives</p>	<ul style="list-style-type: none"> a) Advocate for, propose, and shape legislation that increases the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing. b) Support regional funding measure to support affordable housing. 	<p>Participate in the planning process for a 2024 regional housing funding measure, and support such measure.</p> <p>Continuously monitor federal and State legislation and submit support letters as appropriate.</p> <p>Propose</p>	<p>Ongoing. The City continues to monitor on-going legislation and will sponsor legislation based on Council direction.</p>

<p>4.3 - Financial Support for Subsidized Housing</p>	<p>a) Examine new revenue sources and increases to existing revenue sources to meet extremely low- to moderate-income housing needs, including increasing housing impact fees on office development, and periodically consider updates to fees.</p> <p>b) Perform asset management to ensure loan repayment.</p> <p>c) Prioritize funding opportunities for lower-income and special needs population groups, such as families and unhoused individuals.</p> <p>d) Provide about \$40 million to make available for financing affordable and special needs housing units.</p> <p>e) Develop local revenue ballot measure to fund affordable housing if regional measure is not implemented.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p>	<p>Complete evaluation of new funding sources by 2025; at least once during the planning period conduct an analysis to update existing affordable housing fees.</p>	<p>4.3.a - update to Housing Impact Fee is in underway (through County collaborative). Update to the BMR In-Lieu Fee will be brought to Council as part of the BMR Ordinance revision in Fall 2025</p> <p>4.3.b - Asset Management Guidelines have been drafted. City is exploring software for asset management.</p> <p>4.3.c and d - the City has provided funding commitments to 7 projects that have provided or will deliver 92 Permanent Supportive Units & 119 Rapid Rehousing Units (211)</p> <p>4.3.e - Measure G ballot measure passed in November 2024. This is expected to generate an estimated \$9 million annually, a portion of this will be directed to affordable housing.</p>
<p>4.4 - Partnerships to Support Affordable Housing</p>	<p>Explore partnerships with other public agencies and external partners to leverage funds and increase access to affordable housing programs. In particular, explore “programmatic partnerships,” that leverage funds for a range of projects, to provide increased certainty to the City’s affordable housing pipeline. Potential partners as listed in the Program.</p> <p>Increase funding available for affordable housing preservation, rehabilitation, and construction to meet funding gaps anticipated in pipeline with the goal of fulfilling the City’s RHNA goals for low-income, very-low-income, and extremely-low-income units.</p>	<p>Continuously develop relationships with partner agencies and private philanthropy to find opportunities to leverage additional funding for affordable housing.</p> <p>Secure enough funding to support identified near-term pipeline projects, likely totaling over \$66 million, by 2025, as well as additional funding needed to support the achievement of the City’s RHNA goals for low-income, very-low-income, and extremely-low-income units.</p> <p>Secure additional funding needed to preserve and</p>	<p>Ongoing/in progress.</p> <p>Discussions continue with non-profits and foundations to evaluate potential funding partnerships. Current successes for external funding have been through State and federal grant funding opportunities discussed in Program 4.3 above.</p>

<p>4.4 - Partnerships to Support Affordable Housing</p>	<p>Explore partnerships with other public agencies and external partners to leverage funds and increase access to affordable housing programs. In particular, explore “programmatically partnerships,” that leverage funds for a range of projects, to provide increased certainty to the City’s affordable housing pipeline. Potential partners as listed in the Program.</p> <p>Increase funding available for affordable housing preservation, rehabilitation, and construction to meet funding gaps anticipated in pipeline with the goal of fulfilling the City’s RHNA goals for low-income, very-low-income, and extremely-low-income units.</p>	<p>Secure additional funding needed to preserve and rehabilitate projects to meet City’s antidisplacement goals, likely totaling over \$50 million, by 2028.</p>	<p>The City secured the following grants/funding:</p> <ul style="list-style-type: none"> - \$4.2 million from the State’s Local Housing Trust Fund (LHTF) grant; - \$2.35 million in federal Community Project Funding (CPF) - \$1.09 million from the States Permanent Local Housing Allocation (PLHA) grant; - \$983,000 in federal HOME-ARP funding; and - \$870,000 from State Prohousing Incentive Program (PIP) <p>The City applied for the following grants in 2024:</p> <ul style="list-style-type: none"> - \$5 million in State LHTF - \$4 million in matching funds for HUD PRO Housing - \$3 million in Federal CPF funds - \$890,000 from the State PIP
<p>4.5 - Partnerships with Affordable Housing Developers</p>	<p>Partner with subsidized housing developers to further affordable housing priorities. Specific sites listed in Housing Element Program Objectives and Metrics: 89 W El Camino Real, 96 W. El Camino Real, 1012 Linda Vista, 57-67 E. Evelyn.</p> <p>Leverage a range of funding sources - including land dedication - to lower cost of affordable housing development, and thus increase affordable housing development. Specific sites listed in Housing Element Program Objectives and Metrics: 87 E. Evelyn, 1255 Pear Avenue, Middlefield Park Land Dedication Sites (two sites), North Bayshore Land Dedication Sites (six sites, three to be dedicated during the Housing Element period).</p> <p>Develop at least 65 additional units of affordable housing Downtown, either through the BMR program or through development of one or more City-owned sites.</p> <p>Create a priority list of amenities and community building opportunities to encourage in or near affordable housing developments</p>	<p>When appropriate, partner with affordable housing developers to develop affordable housing on City-owned sites.</p> <p>Identify the remaining Downtown affordable units needed to reach 65 units, and if necessary designating the Downtown City-owned site and issuing the RFP for affordable housing developers by December 31, 2027.</p>	<p>In progress.</p> <p>In 2023, 3 affordable projects received a commitment of City funding: 1020 Terra Bella, 1012 Linda Vista, and 96 W. El Camino Real, resulting in 257 affordable units.</p> <p>December 17, 2024, City approved a lease with Affirmed Housing for 268 affordable housing units on City-owned 87 E Evelyn Avenue and appropriated \$8 million. https://mountainview.legistar.com/LegislationDetail.aspx?ID=7052425&GUID=C637F50A-C757-4059-96BF-BED66DE44031&Options=&Search=</p> <p>May 14, 2024 - City appropriated \$5 million to the Lot 12 affordable housing project for 120 units. Total City contribution for the project is \$17.25 million. https://mountainview.legistar.com/LegislationDetail.aspx?ID=6664206&GUID=429BD266-D864-4531-A5FD-E8B495854E9A&Options=&Search=</p>

<p>4.6 - Partnerships with Employers</p>	<p>a) Study opportunities for short-term employee housing on sites zoned for office use, and implement if feasible</p> <p>b) Create framework to collaborate with major employers (including large public entities) to provide workforce housing (potentially on office sites)</p>	<p>Analyze legal constraints, consistency with State laws (such as AB 2011 and SB 6) and consider a land use framework for short-term employee housing.</p> <p>Meet with at least five major employers to discuss opportunities and constraints for workforce housing (both permanent and short-term), and develop policy recommendations and bring before Council by December 31, 2025.</p>	<p>Not yet started.</p>
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<p>4.7 - Neighborhood Engagement</p>	<p>During the development review process, City staff will, in letters and discussions, encourage and facilitate housing developers to communicate and share information with neighborhood groups and other organizations regarding their proposed projects. City staff will provide facilitation as listed in the program.</p> <p>The City will continue to make information about upcoming developments available on the City's website, as well as providing contact information for key staff.</p> <p>The City will continue to enforce the Tenant Relocation Assistance Ordinance when projects are displacing renters.</p>	<p>By December 31, 2023, the City will have contacts, and procedures for maintaining those contacts, for a range of neighborhood groups and other organizations</p> <p>The City will continuously support neighborhood engagement and transparency about developments, and will improve resources and processes as identified.</p>	<p>Completed. Housing provides Planning any updates from the Council Neighborhoods Committee neighborhood groups contact list. The list is currently up to date. The City maintains a "Stay Informed" webpage which is intended to support the ongoing maintenance of our noticing and interest lists. Website: https://www.mountainview.gov/our-city/departments/community-development/planning/stay-informed</p>
<p>4.8 - School District Coordination</p>	<p>Provide a copy of the Housing Element to school districts serving the City. Share information on new residential developments including number of units and bedrooms and demographic information with school districts.</p>	<p>Share a copy of housing element within one month of adoption.</p> <p>Share development information with Districts annually.</p>	<p>Completed. Sent to School Districts June 21, 2023.</p> <p>Data provided as requested, generally every few months.</p>
<p>4.9 - Water and Sewer Service Coordination</p>	<p>Provide a copy of the Housing Element to Water and Sewer Utility staff and ensure that they understand that priority for connections must be given to housing developments that address the City's lower-income RHNA.</p>	<p>Share a copy of housing element within one month of adoption.</p>	<p>Completed. Sent June 2, 2023.</p>
<p>4.10 - City Council Goal Setting</p>	<p>Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process. Ensure consistency between the Housing Element and other General Plan Elements throughout the planning period.</p>	<p>Annually</p>	<p>Ongoing.</p>
<p>4.11 - Annual Monitoring and Reporting</p>	<p>Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.</p>	<p>Annually</p>	<p>Ongoing.</p>

Jurisdiction	Mountain View	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

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

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

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

Jurisdiction	Mountain View	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

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

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		ary.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTXIVAFHOPR_DIV2REDEBERKTEHOPR_S36
Notes		

