

Jurisdiction	Mountain View	
Reporting Year	2025	(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
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	26
Low	Deed Restricted	0
	Non-Deed Restricted	26
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		310
Total Units		388

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	25	29	43
Single-family Detached	51	29	22
2 to 4 units per structure	0	0	0
5+ units per structure	1199	244	1248
Accessory Dwelling Unit	86	86	50
Mobile/Manufactured Home	0	0	0
Total	1361	388	1363

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	145	388
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	113
Number of Proposed Units in All Applications Received:	1,766
Total Housing Units Approved:	223
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	1

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
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	1	1
SB 9 (2021) - Residential Lot Split	4	4
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	107	590
Discretionary	6	1176

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	8
Number of Units in Applications Submitted Requesting a Density Bonus	1587
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	82
Sites Rezoned to Accommodate the RHNA	0

1	Jurisdiction	Mountain View	ANNUAL ELEMENT PROGRESS REPORT														Note: "+" indicates an optional field							
2	Reporting Year	2025	Housing Element Implementation														Cells in grey contain auto-calculation formulas							
3	Planning Period	6th Cycle 01/31/2023 - 01/31/2031																						

**Table A
Housing Development Applications Submitted**

7	8	Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes											Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24						
9	10	Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
11	12	Summary Row: Start Data Entry Below							0	0	81	0	103	45	269	45	122	45	1056	1766	223	0									
13	13	153-04-001; 153-04-017; 153-04-018; 153-04-019	828 and 836 Sierra Vista Ave, 1975 and 1979 Colony Street	828 and 836 Sierra Vista Ave, 1975 and 1979 Colony Street	PL-2023-192 / PL-7775	SFA	O	2/28/2025									3		17	20	20	0	NONE	No	Yes	Yes	Approved	Discretionary			
14	14	153-18-026; 153-18-031	922, 924 & 950 San Leandro	922, 924 & 950 San Leandro	PL-2023-240 / PL-6773	SFA	O	3/10/2025								3		5	30	38			NONE	No	Yes	N/A	Pending	Discretionary			
15	15	158-06-037; 158-06-008; 158-06-010; 158-06-036; 158-06-038; 158-06-039	881 Castro St	881 Castro St	PL-2023-065 / PL-6753	5+	O	4/11/2025								11		11	118	140			NONE	No	Yes	N/A	Pending	Discretionary			
16	16	160-65-010	57-67 E Evelyn Ave	57-67 E Evelyn Ave	PL-7569	5+	R	5/7/2025								72		71		143	143	0	SMAP	No	Yes	Yes	Approved	Ministerial			
17	17	160-53-004	490 E Middlefield Rd	490 E Middlefield Rd	PL-9558	5+	R	9/26/2025						29		26			405	460			NONE	No	Yes	N/A	Pending	Discretionary			
18	18	160-65-008	87 E Evelyn Rd	87 E Evelyn Rd	PL-8693	5+	R	11/21/2025			81			57		126		4		268			SMAP	No	Yes	Yes	Pending	Ministerial			
19	19	158-49-001	555 W Middlefield Rd	555 W Middlefield Rd	PL-10665	5+	R	12/2/2025						17		31			275	323			NONE	No	Yes	N/A	Pending	Discretionary			
20	20	160-54-002	515-545 N Whisman Rd	515-545 N Whisman Rd	PL-11346	SFA	O	12/19/2025								0		28		167	195			NONE	No	Yes	N/A	Pending	Discretionary		
21	21	153-11-056	1766 SPRING ST		2025-3673	ADU	R	5/2/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
22	22	189-58-027	1563 LLOYD WY		2025-0735	ADU	R	3/10/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
23	23	154-01-002	192 ESCUELA AV		2025-0203	ADU	R	1/22/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
24	24	158-30-002	230 VELARDE ST		2025-2362	ADU	R	7/25/2025									1			1	1			NONE	No	No	N/A	Approved	Ministerial		
25	25	148-07-051	211 MONROE DR		2025-2213	ADU	R	7/15/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
26	26	193-05-037	1172 PHYLLIS AV		2025-2399	ADU	R	7/29/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
27	27	193-02-023	766 SONIA WY		2025-3251	ADU	R	10/6/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
28	28	154-10-008	210 MARIPOSA AV		2025-3945	ADU	R	11/21/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
29	29	158-04-047	39 CHURCH ST		2025-3871	ADU	R	11/18/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
30	30	147-16-045	2525 MARDELL WY		2025-1778	ADU	R	6/12/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
31	31	158-30-053	382 LORETO ST		2025-2360	ADU	R	2/14/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
32	32	154-31-032	1412 SNOW ST		2025-0353	ADU	R	2/3/2025												2	2			NONE	No	No	N/A	Pending	Ministerial		
33	33	170-09-088	1103 SOLANA DR		2025-2575	ADU	R	8/7/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
34	34	170-19-046	2115 AITKEN AV		2025-2771	ADU	R	8/25/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
35	35	189-25-133	1691 SPRINGER RD		2025-1588	ADU	R	5/23/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
36	36	148-07-008	251 MONROE DR		2025-2042	ADU	R	7/3/2025												2	2			NONE	No	No	N/A	Pending	Ministerial		
37	37	150-01-001	111 N RENGSTORFF AV		2025-2950	ADU	R	9/8/2025												4	4			NONE	No	No	N/A	Pending	Ministerial		
38	38	160-02-060	741 EMILY DR		2025-0872	ADU	R	3/27/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
39	39	193-16-058	1669 BONITA AV		2025-1412	ADU	R	2/10/2025											1	1	1			NONE	No	No	N/A	Approved	Ministerial		
40	40	158-01-011	83 CENTRE ST		2025-2106	ADU	R	7/10/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
41	41	158-24-040	566 VIEW ST		2025-1717	ADU	R	1/7/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
42	42	189-30-085	1441 TODD ST		2025-1976	ADU	R	6/27/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
43	43	189-06-001	1705 FORDHAM WY		2025-0597	ADU	R	2/20/2025												1	1	1			NONE	No	No	N/A	Approved	Ministerial	
44	44	158-33-002	151 CALDERON AV		2025-0528	ADU	R	2/14/2025											6	6	5			NONE	No	No	N/A	Approved	Ministerial		
45	45	150-14-018	1203 FARLEY ST		2025-2059	ADU	R	7/7/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		
46	46	193-09-011	890 BARBARA AV		2025-1231	ADU	R	1/3/2025						2						2	1			NONE	No	No	N/A	Approved	Ministerial		
47	47	154-11-015	315 HIGDON AV		2025-1714	ADU	R	6/5/2025						2						2	2			NONE	No	No	N/A	Approved	Ministerial		
48	48	154-12-023	215 LAUELLA CT		2025-0254	ADU	R	1/27/2025												1	1			NONE	No	No	N/A	Approved	Ministerial		

Table A Housing Development Applications Submitted																													
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below							0	0	81	0	103	45	269	45	122	45	1056	1766	223	0									
	154-09-031	1336 W DANA ST		2025-0081	ADU	R	1/9/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	150-20-032	1775 HACKETT AV		2025-2686	ADU	R	1/27/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	154-24-015	1678 LATHAM ST		2025-2228	ADU	R	1/27/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-05-002	1605 FORDHAM WY		2025-0621	ADU	R	2/25/2025										1		1	1		NONE	No	No	N/A	Approved	Ministerial		
	147-29-039	2358 CRAIG CT		2025-0275	ADU	R	1/28/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-25-078	1686 COLUMBIA DR		2025-0811	ADU	R	3/20/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	147-22-072	363 RUTH AV		2025-0987	ADU	R	4/8/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	197-11-074	3440 TRUMAN AV		2025-1148	ADU	R	4/17/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	150-07-055	1911 SAN RAMON AV		2025-1451	ADU	R	5/13/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	189-04-024	74 STARR WY		2025-1762	ADU	R	6/10/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	197-21-026	360 APRICOT LN		2025-2102	ADU	R	7/10/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	158-11-017	420 FRANKLIN ST 0		2025-2178	ADU	R	7/14/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	189-04-100	1328 BROOKDALE AV 0		2025-2211	ADU	R	7/15/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	160-31-002	154 KITTOE DR		2025-2357	ADU	R	7/24/2025								2				2	2		NONE	No	No	N/A	Pending	Ministerial		
	154-34-022	1645 LATHAM ST		2025-2510	ADU	R	8/6/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	148-07-043	212 MONROE DRA		2025-1684	ADU	R	6/3/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-06-052	1736 PEARTREE LN		2025-3096	ADU	R	9/23/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	158-23-062	495 HOPE ST		2025-3317	ADU	R	10/9/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	148-38-097	174 FAIR OAKS ST		2025-3543	ADU	R	10/21/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	158-30-005	260 VELARDE ST		2025-3499	ADU	R	10/16/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial		
	198-04-001	877 HEATHERSTONE WY		2025-3690	ADU	R	11/3/2025										27		27	27		NONE	No	No	N/A	Pending	Ministerial		
	161-07-001	600 RAINBOW DR		2025-3704	ADU	R	11/4/2025								12				12	12		NONE	No	No	N/A	Pending	Ministerial		
	150-07-009	1204 FARLEY ST		2025-4264	ADU	R	12/18/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial		
	150-07-009	1204 FARLEY ST		2025-4265	ADU	R	12/18/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial		
	147-54-005	2260 CALIFORNIA ST		2025-3950	ADU	R	11/21/2025								8				8	8		NONE	No	No	N/A	Pending	Ministerial		
	147-54-034	2280 CALIFORNIA ST		2025-3921	ADU	R	11/20/2025							4	2		2		8	8		NONE	No	No	N/A	Pending	Ministerial		
	150-22-030	1077 WASHINGTON ST		2025-3799	ADU	R	11/13/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial		
	150-22-030	1077 WASHINGTON ST		2025-3800	ADU	R	11/13/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial		
	189-06-046	1711 CHERRYTREE LN		2025-3489	ADU	R	10/15/2025										1		1	1		NONE	No	No	N/A	Pending	Ministerial		
	193-02-009	675 STAMM AV 0		2025-4356	ADU	R	12/29/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	150-13-024	711 FARLEY ST		2025-3911	ADU	R	11/20/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	150-16-017	1458 SAN LUIS AV		2025-4371	ADU	R	12/30/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	189-32-047	914 MOUNTAIN VIEW AV 23		2025-2836	ADU	R	7/31/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	193-03-021	1030 BORANDA AV		2025-2236	ADU	R	7/17/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	154-23-033	476 PETTIS AV		2025-0787	ADU	R	3/18/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	147-07-045	842 N RENGSTORFF AV		2025-1089	ADU	R	4/14/2025								1				1	1		NONE	No	No	N/A	Pending	Ministerial		
	158-11-004	426 OAK ST		2025-2450	ADU	R	4/9/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		
	160-09-027	459 TYRELLA AV		2025-1637	ADU	R	5/29/2025											1	1	1		NONE	No	No	N/A	Pending	Ministerial		
	158-22-037	500 W DANA ST		2025-2343	ADU	R	7/23/2025								1				1	1		NONE	No	No	N/A	Approved	Ministerial		

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Summary Row: Start Data Entry Below								0	0	81	0	103	45	269	45	122	45	1056	1766	223	0									
	170-08-036	1116 JUDSON DR		2025-0002	ADU	R	1/2/2025								1				1	1			No	No	N/A	Approved	Ministerial			
	158-33-009	151 CALDERON AV 150A		2025-0127	ADU	R	1/14/2025								1					1	1			No	No	N/A	Approved	Ministerial		
	154-09-053	273 MOUNTAIN VIEW AV		2025-1946	ADU	R	6/24/2025											1		1			No	No	N/A	Pending	Ministerial			
	150-11-027	1890 HACKETT AV		2025-1035	ADU	R	4/9/2025											1		1			No	No	N/A	Pending	Ministerial			
	147-12-046	2210 ROCK ST		2025-0178	ADU	R	1/17/2025											9		9	9		No	No	N/A	Approved	Ministerial			
	170-09-003	1014 CLARK AV		2025-1130	ADU	R	4/16/2025						1							1	1		No	No	N/A	Approved	Ministerial			
	148-07-033	302 MONROE DR		2025-1634	ADU	R	5/29/2025													1	1		No	No	N/A	Pending	Ministerial			
	158-05-015	424 FAIRMONT AV		2025-0363	ADU	R	2/3/2025													1	1	1	No	No	N/A	Approved	Ministerial			
	189-06-069	1770 CHERRYTREE LN		2025-4373	ADU	R	12/30/2025													1	1		No	No	N/A	Pending	Ministerial			
	153-26-011	880 CENTRAL AV		2025-0008	ADU	R	1/2/2025													1	1		No	No	N/A	Approved	Ministerial			
	153-26-011	888 CENTRAL AV		2024-3526	ADU	R	1/2/2025													1	1		No	No	N/A	Approved	Ministerial			
	154-31-032	1412 SNOW ST		2025-0353	SFD	O	2/3/2025												2	2			SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial		
	148-07-008	251 MONROE DR		2025-2042	SFD	O	7/3/2025												2	2			SB 9 (2021) - Residential Lot Split	No	No	N/A	Pending	Ministerial		
	153-26-011	880 CENTRAL AV		2025-0008	SFD	O	1/2/2025												1	1	1		SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial		
	153-26-011	888 CENTRAL AV		2024-3526	SFD	O	1/2/2025												1	1	1		SB 9 (2021) - Residential Lot Split	No	No	N/A	Approved	Ministerial		
	170-09-088	1103 SOLANA DR 0		2025-2575	SFD	O	8/7/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	160-05-056	829 WAKE FOREST DR		2025-1327	SFD	O	5/2/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	189-25-133	1691 SPRINGER RD		2025-1588	SFD	O	5/23/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	154-09-007	272 PALO ALTO AV B		2025-2082	SFD	O	7/8/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	160-02-060	741 EMILY DR		2025-0872	SFD	O	3/27/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	193-16-058	1671 BONITA AV		2025-0460	SFD	O	2/10/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	158-01-011	83 CENTRE ST		2025-2106	SFD	O	7/10/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	158-24-040	568 VIEW ST		2025-0056	SFD	O	1/7/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	193-17-008	1524 BONITA AV		2024-3531	SFD	O	1/2/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-30-085	1439 TODD ST		2025-0522	SFD	O	2/14/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	150-14-018	1203 FARLEY ST		2025-2059	SFD	O	7/7/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-24-035	1158 CUESTA DR		2025-0916	SFD	O	4/3/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	150-20-032	1773 HACKETT AV		2025-0256	SFD	O	1/27/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	189-25-078	1686 COLUMBIA DR		2025-0811	SFD	O	3/20/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	147-22-072	363 RUTH AV		2025-0987	SFD	O	4/8/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	197-11-074	3440 TRUMAN AV		2025-1148	SFD	O	4/17/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	150-07-055	1911 SAN RAMON AV		2025-1451	SFD	O	5/13/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	158-10-015	560 FRANKLIN ST 0		2025-1495	SFD	O	5/15/2025												1	1	1		NONE	No	No	N/A	Approved	Ministerial		
	158-11-017	420 FRANKLIN ST 0		2025-2178	SFD	O	7/14/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	189-04-100	1328 BROOKDALE AV 0		2025-2211	SFD	O	7/15/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	154-34-022	1645 LATHAM ST		2025-2510	SFD	O	8/6/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	158-30-005	260 VELARDE ST		2025-3499	SFD	O	10/16/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		
	147-64-003	206 MONROE DR		2025-3632	SFD	O	10/27/2025												1	1			NONE	No	No	N/A	Pending	Ministerial		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
1	Table A2																								
2	- New Construction, Entitled, Permits and Completed Unit																								
3	Project Identifier						Affordability by Household Incomes - Building Permits					Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
4						5	6					7		16	17	18	19	20			21	22	23	24	25
5	Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*	
110	189-05-002	1059 BARBARA AV			12/4/2025	0									ABAG ADU Affordability Assumptions										
111	193-05-037	1157 PHYLLIS CT			12/3/2025	0									ABAG ADU Affordability Assumptions										
112	153-26-092	896 CENTRAL AV			10/10/2025	0									ABAG ADU Affordability Assumptions										
113	153-26-091	327 STIERLIN RD			10/10/2025	0									ABAG ADU Affordability Assumptions										
114	148-07-043	212 MONROE DR			9/22/2025	0									ABAG ADU Affordability Assumptions										
115	189-25-133	1691 SPRINGER RD			11/10/2025	0									ABAG ADU Affordability Assumptions										
116	158-30-002	228 VELARDE ST			10/24/2025	0									ABAG ADU Affordability Assumptions										
117	197-11-074	3438 TRUMAN AV			11/13/2025	0									ABAG ADU Affordability Assumptions										
118	158-22-037	280 BUSH ST			12/22/2025	0									ABAG ADU Affordability Assumptions										
119	154-23-033	476 PETTIS AV			7/14/2025	0									ABAG ADU Affordability Assumptions										
120	154-13-015	2005 CALIFORNIA ST 20A			4/10/2025	0									ABAG ADU Affordability Assumptions										
121	158-11-004	426 OAK ST			8/20/2025	0									ABAG ADU Affordability Assumptions										
122	148-38-096	186 FAIR OAKS ST			5/29/2025	0									ABAG ADU Affordability Assumptions										
123	147-12-057	768 N RENGSTORFF AV		1	4/2/2025	1																			
124	147-12-057	768 N RENGSTORFF AV		1	4/2/2025	1																			
125	170-08-036	1116 JUDSON DR			5/28/2025	0									ABAG ADU Affordability Assumptions										
126	158-33-009	151 CALDERON AV 150A			4/21/2025	0									ABAG ADU Affordability Assumptions										
127	170-09-003	1014 CLARK AV			9/10/2025	0									ABAG ADU Affordability Assumptions										
128	197-24-052	2731 FAIRBROOK DR		1	6/3/2025	1																			
129	197-24-052	2731 FAIRBROOK DR		1	6/3/2025	1																			
130	197-34-004	2379 SUN-MOR AV			12/17/2025	0									ABAG ADU Affordability Assumptions										
131	197-08-004	1008 BRYANT AV		1	2/13/2025	1											1	Demolished	O						
132	193-19-003	736 LOLA LN		1	1/7/2025	1											1	Demolished	O						
133	193-16-058	1671 BONITA AV		1	7/16/2025	1											1	Demolished	O						
134	154-09-034	1390 W DANA ST		1	2/14/2025	1											1	Demolished	O						
135	158-24-040	568 VIEW ST		1	6/13/2025	1											1	Demolished	O						
136	158-30-026	395 LORETO ST		1	8/5/2025	1											1	Demolished	O						
137	189-30-085	1439 TODD ST		1	8/29/2025	1											1	Demolished	O						
138	189-05-008	1011 BARBARA AV		1	3/27/2025	1											1	Demolished	O						
139	193-03-016	992 BORANDA AV		1	7/28/2025	1											1	Demolished	O						
140	150-08-025	700 FARLEY ST		1	2/20/2025	1											1	Demolished	O						
141	189-24-035	1158 CUESTA DR		1	7/25/2025	1											1	Demolished	O						
142	148-38-032	2128 UNIVERSITY AV		1	6/2/2025	1																			
143	150-20-032	1773 HACKETT AV		1	9/5/2025	1											1	Demolished	O						
144	154-24-015	1678 LATHAM ST		1	7/24/2025	1											1	Demolished	O						
145	189-09-079	880 YARDIS CT		1	11/18/2025	1											1	Demolished	O						
146	158-04-028	150 CENTRE ST		1	9/15/2025	1											1	Demolished	O						
147	150-14-018	1203 FARLEY ST		1	12/5/2025	1											1	Demolished	O						
148	189-25-078	1686 COLUMBIA DR		1	12/12/2025	1											1	Demolished	O						
149	150-16-023	957 BURGOYNE ST		1	12/22/2025	1											1	Demolished	O						
150	193-17-008	1524 BONITA AV		1	10/15/2025	1											1	Demolished	O						
151	148-07-029	296 MONROE DR		1	10/9/2025	1																			
152	197-27-031	2580 WESTFORD WY		1	9/17/2025	1											1	Demolished	O						
153	158-10-015	560 FRANKLIN ST		1	12/19/2025	1											1	Demolished	O						
154	189-25-133	1691 SPRINGER RD		1	11/10/2025	1											1	Demolished	O						
155	197-11-074	3440 TRUMAN AV		1	11/13/2025	1											1	Demolished	O						
156	153-26-011	880 CENTRAL AV		1	8/14/2025	1																			
157	153-26-011	888 CENTRAL AV		1	8/14/2025	1																			
158	153-26-091	325 STIERLIN RD		1	10/10/2025	1																			
159	153-26-092	321 STIERLIN RD		1	10/10/2025	1																			
160	153-26-011	882 CENTRAL AV		1	8/14/2025	1									ABAG ADU Affordability Assumptions										
161	116-14-136	1265 PEAR AV	1255 Pear Ave			0																		Project entitled under PL-2017-380	
162	153-24-005	777 W MIDDLEFIELD RD	777 W Middlefield Rd			0																		Project entitled under PL-2017-084	
163	153-24-005	775 W MIDDLEFIELD RD	777 W Middlefield Rd			0																		Project entitled under PL-2017-084	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	Table A2																							
2	Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																							
3	Project Identifier										Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes		
4	8	9	10	16	17	18	19	20			21	22	23	24	25									
5	Current APN	Street Address	Project Name*	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
110	189-05-002	1059 BARBARA AV		1						12/4/2025	1			ABAG ADU Affordability Assumptions										
111	193-05-037	1157 PHYLLIS CT				1				12/3/2025	1			ABAG ADU Affordability Assumptions										
112	153-26-092	896 CENTRAL AV		1						10/10/2025	1			ABAG ADU Affordability Assumptions										
113	153-26-091	327 STIERLIN RD		1						10/10/2025	1			ABAG ADU Affordability Assumptions										
114	148-07-043	212 MONROE DR		1						9/22/2025	1			ABAG ADU Affordability Assumptions										
115	189-25-133	1691 SPRINGER RD				1				11/10/2025	1			ABAG ADU Affordability Assumptions										
116	158-30-002	228 VELARDE ST				1				10/24/2025	1			ABAG ADU Affordability Assumptions										
117	197-11-074	3438 TRUMAN AV		1						11/13/2025	1			ABAG ADU Affordability Assumptions										
118	158-22-037	280 BUSH ST		1						12/22/2025	1			ABAG ADU Affordability Assumptions										
119	154-23-033	476 PETTIS AV		1						7/14/2025	1			ABAG ADU Affordability Assumptions										
120	154-13-015	2005 CALIFORNIA ST 20A		1						4/10/2025	1			ABAG ADU Affordability Assumptions										
121	158-11-004	426 OAK ST		1						8/20/2025	1			ABAG ADU Affordability Assumptions										
122	148-38-096	186 FAIR OAKS ST		1						5/29/2025	1			ABAG ADU Affordability Assumptions										
123	147-12-057	RENGSTORFF AV						1		4/2/2025	1													
124	147-12-057	RENGSTORFF AV						1		4/2/2025	1													
125	170-08-036	1116 JUDSON DR				1				5/28/2025	1			ABAG ADU Affordability Assumptions										
126	158-33-009	151 CALDERON AV 150A		1						4/21/2025	1			ABAG ADU Affordability Assumptions										
127	170-09-003	1014 CLARK AV		1						9/10/2025	1			ABAG ADU Affordability Assumptions										
128	197-24-052	2731 FAIRBROOK DR						1		6/3/2025	1													
129	197-24-052	2731 FAIRBROOK DR						1		6/3/2025	1													
130	197-34-004	2379 SUN-MOR AV				1				12/17/2025	1			ABAG ADU Affordability Assumptions										
131	197-08-004	1008 BRYANT AV						1		2/13/2025	1						1	Demolished	O					
132	193-19-003	736 LOLA LN						1		1/7/2025	1						1	Demolished	O					
133	193-16-058	1671 BONITA AV						1		7/16/2025	1						1	Demolished	O					
134	154-09-034	1390 W DANA ST						1		2/14/2025	1						1	Demolished	O					
135	158-24-040	568 VIEW ST						1		6/13/2025	1						1	Demolished	O					
136	158-30-026	395 LORETO ST						1		8/5/2025	1						1	Demolished	O					
137	189-30-085	1439 TODD ST						1		8/29/2025	1						1	Demolished	O					
138	189-05-008	1011 BARBARA AV						1		3/27/2025	1						1	Demolished	O					
139	193-03-016	392 BONITA AV						1		7/28/2025	1						1	Demolished	O					
140	150-08-025	700 FARLEY ST						1		2/20/2025	1						1	Demolished	O					
141	189-24-035	1158 CUESTA DR						1		7/25/2025	1						1	Demolished	O					
142	148-38-032	2128 UNIVERSITY AV						1		6/2/2025	1													
143	150-20-032	1773 HACKETT AV						1		9/5/2025	1						1	Demolished	O					
144	154-24-015	1678 LATHAM ST						1		7/24/2025	1						1	Demolished	O					
145	189-09-079	880 YARDIS CT						1		11/18/2025	1						1	Demolished	O					
146	158-04-028	150 CENTRE ST						1		9/15/2025	1						1	Demolished	O					
147	150-14-018	1203 FARLEY ST						1		12/5/2025	1						1	Demolished	O					
148	189-25-078	1686 COLUMBIA DR						1		12/12/2025	1						1	Demolished	O					
149	150-16-023	957 BURGOYNE ST						1		12/22/2025	1						1	Demolished	O					
150	193-17-008	1524 BONITA AV						1		10/15/2025	1						1	Demolished	O					
151	148-07-029	296 MONROE DR						1		10/9/2025	1													
152	197-27-031	2580 WESTFORD WY						1		9/17/2025	1						1	Demolished	O					
153	158-10-015	560 FRANKLIN ST						1		12/19/2025	1						1	Demolished	O					
154	189-25-133	1691 SPRINGER RD						1		11/10/2025	1						1	Demolished	O					
155	197-11-074	3440 TRUMAN AV						1		11/13/2025	1						1	Demolished	O					
156	153-26-011	880 CENTRAL AV						1		8/14/2025	1													
157	153-26-011	888 CENTRAL AV						1		8/14/2025	1													
158	153-26-091	325 STIERLIN RD						1		10/10/2025	1													
159	153-26-092	321 STIERLIN RD						1		10/10/2025	1													
160	153-26-011	882 CENTRAL AV						1		8/14/2025	1			ABAG ADU Affordability Assumptions										
161	116-14-136	1265 PEAR AV	1255 Pear Ave								0													Project entitled under PL-2017-380
162	153-24-005	777 W MIDDLEFIELD RD	777 W Middlefield Rd								0													Project entitled under PL-2017-084

Table A2																														
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																														
Project Identifier													Streamlining	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes					
Current APN	Street Address	Project Name*	Acutely Low Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	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	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*		
80	158-24-040	566 VIEW ST												0	NONE	No			ABAG ADU Affordability Assumptions											
81	189-30-085	1441 TODD ST												0	NONE	No			ABAG ADU Affordability Assumptions											
82	189-06-001	1705 FORDHAM WY												0	NONE	No			ABAG ADU Affordability Assumptions											
83	193-09-011	890 BARBARA AV												0	NONE	No			ABAG ADU Affordability Assumptions											
84	189-05-008	1013 BARBARA AV												0	NONE	No			ABAG ADU Affordability Assumptions											
85	193-03-016	992 BORANDA AV												0	NONE	No			ABAG ADU Affordability Assumptions											
86	153-21-005	779 SAN CARRIZO WY												0	NONE	No			ABAG ADU Affordability Assumptions											
87	150-08-025	700 FARLEY ST A												0	NONE	No			ABAG ADU Affordability Assumptions											
88	160-31-035	132 GLADYS AV												0	NONE	No			ABAG ADU Affordability Assumptions											
89	154-12-023	215 LAUELLA CT												0	NONE	No			ABAG ADU Affordability Assumptions											
90	193-16-011	1566 GRETEL LN												0	NONE	No			ABAG ADU Affordability Assumptions											
91	150-20-032	1775 HACKETT AV												0	NONE	No			ABAG ADU Affordability Assumptions											
92	154-24-015	1678 LATHAM ST												0	NONE	No			ABAG ADU Affordability Assumptions											
93	147-29-039	2358 CRAIG CT												0	NONE	No			ABAG ADU Affordability Assumptions											
94	150-11-035	1847 PEACOCK AV												0	NONE	No			ABAG ADU Affordability Assumptions											
95	160-02-012	717 LEONG DR												0	NONE	No			ABAG ADU Affordability Assumptions											
96	193-18-023	639 LOLA LN												0	NONE	No			ABAG ADU Affordability Assumptions											
97	189-55-064	1926 MIRAMONTE AV												0	NONE	No			ABAG ADU Affordability Assumptions											
98	154-11-015	317 HIGDON AV												0	NONE	No			ABAG ADU Affordability Assumptions											
99	154-11-015	319 HIGDON AV												0	NONE	No			ABAG ADU Affordability Assumptions											
100	153-26-011	886 CENTRAL AV												0	NONE	No			ABAG ADU Affordability Assumptions											
101	158-05-056	489 CHURCH ST												0	NONE	No			ABAG ADU Affordability Assumptions											
102	154-30-058	625 PALO ALTO AV												0	NONE	No			ABAG ADU Affordability Assumptions											
103	158-04-028	152 CENTRE ST												0	NONE	No			ABAG ADU Affordability Assumptions											
104	170-09-107	1095 KAREN WY												0	NONE	No			ABAG ADU Affordability Assumptions											
105	153-11-056	1766 SPRING ST												0	NONE	No			ABAG ADU Affordability Assumptions											
106	150-14-018	1205 FARLEY ST												0	NONE	No			ABAG ADU Affordability Assumptions											
107	154-01-002	190 ESCUELA AV												0	NONE	No			ABAG ADU Affordability Assumptions											
108	189-25-078	1682 COLUMBIA DR												0	NONE	No			ABAG ADU Affordability Assumptions											
109	150-16-023	958 BURGOYNE ST												0	NONE	No			ABAG ADU Affordability Assumptions											
110	189-05-002	1059 BARBARA AV												0	NONE	No			ABAG ADU Affordability Assumptions											
111	193-05-037	1157 PHYLIS CT												0	NONE	No			ABAG ADU Affordability Assumptions											
112	153-26-092	896 CENTRAL AV												0	NONE	No			ABAG ADU Affordability Assumptions											
113	153-26-091	327 STIERLIN RD												0	NONE	No			ABAG ADU Affordability Assumptions											
114	148-07-043	212 MONROE DR												0	NONE	No			ABAG ADU Affordability Assumptions											
115	189-25-133	1691 SPRINGER RD												0	NONE	No			ABAG ADU Affordability Assumptions											
116	158-30-002	228 VELARDE ST												0	NONE	No			ABAG ADU Affordability Assumptions											
117	197-11-074	3438 TRUMAN AV												0	NONE	No			ABAG ADU Affordability Assumptions											
118	158-22-037	280 BUSH ST												0	NONE	No			ABAG ADU Affordability Assumptions											
119	154-23-033	476 PETTIS AV												0	NONE	No			ABAG ADU Affordability Assumptions											
120	154-13-015	2005 CALIFORNIA ST 20A												0	NONE	No			ABAG ADU Affordability Assumptions											
121	158-11-004	426 OAK ST												0	NONE	No			ABAG ADU Affordability Assumptions											
122	148-38-096	186 FAIR OAKS ST												0	NONE	No			ABAG ADU Affordability Assumptions											
123	147-12-057	788 N RENGSTORFF AV												0	NONE	No			ABAG ADU Affordability Assumptions											
124	147-12-057	788 N RENGSTORFF AV												0	NONE	No			ABAG ADU Affordability Assumptions											
125	170-08-036	1116 JUDSON DR												0	NONE	No			ABAG ADU Affordability Assumptions											
126	158-33-009	151 CALDERON AV 150A												0	NONE	No			ABAG ADU Affordability Assumptions											
127	170-09-003	1014 CLARK AV												0	NONE	No			ABAG ADU Affordability Assumptions											
128	197-24-052	2731 FAIRBROOK DR												0	NONE	No			ABAG ADU Affordability Assumptions											
129	197-24-052	2731 FAIRBROOK DR												0	NONE	No			ABAG ADU Affordability Assumptions											
130	197-34-004	2379 SUN-MOR AV												0	NONE	No			ABAG ADU Affordability Assumptions											
131	197-08-004	1008 BRYANT AV												0	NONE	No			ABAG ADU Affordability Assumptions		1	Demolished	0							
132	193-19-003	736 LOLA LN												0	NONE	No			ABAG ADU Affordability Assumptions		1	Demolished	0							

Jurisdiction	Mountain View	
Reporting Year	2025	(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														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	87	84	-	-	-	-	-	-	-	171	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	2,773	10	36	-	-	-	-	-	-	-	-	269	2,504
	Non-Deed Restricted	-	-	9	17	26	-	-	-	-	-	-	-	-
Low	Deed Restricted	1,597	46	23	-	-	-	-	-	-	-	-	138	1,459
	Non-Deed Restricted	-	-	26	17	26	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	1,885	118	3	1	-	-	-	-	-	-	-	191	1,694
	Non-Deed Restricted	-	-	26	17	26	-	-	-	-	-	-	-	-
Above Moderate		4,880	774	104	81	310	-	-	-	-	-	-	1,269	3,611
Total RHNA		11,135												
Total Units			948	314	217	388	-	-	-	-	-	-	1,867	9,268

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

- *For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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.

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.

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Jurisdiction		Mountain View						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
<small>D_1_Name</small>	<small>D_2_Objective</small>	<small>D_5_Complete</small>	<small>D_6_Cycle</small>	<small>D_7_ImpStatus</small>	<small>D_4_Status</small>	<small>D_8_CatOutcomes</small>	<small>D_9_CountOutcomes</small>	<small>D_10_Documents</small>
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	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
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. a) Add provisions for Low-Barrier Navigation Centers in compliance with AB 101 (2019) b) Add provisions for Employee Housing in compliance with Health and Safety Code, § 17000 et seq) c) Add provisions to allow mobilehome parks in all residential zones in compliance with Government Code 65852.7 d) Amend ordinance to add definition of residential care homes and allow residential care homes as a permitted use regardless of the number of residents. e) Amend the ordinance to remove unnecessary findings associated with Reasonable Accommodation permits to remove constraints to housing for special needs populations (Program 2.3)	December 31, 2024 Adopt zoning updates annually as necessary to respond to future changes in State law (ongoing).	6th Cycle	Completed	Zoning Ordinance updates addressing 1.1.a-1.1.e completed December 5, 2023. On-going updates will occur annually to ensure compliance with State Law. The Quantified Outcome for this program is the Ordinance amendment.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6438614&GUID=BC7AA7B8-4209-4C82-9D48-DD2666124B7D&Options=&Search=
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	6th Cycle	Completed	The one quantified outcome is ordinance amendments to allow emergency shelters. Precise Plan updates to allow emergency shelters approved in March 26, 2024. One subarea of the El Camino Real Precise Plan updated to allow emergency shelters. Staff will update the remainder of the Precise Plan after the completion of the City's historic inventory update.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6438614&GUID=891ED921-8738-4D54-8C26-40B273F3160F&Options=&Search=
1.1(g) - Zoning Ordinance Update for Consistency with State Laws	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: 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 b. 1702 Miramonte, 777 Cuesta Drive, and 1949 Grant Road (up to a least 30 DU/ac) d. 677-699 Calderon Ave (up to at least 30 DU/ac) – with required neighborhood commercial 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	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.	6th Cycle	Completed	The quantified outcomes are the zoning updates to the listed parcels in the objective. General Plan and Precise Plan/zoning amendments to 16 parcels to allow residential uses were adopted by City Council December 16, 2025.	Other	1	https://www.mountainview.gov/our-city/departments/community-development/planning/housing-element/housing-element-program-1-1-g
1.1(g) - Zoning Ordinance Update for Consistency with State Laws	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: 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	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.	6th Cycle	In Progress	The quantified outcome is completion of the Moffett Blvd Precise Plan. - Established draft boundaries, draft vision themes and strategies, draft streetscape concepts and draft land use prototype concepts - Two (2) stakeholder meetings - Two (2) community outreach meetings - Two (2) EPC study sessions & Two (2) City Council study sessions The project overlaps with SB 79, which requires reevaluation of project outcomes and analysis.	Other		https://www.mountainview.gov/our-city/departments/community-development/planning/city-planning-and-policy-projects/moffett-boulevard-rezoning-project
1.10 - Density Bonus	Ensure City codes and procedures are consistent with State law by monitoring and implementing new State legislation (such as AB 2334). 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.	Ongoing-- every year review State legislation for updates that may affect the City's Density Bonus program.	6th Cycle	Continuous	The quantified outcome is implementation of State Density Bonus Law and coordination with City Attorney Office. Staff regularly evaluates new State legislation for consistency with the City Codes and Guidelines.	Other	1	
1.11 - No Net Loss of Housing Element Sites	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. 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).	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. Annually update and report on the provisional and office inventories (as directed in program). Make necessary findings on projects that reduce the number of units on Housing Element sites. If the number of units in the official inventory falls below the RHNA, rezone additional sites within six months.	6th Cycle	Continuous	The quantified outcome is continued monitoring of the realistic capacity to accommodate the City's RHNA. The provisional and official inventory buffers are above 5% at all income levels.	Other	1	

1.13(b) - Sustainable Housing	Streamline green building review and development of more sustainable (cost-effective and energy-efficient) housing.	Implement the City's various sustainable and green building requirements, including: the City's Green Building and Reach Codes, the Water Conservation in Landscaping Regulations, Bonus FAR requirements for more sustainable buildings, and others.	6th Cycle	Continuous	The quantified out come is implementing the implementing the City's Green Building and Reach Codes. Building continues to implement City's various sustainable and green building requirements, as legally allowed.	Other	1	
1.13(b) - Sustainable Housing	Streamline green building review and development of more sustainable (cost-effective and energy-efficient) housing.	Training should occur at least two times during the planning cycle	6th Cycle	Continuous	The quantified out come are trainings. Building Division staff attended two trainings in 2025: an EduCode code seminar training and Calbo.	Other	2	
1.2(a) - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases	Codify exemptions to parking standards for: a) 100% affordable housing developments.	Update zoning ordinance and (if necessary) zoning or Precise Plan amendments by December 31, 2024.	6th Cycle	Completed	The quantified outcome is updates to the zoning ordinance. Zoning ordinance updates creating exemptions to parking standards for 100% affordable housing completed November 12, 2024. (City Code Section 36.32.50)	Other	1	https://library.municode.com/ca/mountainview/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTXPALO
1.2(b) - Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases	Codify exemptions to parking standards for: 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	Update zoning ordinance and (if necessary) zoning or Precise Plan amendments by December 31, 2024.	6th Cycle	Completed	Quantified outcomes includes updates to five documents which include the Zoning Ordinance and Precise Plans. On November 12, 2024 amendments to five documents were completed: Zoning Ordinance, El Camino Real, San Antonio, Downtown and East Whisman Precise Plan updated.	Other	5	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7015499&GUID=144BC030-3188-46EB-BC24-4710F6D0EEBB&Options=&Search=
1.2(c) Eliminate Minimum Parking Standards for Residential in Transit-Oriented Areas, Affordable Housing Developments, and Other Cases	Codify exemptions to parking standards for: c) Projects meeting enhanced transportation demand management criteria as determined by the City's TDM ordinance"	Adopt the enhanced transportation demand management criteria by December 31, 2026.	6th Cycle	In Progress	Quantified outcome is adoption of a TDM criteria. This is being developed in parallel with Program 1.3. Anticipated completion date Q2 2026.	Other		https://www.mountainview.gov/our-city/departments/public-works/transportation/transportation-planning/transportation-demand-management-tdm
1.3 (c) - Review and Update Ordinance and Precise Plan Residential Standards	c) Ensure that zoning code is updated to reflect densities and other standards as required by state law (e.g., SB 478)	12/31/2025	6th Cycle	In Progress	Quantified outcome are zoning code updates. (c) Zoning Code updates is in progress. Carried out with R3 Zoning District Update.	Other		https://mountainview.legistar.com/LegislationDetail.aspx?ID=7269114&GUID=F0944F93-A7B6-4B95-8F7B-E09CDFB98E7B&Options=&Search=
1.3 (h) - Review and Update Ordinance and Precise Plan Residential Standards	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	Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025.	6th Cycle	In Progress	Quantified outcome are Zoning and Precise Plan updates. This is in progress, to be carried out with R3 Zoning District Update.	Other		https://mountainview.gov/r3zoningupdate
1.3(a) - Review and Update Ordinance and Precise Plan Residential Standards	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.	6/30/2025	6th Cycle	In Progress	The quantified outcome is the conduct of a prototype study. Prototype study complete - shared with Council on March 25, 2025.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7269114&GUID=F0944F93-A7B6-4B95-8F7B-E09CDFB98E7B&Options=&Search=
1.3(b) - Review and Update Ordinance and Precise Plan Residential Standards	b) Compile, evaluate and refine requirements outside the Zoning Ordinance, including Heritage tree preservation and Public Works standards and requirements	6/30/2025	6th Cycle	Completed	The quantified outcome are updates to posted Public Works standards and requirements. 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	1	https://developmentpermits.mountainview.gov/about-permits/water-service-application/-folder-567
1.3(d) - Review and Update Ordinance and Precise Plan Residential Standards	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).	Adopt a Citywide TDM ordinance by December 31, 2026.	6th Cycle	In progress	The quantified outcome is adoption of a TDM Ordinance. 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. Staff will bring the draft TDM Ordinance to Council for adoption in Q2 of 2026. The following meetings have been held to date: - BPAC: January 29, 2025 - EPC: February 5, 2025 - CTC: March 4, 2025 - City Council: June 10, 2025	Other		https://www.mountainview.gov/our-city/departments/public-works/transportation/transportation-planning/transportation-demand-management-tdm
1.3(e) - Review and Update Ordinance and Precise Plan Residential Standards	e) Study live-work as an allowed residential use near retail areas, major corridors and other viable locations	Update Zoning Ordinance and Precise Plans to reflect reduced standards and live-work by December 31, 2025.	6th Cycle	Completed	The quantified outcome is to study live-work. Live-Work study shared with EPC on January 7, 2026, and City Council on February 10, 2026	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7792540&GUID=2BE7AEBC-FACA-4DBF-B97F-BF33F5DF91A7&Options=&Search=
1.3(f) - Review and Update Ordinance and Precise Plan Residential Standards	f) Identify additional Gatekeeper exemptions for residential projects based on location, size, affordability and other policy goals	Begin accepting Gatekeeper applications before June 30, 2024.	6th Cycle	Completed	The quantified outcome is the number of gatekeeper applications for residential projects. June 2024 - Gatekeeper applications were accepted, one application was for residential. October 14, 2025 - Council adopted a Gatekeeper Application Policy and Procedures, which includes gatekeeper exemptions for residential projects.	Other	1	https://www.mountainview.gov/our-city/departments/community-development/planning/regulations/gatekeeper
1.3(g) - Review and Update Ordinance and Precise Plan Residential Standards	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	Hold an annual Gatekeeper meeting, which may be limited or focused on residential or residential mixed-use projects at Council discretion.	6th Cycle	Continuous	September 2024 - Council held a Gatekeeper meeting	Meetings	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6852931&GUID=060AF692-8429-49E4-BB09-0D8FF5906507&Options=&Search=

1.4 - Religious and Community Assembly Sites for Housing	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.	Complete zoning amendments by December 31, 2024.	6th Cycle	In progress	The quantified outcome is the zoning amendment. 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/City Council Study Session. Additional work includes draft standards, additional outreach and code amendments.	Other		https://mountainview.legistar.com/MeetingDetail.aspx?ID=1247457&GUID=6A07C3A4-3E08-43E8-92AA-9F82F37EF5E2&Options=info&Search=housing
1.4 - Religious and Community Assembly Sites for Housing	Goal of at least 65 units proposed on religious/institutional sites south of El Camino Real by 2027. Incentivize such development through ongoing actions, such as outreach, funding and promotional materials.	2027	6th Cycle	Not Yet Started	n/a	Units		n/a
1.5 - Non-conforming R1 and R2 Multifamily Developments	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. Conserve 600 units in multi-family development in R1 and R2 districts where there is currently non-conforming density of residential units.	Inform property owners of the proposed Zoning Ordinance update that would allow them to preserve units by June 30, 2025.	6th Cycle	Completed	The quantified outcome is notification to property owners. Letters to inform property owners of the proposed zoning ordinance update sent June 2025.	Other	1	
1.5 - Non-conforming R1 and R2 Multifamily Developments	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. Conserve 600 units in multi-family development in R1 and R2 districts where there is currently non-conforming density of residential units.	Complete Zoning Ordinance update by December 31, 2025. Ongoing monitoring of identified sites in the R1 and R2 where there is non-conforming density of residential units and to evaluate whether intended objectives are being met.	6th Cycle	In Progress	Estimated Completion Date: Early 2026	Other	1	
1.6 - SB9 DUO Subdivisions	Facilitate the creation of middle-income ownership units in the City's highest opportunity single family neighborhoods through subdivision of DUO developments. Create additional economic incentives to build DUOs through subdivision opportunities. Address potential operations with 2-unit subdivisions, such as owner conflicts or requests for additions/modifications.	Adopt Zoning and Subdivision Ordinance Amendments by December 31, 2026.	6th Cycle	Not Yet Started	n/a	Other		
1.7 (b), (c) - ADU/JADU/SB9	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 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.	Continuous	6th Cycle	Continuous	The quantified outcome is collection of survey data. Staff has collected results from 2024 and 2025.	Other	2	
1.7(a) - ADU/JADU/SB9	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.	Implement ADU monitoring survey by December 31, 2024.	6th Cycle	Completed	The quantified outcome is development of the ADU monitoring survey which has been developed in December 2024. The survey will be sent annually to collect data on each calendar year.	Other	1	Contact City Staff for survey.
1.7(d) - ADU/JADU/SB9	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.	Update City webpage with resources developed by the Collaborative by December 31, 2023.	6th Cycle	Completed	The quantified outcome is webpage updates. The City ADU webpage has been updated and includes resources developed by the Collaborative.	Other	1	https://developmentpermits.mountainview.gov/residential/accessory-dwelling-units
1.8(a) - Park Land Ordinance Update	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	By December 31, 2024, adopt the Parks and Recreation Strategic Plan (addressing anticipated open space needs and long-term funding strategies).	6th Cycle	In Progress	The quantified outcome is the Park Land Dedication Ordinance update. Estimated Completion Q2 2026. Public input process completed August 2023-July 2024. Established existing conditions, conducted analysis of all existing parks, including a park-by-park workshop to identify areas for improvement to meet the community's unmet needs. Created a thorough Level of Service analysis which included remeasuring and categorizing all existing parks and school fields maintained by the City. Developed a draft Parks and Recreation Strategic Plan which was presented to the Parks and Recreation Commission on November 17, 2025. The draft Plan is currently being updated to present to the City Council in a Study Session on January 27, 2026. Following this meeting, the Plan will be updated based on public and City Council feedback to be presented to the Parks and Recreation Commission in March 2026 and to City Council in May 2026 for plan adoption.	Other		https://mountainview.legistar.com/View.aspx?M=A&ID=1063209&GUID=481A3613-B870-4EAF-80FA-CAF6436C9E7D
1.8(b) - Park Land Ordinance Update	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.	By December 31, 2025, adopt the Nexus Study, reduced fees, alternate mitigations and/or other programs to reduce costs on residential.	6th Cycle	In Progress	The quantified outcome is adoption of the nexus study and fee reductions as a result of the study. Estimated Completion Q1 2026 Hired Economic and Planning Systems to assist with the development of the Nexus Study.	Other		
2.3 - Reasonable Accommodation	Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.	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)	6th Cycle	Completed	The quantified outcome is ordinance updates. Completed Zoning Ordinance updates for Reasonable Accommodations on December 6, 2023.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6438614&GUID=BC7AA7B8-4209-4C82-9D48-DD2666124B7D&Options=&Search=
2.3 - Reasonable Accommodation	Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.	Produce and make available informational materials on the program by June 30, 2024.	6th Cycle	Completed	The quantified outcome is publication of materials. Produced informational materials and posted on the City webpage as a Reasonable Accommodation form.	Other	1	https://developmentpermits.mountainview.gov/about-permits/apply-for-permit/planning-permit

2.6 - Affirmatively Further Fair Housing	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. 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 Real 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.	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.	6th Cycle	In progress	The quantified outcome is adoption of incentives or zoning changes. 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/City Council Study Session. Additional work includes draft standards, prototyping, additional outreach and code amendments.	Other		https://mountainview.legistar.com/MeetingDetail.aspx?ID=1247457&GUID=6A07C3A4-3E08-43E8-92AA-9F82F37EF5E2&Options=info&Search=housing
2.6 - Affirmatively Further Fair Housing	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.	Adopt policies to increase affordable housing south of El Camino Real if 40 units not proposed by 2027.	6th Cycle	Not Yet Started	n/a	Other		
3.1(a) - Homelessness Prevention and Services for the Unhoused	a) Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused	Develop strategy by December 31, 2024. Strategy will address critical programs to prevent and respond to homelessness as described in the program.	6th Cycle	Completed.	The quantified outcome is developing a strategy to address homelessness. Adopted the Pathways to Housing - Homeless Response Strategy Implementation and Expenditure Plan on June 10, 2025 - See p.82 for Appendix C - Metrics Chart	Other	1	https://www.mountainview.gov/our-city/departments/city-manager-s-office/human-services/homelessness/homelessness-response-strategy-and-expenditure-plan
3.1(b) - Homelessness Prevention and Services for the Unhoused	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.	Annually support CSA, LifeMoves and other partner 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.	6th Cycle	Continuous	The quantified outcome used is number of residents helped. For FY 24-25, CSA assisted 1,063 residents with housing formation, referrals, and case managements, and conducted 189 unique outreach visits to individuals living in vehicles on City streets in partnership with the MVPD Community Outreach Officer. CSA also completed 96 VI-SPDATS (housing assessments) to help them enter the queue for supportive housing opportunities. 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. For FY 25-26, City will be funding CSA with \$177,000 for critical case management, housing information and referral services, and targeted outreach for Mountain View's unhoused and unstably housed residents.	Other	1063	
4.11 - Annual Monitoring and Reporting	Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.	Annually	6th Cycle	Ongoing	The quantified outcomes is number of times APR has been submitted. The City annually completes and submits the APR. The APR has been submitted twice, once in 2024 and once in 2025.	Other	2	
4.1(b) - Development Streamlining and Processing Revisions	Update the Zoning Ordinance process and approval bodies to streamline permitting processes. - 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.	Update the Zoning Ordinance process and approval bodies by December 31, 2026.	6th Cycle	Not yet started	None			
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Establish and publish formal planning application review timelines and track performance by December 31, 2024	6th Cycle	Completed	The quantified outcome is permit timelines publishing. Permit timelines are posted on City website.	Other	1	https://developmentpermits.mountainview.gov/about-permits/permit-timelines
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Standardize development permit-related comment letters to refer to adopted codes, design standards and include checkboxes for staff/applicant by December 31, 2024	6th Cycle	Continuous	The quantified outcome is creating a standard comment letter. Partially completed with projectdocs as we have a standard cover letter and formatting of comments. City to develop a land management system to create more standard comments. Anticipated to launch RFP for land management system in 2026.	Other	1	Contact City Staff for sample comment letters.
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Expand the City's GIS system for the public on City's website by December 31, 2025	6th Cycle	Continuous	The quantified outcome are improvements made to the GIS system. The GIS public interface has been created. Staff is currently updating the zoning districts layer to add Precise Plan subareas. Estimated to be completed in Q1 2026.	Other	1	https://data-mountainview.opendata.arcgis.com/
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Create a dashboard with historic and current performance indicators for the development review process by December 31, 2025	6th Cycle	Completed	The quantified outcome is publishing a dashboard. Completed and posted the dashboard on the City website on December 2025.	Other	1	https://developmentpermits.mountainview.gov/about-permits/data-and-reports
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Create a dashboard for the implementation of the Matrix Study recommendations by December 31, 2024	6th Cycle	Completed	The quantified outcome is publishing a dashboard. Matrix study dashboard completed and published on June 20, 2025.	Other	1	https://developmentpermits.mountainview.gov/about-permits/data-and-reports/development-review-study
4.1(c) - Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Conduct a Development Services Fund Fee Study and update the Master Fee Schedule based on results by December 31, 2024	6th Cycle	Completed	The quantified outcome is adopting new fees. Completed fee study and updated the Master Fee Schedule on new fees effective August 2025.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7429029&GUID=1D235B6A-0C51-4FA8-ACA0-EE732FBB1500&Options=&Search=
4.1(c)Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Implement an online permitting system for Building, Planning and Public Works (ProjectDox) by December 31, 2024	6th Cycle	Completed	The quantified outcomes are implementing a new permitting system for each listed division. All three divisions (Building, Planning and Public Works) have transitioned to a new online permitting system, which allows for standardized comments.	Other	3	https://developmentpermits.mountainview.gov/about-permits/apply-for-permit
4.1(c)Development Streamlining and Processing Revisions	Improve the development review process through implementation of the 2021 Matrix Study.	Streamline the City's contract process for consultant services related to development review by December 31, 2024	6th Cycle	Continuous	The quantified outcome is any action made to streamline the contract process. The City developed an on-call CEQA consultant list in June 2025. These consultants may be used without processing a new contract.	Other	1	

4.1(d) - Development Streamlining and Processing Revisions	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. Bring the city fully into compliance with new transparency legislation by posting project-specific fees online.	Bring City into full compliance with transparency requirements as soon as possible. Acquire additional software and tools as identified.	6th Cycle	Completed	The quantified outcome is ensuring the City process complies with transparency requirements. The City is compliant with the transparency requirements and posting of plans. Acquisition of other software and tools is ongoing.	Other	1	
4.10 - City Council Goal Setting	Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process. Ensure consistency between the Housing Element and other General Plan Elements throughout the planning period.	Annually	6th Cycle	Continuous	2025-2027 Council work plan incorporated Housing Element obligations, including projects associated with R3. The process also affirmed staff capacity to complete past items, such as Moffett Boulevard.	Other	1	https://www.mountainview.gov/our-city/city-council/strategic-priorities-and-council-work-plan
4.2 - Federal, State, and Regional Policy Initiatives	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.	Participate in the planning process for a 2024 regional housing funding measure, and support such measure. Continuously monitor federal and State legislation and submit support letters as appropriate. Propose legislation if directed by Council, especially with regards to objectives listed above. Monitor changes to SB 330 that would affect displacement prevention efforts in Mountain View and lobby for anti displacement measures as appropriate. Apply for State funding programs as appropriate.	6th Cycle	Continuous	Quantified outcome is supporting federal and state legislation. The City continues to monitor on-going legislation and will sponsor legislation based on Council direction. The City has sponsored one legislation since 2023.	Other	1	
4.4 - Partnerships to Support Affordable Housing	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. 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.	Secure additional funding needed to preserve and rehabilitate projects to meet City's antidisplacement goals, likely totaling over \$50 million, by 2028.	6th Cycle	Not Yet Started	n/a	Other		
4.6 - Partnerships with Employers	a) Study opportunities for short-term employee housing on sites zoned for office use, and implement if feasible b) Create framework to collaborate with major employers (including large public entities) to provide workforce housing (potentially on office sites)	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. 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.	6th Cycle	Not Yet Started	n/a	Other		
4.8 - School District Coordination	Provide a copy of the Housing Element to school districts serving the City. Share information on new residential developments including number of units and bedrooms and demographic information with school districts.	Share a copy of housing element within one month of adoption. Share development information with Districts annually.	6th Cycle	Completed	Quantified outcome is providing a copy to the School District, which was sent on June 21, 2023. Data provided as requested, generally every few months.	Other	1	n/a
4.9 - Water and Sewer Service Coordination	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.	Share a copy of housing element within one month of adoption.	6th Cycle	Completed	Quantified outcome is providing a copy to the water and sewer utility staff, which was sent on June 2, 2023.	Other	1	n/a
1.12 - Maintenance of Existing Housing Stock	Respond to housing code violations through the Code Enforcement, CSFRA petition and Multi-family Housing Inspection programs. Enforce CSFRA provisions that limit rent increases and displacement impacts to tenants when violations are found. Rehabilitation and upgrades at affordable housing developments/CSFRA units.	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.	6th Cycle	Completed	Rent Stabilization provides ongoing education and outreach to tenants and landlords regarding CSFRA requirements, and have developed outreach and marketing 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).	Other	1	https://www.mountainview.gov/our-city/departments/housing/rent-stabilization
1.12 - Maintenance of Existing Housing Stock	Rehabilitation and upgrades at affordable housing developments/CSFRA units.	Ongoing assessment and funding of improvements at affordable housing projects.	6th Cycle	Continuous	The quantified outcome is how much money the City has committed to the City housing fund. 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.	Other	4 million	https://mountainview.legistar.com/View.ashx?M=A&ID=1135390&GUID=54A122B4-4D00-471B-86C8-161BE8A5E578
1.12 - Maintenance of Existing Housing Stock	Respond to housing code violations through the Code Enforcement, CSFRA petition and Multi-family Housing Inspection programs. Enforce CSFRA provisions that limit rent increases and displacement impacts to tenants when violations are found. Rehabilitation and upgrades at affordable housing developments/CSFRA units.	Ongoing implementation and enforcement of Code Enforcement, CSFRA Petition and Multifamily Housing Inspections, utilizing the compliance order process, including landlord penalties.	6th Cycle	Continuous	The quantified outcome is number of multifamily housing inspections. 871 inspections for R2 and 754 in unit inspections for multi-family housing were conducted, for a total of 1,625 units. Staff received 24 referrals from CSFRA, suppression company referrals, and 6 direct resident complaints.	Units	1625	

<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>6th Cycle</p>	<p>Completed</p>	<p>Quantified outcome is completion of the BMR Phase 2 first review which is complete. Council Study Session held on 12/12/2023. Actions based on City Council direction are being implemented.</p>	<p>Other</p>	<p>1</p>	<p>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>6th Cycle</p>	<p>Not Yet Started</p>	<p>n/a</p>	<p>Other</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>6th Cycle</p>	<p>In Progress</p>	<p>The quantified outcomes is perform a needs assessment and identify best practices.</p> <p>Staff evaluated potential options to incentivize SB 9 projects through the City's BMR program, which was presented to Council on November 4, 2025. Based on the evaluation, staff are proposing a reduced or waived in-lieu fee for small-scale project utilizing SB 9. Additionally, this item has been incorporated into the City's Low- and Middle-Income Homeownership Strategy, which was presented to Council on December 16, 2025, to further study options to facilitate ADU's and SB 9 projects in 2026.</p>	<p>Other</p>	<p>1</p>	<p>https://mountainview.legistar.com/View.ashx?M=A&ID=1249686&GUID=DE216A49-E462-42E9-BCBA-8213F45A2DF5</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>6th Cycle</p>	<p>Not Yet Started</p>	<p>n/a</p>	<p>Other</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>Assess pilot for continuation based on objectives and metrics by December 2028.</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>n/a</p>	<p>Other</p>		
<p>2.1 - Subsidize and Support Affordable Housing Programs</p>	<p>Funding opportunities will be made available ongoing via the City's NOFA process and other programs.</p>	<p>Continuous</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The quantified outcomes are the number of units that were funded. Funding opportunities have been made for 647 units. Specifically, the developer selection process for the City-owned site (87 E Evelyn) was completed in September 2023 to build 268 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 (79 units) - \$8,000,000 - 1020 Terra Bella Avenue (108 units) - \$13.5 million - Crestview Hotel (49 units) - \$9 million - 57-67 E Evelyn Ave (143 units) - \$11.3 million (of which \$5 million in acquisition financing) 	<p>Units</p>	<p>647 units (refer to the listed projects)</p>	

2.1 - Subsidize and Support Affordable Housing Programs	Ongoing evaluation of needed units for populations with special needs, and funding opportunities through the City's NOFA process as needed and available	Continuous	6th Cycle	Continuous	<p>The quantified outcome ie evaluating the needed units and funding opportunities, which has been complete. As such, 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>	Other	1	
2.1 - Subsidize and Support Affordable Housing Programs	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 years.	2029	6th Cycle	Continuous	<p>Quantified outcomes are the number of meetings held for discussing innovative programs. Two study sessions (meetings) were held related to this program. 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, with a Study Session on March 19, 2024: https://mountainview.legistar.com/LegislationDetail.aspx?ID=6575489&GUID=412A458C-D4FE-4CE0-B4B8-D60CBD3BB531&Options=&Search=.</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, with a Study Session held in September 2025: https://mountainview.legistar.com/LegislationDetail.aspx?ID=7648858&GUID=7E9E56FA-A44C-44FF-9BD1-328C54D59EA7&Options=&Search=</p>	Meetings	2	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7052426&GUID=C8131714-B534-4A90-9A68-55B6F03015E1&Options=&Search=
2.4 - Inclusive and Equitable Affordable Housing Application Processes	<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>	6th Cycle	Not yet started	n/a	Other		
2.5 - Mediation and Fair Housing Programs	Fund/provide financial support for mediation and fair housing programs.	Annually fund fair housing and mediation services.	6th Cycle	Continuous	The quantified outcomes is number of mediation cases resolved. In 2024-25 68 of 71 mediation cases were resolved. The City continues to fund fair housing and mediation services that are available at no cost to tenants and landlords.	Other	68	
2.5 - Mediation and Fair Housing Programs	Fund/provide financial support for mediation and fair housing programs. Milestone: Continuously provide information about tenant and landlord rights.	Continuously provide information about tenant and landlord rights.	6th Cycle	Continuous	<p>The quantified outcome is number of outreach events to provide information on tenant and landlord rights. In 2024-25, 109 outreach events were held or attended, reaching a total of 4,056 community members.</p> <p>The Rent Stabilization Division continuously updates information about tenant and landlord rights. Information handouts updated in November 2023.</p>	Other	109	
2.5 - Mediation and Fair Housing Programs	Fund/provide financial support for fair housing programs.	Target at least one annual outreach/education event targeted to local residents and one annual outreach/education event targeted to local property owners and managers.	6th Cycle	Completed	<p>The quantified outcome being shown is number of workshops that have been held but other work is being done that is not quantifiable.</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>In 2024-25 44 workshops were held as well as 43 Housing Help Center clinics for Landlords and 22 Housing Help Center clinics for tenants.</p>	Meetings	44	
2.5 - Mediation and Fair Housing Programs	Fund/provide financial support for fair housing programs.	Evaluate fair housing via self-evaluation process as part of 2028 BMR review.	6th Cycle	Not Yet Started	n/a	Other		

2.6 - Affirmatively Further Fair Housing	Remove impediments to fair housing and provide equitable access to housing and opportunity.	Update Assessment of fair housing as required by HUD with the first update completed in 2023, and subsequent updates based on HUD guidance. Implement necessary actions continuously as needed.	6th Cycle	Completed	The quantified outcome is updating the assessment of fair housing. Assessment of Fair Housing completed in 2023. Current HUD administration does not require additional updates to AFH.	Other	1	
3.1(c), (d) - Homelessness Prevention and Services for the Unhoused	c) Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View. d) Allow emergency shelters pursuant to AB 2339 (see program 1.1) Fewer evictions than in the past. Maintain at least 100 shelter or interim housing spots. Develop at least 200 supportive housing units. Data showing households moving from shelter and interim housing to Mountain View-based permanent housing.	Regularly support the development of permanent housing via regular NOFA process or through marketing City-owned sites. - Maintain at least 100 shelter or interim housing spots. - Develop at least 200 supportive housing units.	6th Cycle	Continuous	The quantified outcome is total number of interim and supportive housing units. The City has the following number of interim and supportive housing units: - 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.	Units	311	
3.2 - Displacement Prevention and Mitigation	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	Evaluate the efficacy of TRAO by December 31, 2024.	6th Cycle	Completed	Quantified outcome is adopting the new TRAO. Council adopted amended TRAO in December 2025, with a 2nd reading scheduled for January 27, 2026. The new TRAO will become effective 30 days thereafter.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7052426&GUID=C8131714-B534-4A90-9A68-55B6F03015E1&Options=&Search=
3.2 - Displacement Prevention and Mitigation	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. - 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.	Develop funding strategy for affordable housing preservation by December 31, 2025. Target expenditure of funds to assist in preserving at least two naturally occurring affordable housing projects during the planning period.	6th Cycle	Completed	Quantified outcome is development of a funding strategy. At the 3/19/24 Council Study Session, Council approved a funding strategy. The strategy 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.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6575489&GUID=412A458C-D4FE-4CE0-B4B8-D60CBD3BB531&Options=&Search=
3.2 - Displacement Prevention and Mitigation	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.	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.	6th Cycle	Continuous	In 2024-25 the Rental Housing Committee met 12 times (every month) throughout the year. The Division processed 50 petitions in this Fiscal Year. 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.	Meetings	12	
3.2 - Displacement Prevention and Mitigation	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.	Create community ownership action plan by June 30, 2025.	6th Cycle	In Progress	COAP policies adopted at a City Council study session on 9/9/2025 - Final plan anticipated to be completed in 2026	Other		https://mountainview.legistar.com/View.aspx?M=A&ID=1249681&GUID=F3B4D87C-B641-4DB3-9972-9190B2226737
3.2 - Displacement Prevention and Mitigation	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.	Study updates to MHRSO regarding allowed rent increases and adopt (if directed by Council) by March 31, 2025.	6th Cycle	Completed	The quantified outcome is updates to the MHRSO. The MHRSO amendments were adopted on 3/13/25 and second reading held on 3/25/25.	Other	1	https://mountainview.legistar.com/LegislationDetail.aspx?ID=7046568&GUID=A97D5964-2863-465A-968B-2894430B1A2C&Options=ID Text &Search=mobile+home
3.2 Displacement Prevention and Mitigation	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.	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 plans for unit preservation by 2028.	6th Cycle	Completed	Quantified outcomes are number of anti-displacement strategies discussed. Council Study Session held on 10/10/2023 regarding local replacement requirements. Follow-up Study Session on 3/19/2024 to discuss community ownership models and OPA.	Other	2	https://mountainview.legistar.com/LegislationDetail.aspx?ID=6374156&GUID=E6B6BF08-3A8C-4ECC-8BC1-C7A7DFB280C2&Options=&Search=
4.1(a) - Development Streamlining and Processing Revisions	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 the 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. Facilitate at least 1,100 units of 100% affordable development by streamlining the funding approval process, prioritizing staff review, utilizing State streamlining (e.g., SB35).	Review and update NOFA process by June 30, 2024.	6th Cycle	Completed	Quantified outcomes is updates to the NOFA process. 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.	Meetings	1	https://mountainview.legistar.com/MeetingDetail.aspx?ID=1205658&GUID=E12BF56D-3C80-4677-A126-29A14D4EA91C&Options=info &Search=

Jurisdiction	Mountain View	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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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.			TOTAL UNITS ⁺	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 ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Mountain View	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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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.	https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTXIVAFHOPR_DIV2REDEBERKTEHOPR_S36.40.10GERE	
Notes		

Low	Deed Restricted	0
	Non-Deed Restricted	26
Moderate	Deed Restricted	0
	Non-Deed Restricted	26
Above Moderate		310
Total Units		388

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	85
	Non-Deed Restricted	15
Low	Deed Restricted	79
	Non-Deed Restricted	15
Moderate	Deed Restricted	110
	Non-Deed Restricted	15
Above Moderate		1044
Total Units		1363