

4.4. Solicit community and stakeholder feedback on housing issues and the effectiveness of Housing Element program implementation.

4.5. Build partnerships to increase the availability of City resources in producing housing and providing services.

Housing Programs

To work towards achieving the four Goals and implementing the Policies presented above, the Housing Element includes a series of Programs that identify specific actions that the City of Mountain View will take during the Housing Element planning period. These programs include a mixture of programs carried over from the 5th Cycle Housing Element that were deemed still relevant, 5th Cycle Programs that have been modified to address current opportunities and challenges, and new programs. The programs are formulated to respond to findings from the Housing Needs Assessment, including the Assessment of Fair Housing (see Appendix B), the Constraints Analysis (see Appendix D), as well as input received from housing stakeholders and the general public, and direction from the Environmental Planning Commission and the City Council.

Each program below includes: a statement of its objective(s); a description of the actions the City will take, specific timeframes for implementation within the Housing Element planning cycle; the City department responsible for implementation; and the targeted source of funding to support implementation.

1.1 Zoning Ordinance Update for Consistency with State Laws

Update the Zoning Ordinance to address consistency with the following State laws and HCD guidance:

- 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 ordinance to remove unnecessary findings associated with Reasonable Accommodation permits to remove constraints to housing for special needs populations (Program 2.3)
- 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.

- 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:¹
- 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)
 - 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
 - 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

Objectives and Metrics:

- Update the Zoning Ordinance as needed to fully accommodate the City's 6th Cycle RHNA.
- Update the Zoning Ordinance to be consistent with recent legislation, Government Code and Health and Safety Code regulations.

Milestone and Timeframe:

- Adopt zoning updates for AB 2339 by March 31, 2024
- Adopt general zoning updates by December 31, 2024
- 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.
- Adopt zoning updates annually as necessary to respond to future changes in State law (ongoing).

Responsibility: Planning Division

Potential Funding: Development Services Fund (DSF) and General Fund

AFFH Program: Housing Mobility

¹ The rezonings cover more parcels than the sites inventory to provide additional housing opportunities, especially in high-opportunity areas.