

Appendix A

Notice of Preparation, Scoping Meeting Materials, and Scoping Comments



To: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

From: Ellen Yau, Senior Planner
City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR
THE HOUSING ELEMENT UPDATE**

The City of Mountain View proposes to prepare and adopt a comprehensive update to the Housing Element (of the City's General Plan) for the period from January 2023 to January 2031 as required by State law. As part of the Housing Element Update (HEU or the Project), the City will prepare and adopt limited amendments to other elements (or chapters) of the General Plan as needed, and may also adopt limited changes to existing precise plans and the City's zoning map/regulations to maintain consistency with the updated Housing Element. Amendment of the City's General Plan and related actions are discretionary and subject to review under the California Environmental Quality Act (CEQA).

The City will be the Lead Agency and will prepare a program-level Environmental Impact Report (EIR) for the above referenced Project. We would like your input regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached.

A Public Scoping Meeting will be held on Thursday, February 24, 2022 at 6:00 PM to take comments regarding the scope and content of the Draft EIR. Due to the current COVID-19 restrictions, the scoping meeting will be held virtually via Zoom webinar. Members of the public and public agencies may participate remotely. All interested persons may participate by joining the video conference and may access the meeting information at the following website: <https://www.mvhousingelement.org/event/nop-scoping-meeting>.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response if possible. The comment period is from February 4, 2022 to March 7, 2022. Written comments will be accepted until 5:00 PM on March 7, 2022.

Please identify a contact person and send your response to:

City of Mountain View
Community Development Department
Attention: Ellen Yau, Senior Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
(650) 903-6306
ellen.yau@mountainview.gov

Ellen Yau, Senior Planner
Community Development Department



Date: February 4, 2022

**NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT FOR
THE HOUSING ELEMENT UPDATE**

A. INTRODUCTION

The purpose of the EIR is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Upon finding the EIR complete and compliant with CEQA, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed Project. Certification of an EIR does not constitute project approval.

The City of Mountain View determined that analysis of the environmental effects of the Housing Element Update is best provided through use of an EIR. The EIR for the Project will be a program EIR, prepared and processed in accordance with CEQA. Consistent with State CEQA Guidelines Section 15168, a program EIR is an EIR that is prepared to assess a series of related actions that can be characterized as one project and allows an agency to consider broad policy alternatives and program-wide mitigation measures. In this case, the program EIR will assess potential impacts of potential development consistent with the proposed Housing Element Update (HEU). Future discretionary development projects will be evaluated to determine whether they fall within the scope of the program EIR or whether additional CEQA analysis is needed.

B. PROJECT LOCATION

The proposed Project would update the City of Mountain View’s Housing Element, which is a policy document that addresses housing issues and applies citywide. The City includes approximately 12.24 square miles and is located in northern Santa Clara County; it borders the San Francisco Bay to the North, the City of Palo Alto to the West, the City of Los Altos to the South and Southwest, and Moffett Federal Airfield and the City of Sunnyvale to the East. (See **Figure 1**)

C. DESCRIPTION OF THE PROJECT

The proposed Project includes actions by the City of Mountain View to update the City’s Housing Element in conformance with State law and make necessary adjustments to other elements of the City’s General Plan, zoning, and precise plans to maintain consistency within and between these documents.

Background

The Mountain View General Plan contains goals and policies and graphics that guide land use decisions in the City and includes a Housing Element. State law requires local jurisdictions to update their housing elements on a regular schedule and to maintain consistency between the housing element and other elements of the general plan. Each city and county in the Bay Area must update their current housing element to the satisfaction of the State Department of Housing and Community Development (HCD) by January 31, 2023 and must plan for a number of new housing units referred to as their

Regional Housing Needs Allocation (RHNA).

A RHNA is generally assigned to each jurisdiction by the Association of Bay Area Government Council of Governments (ABAG) for an eight year planning period and includes housing units at various level of affordability (very low income, low income, moderate income, and above moderate). The City’s RHNA is shown in **Table 1**, below, and represents a significant increase over the City’s last RHNA of 2,926 units.

Table 1. Mountain View Regional Housing Needs Allocation (RHNA)					
	Units by Income Group				Total Units
	Very Low Income (0-50% of AMI)	Low Income (51-80% of AMI)	Moderate Income (81-120% of AMI)	Above Moderate Income (>120% of AMI)	
RHNA Allocation	2,773	1,597	1,885	4,880	11,135
% of Total	25%	14%	17%	44%	100%
Notes: AMI = Area Median Income. Santa Clara County’s 2021 AMI for a household of four was \$151,300 according to the U.S. Department of Housing and Urban Development’s Office of Policy Development and Research.					

Source: *ABAG Final Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area 2023-2031*, December 2021.

Recent modifications to Housing Element law adopted through Senate Bill 1333, known as the “No Net Loss” provisions, require that the City maintain adequate capacity to accommodate the remaining unmet portion of its RHNA target for each of the income categories throughout the eight-year Housing Element planning period. HCD recommends that jurisdictions plan for their RHNA *plus* a buffer of additional units equivalent to 15-30 percent. To be conservative, the City intends to identify a buffer of at least 20 to 30 percent of lower and moderate income units (about 1,500 to 1,900 units) and at least 50 percent of above-moderate income units (at least 2,500 units), for a total buffer of at least 35 percent and a total unit capacity of at least 15,000 and potentially up to approximately 18,000 units. Inclusion of a generous buffer is in the City’s interest because:

- As the analysis of the Housing Element Update progresses through the preparation and adoption process, sites may be modified or removed from the inventory; and
- It would avoid the need to identify and potentially rezone additional sites if one or more sites included in the Housing Element to accommodate lower or moderate income housing later develops with fewer such units during the eight year planning period.

Components of the Project

The Project analyzed in the EIR would update the City's Housing Element, including goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in the City. In addition, the HEU would include an inventory of sites appropriate for the development of multifamily housing, and sufficient to accommodate the City's RHNA plus a buffer. The City would rezone identified sites only if/as necessary to meet requirements of State law and would amend other elements of the General Plan if/as needed to maintain internal consistency.

The HEU is the subject of ongoing community outreach and will evolve based on community input and analysis before being submitted to HCD for review and before being considered for adoption by the City Council. Given the time needed to prepare an EIR, certain assumptions are being made about the contents of the HEU in order to initiate the environmental review process. Specifically, the EIR will analyze a HEU that would meet all legal requirements and:

- Include an updated housing needs assessment;
- Include updated goals, policies, and programs that address the maintenance, preservation, improvement, and development of housing and affirmatively further fair housing;
- Include a housing inventory that meets the City's RHNA and provides a buffer of additional housing development capacity;
- Require limited amendments to other elements of the General Plan as/if needed to maintain internal consistency; and
- Require limited amendments to the City's existing precise plans, zoning map and zoning ordinance to rezone housing site(s) and densities if/as needed.

Housing Sites Inventory

The City proposes to address the requirements for a housing inventory and meet its RHNA plus a buffer via a number of strategies as provided for in State law and HCD guidance.

Pipeline Projects. The City has approved a number of housing and mixed-use projects that are likely to result in production of multifamily housing during the housing element planning period. The City also has active applications on file for multifamily housing and/or mixed use developments that may be approved during the housing element planning period. Both types of "pipeline projects" would count towards the City's RHNA, and could collectively total approximately 8,000 units by 2031.

Rehabilitation and Preservation of Existing Units for Lower Income Households. The City may meet a portion of its RHNA by providing committed assistance to substantially rehabilitate existing housing units to provide for lower income housing. The City is investigating possible use of this strategy and does not yet have an estimate of the number of units involved.

Accessory Dwelling Units. The City may assume that the development of accessory dwelling units (ADUs) during the planning period is equivalent to that in recent years. Based on information contained in the City's annual production reports to HCD, approximately 96 ADUs may be assumed over the eight year planning period.

Existing Opportunity Sites. The City's existing precise plans, General Plan Land Use designations,

and zoning permit a range of residential densities in different areas of the City that can accommodate development of multifamily housing without adjustment. A preliminary analysis estimates that there may be sufficient sites to accommodate approximately 5,000 to 6,000 units. Most of these sites are within Precise Plan areas, including El Camino Real, San Antonio, and East Whisman, although there could be existing sites identified for inclusion in the inventory in other areas of the City as well. See **Figure 2** for a map showing City neighborhoods and precise plan locations.

Opportunity Sites Requiring Rezoning. There are a limited number of sites that could accommodate multiunit housing – and in some cases specifically affordable housing for lower income households – if rezoned to allow residential use at appropriate densities. These sites, which include development projects under review and under discussion are located at 901-987 North Rengstorff Avenue, 1265 Montecito Avenue, 1020 Terra Bella Avenue and East Evelyn Avenue between Highway 85 and Pioneer Way, and could accommodate approximately 700 units.

Other Opportunities. The City fields questions about many development sites consistent with existing zoning. Several of these sites have specific developer interest, but for which no application has yet been submitted. These development opportunities are generally located in Precise Plan areas, such as East Whisman, North Bayshore and El Camino Real, and could accommodate at least 1,500 units.

Additional Rezoning. If the above opportunities are inadequate to accommodate the RHNA, either at the time of Housing Element adoption or over the course of the 6th Cycle due to the “no net loss” law, the Housing Element may also include programs to adopt additional rezonings in targeted urban infill areas (areas on previously developed sites and/or completely surrounded by urban uses), such as the following:

- General Plan Densities. Sites throughout the city allow residential or higher densities through the General Plan, but have not yet implemented the zoning for these uses and densities.
- Other Opportunity Sites. Several other sites may present unique residential development opportunities.

These rezoning opportunities could accommodate approximately 1,000 to 2,500 additional units.

Total Inventory. While strategies and sites included in the Housing Element Update will be refined based on community input and analysis as the EIR is being prepared, the EIR will analyze the impacts associated with the possible increase in housing production assuming use of the above strategies to plan for up to approximately 18,000 units focused primarily along the commercial corridors and in areas that currently accommodate commercial/industrial uses, mixed uses, and/or multifamily housing. An interactive map of the City showing potential housing inventory sites can be accessed on the City’s website at <https://www.mvhousingelement.org/>.

It is important to note that while State law requires the Housing Element to include an inventory of housing sites and requires the City to appropriately zone sites for multifamily housing, the City is not required to actually develop/construct housing on these sites. Future development on identified sites will continue to be at the discretion of individual property owners and will be largely dependent on market forces and in the case of affordable housing, available funding and/or other incentives.

Project Objectives

The proposed Project is intended to ensure the City's conformance with State housing requirements and seeks to:

- Protect existing housing;
- Encourage new housing for households at all income levels and for households with a range of diverse housing needs;
- Remove undue constraints on new housing development, including for affordable housing development;
- Affirmatively further fair housing; and
- Identify specific sites that could accommodate required housing units to meet the City's RHNA.

D. ENVIRONMENTAL IMPACTS OF THE PROJECT

The City will prepare a program EIR to assess potential impacts of the proposed Housing Element Update, focusing on projected growth that may occur as a result of proposed changes in density/zoning or adoption of other incentives. Pursuant to CEQA and State CEQA Guidelines Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that the City has determined may be potentially significant. The EIR will also evaluate the cumulative impacts of the Project. The City expects that the EIR will address potential environmental effects of the Project in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

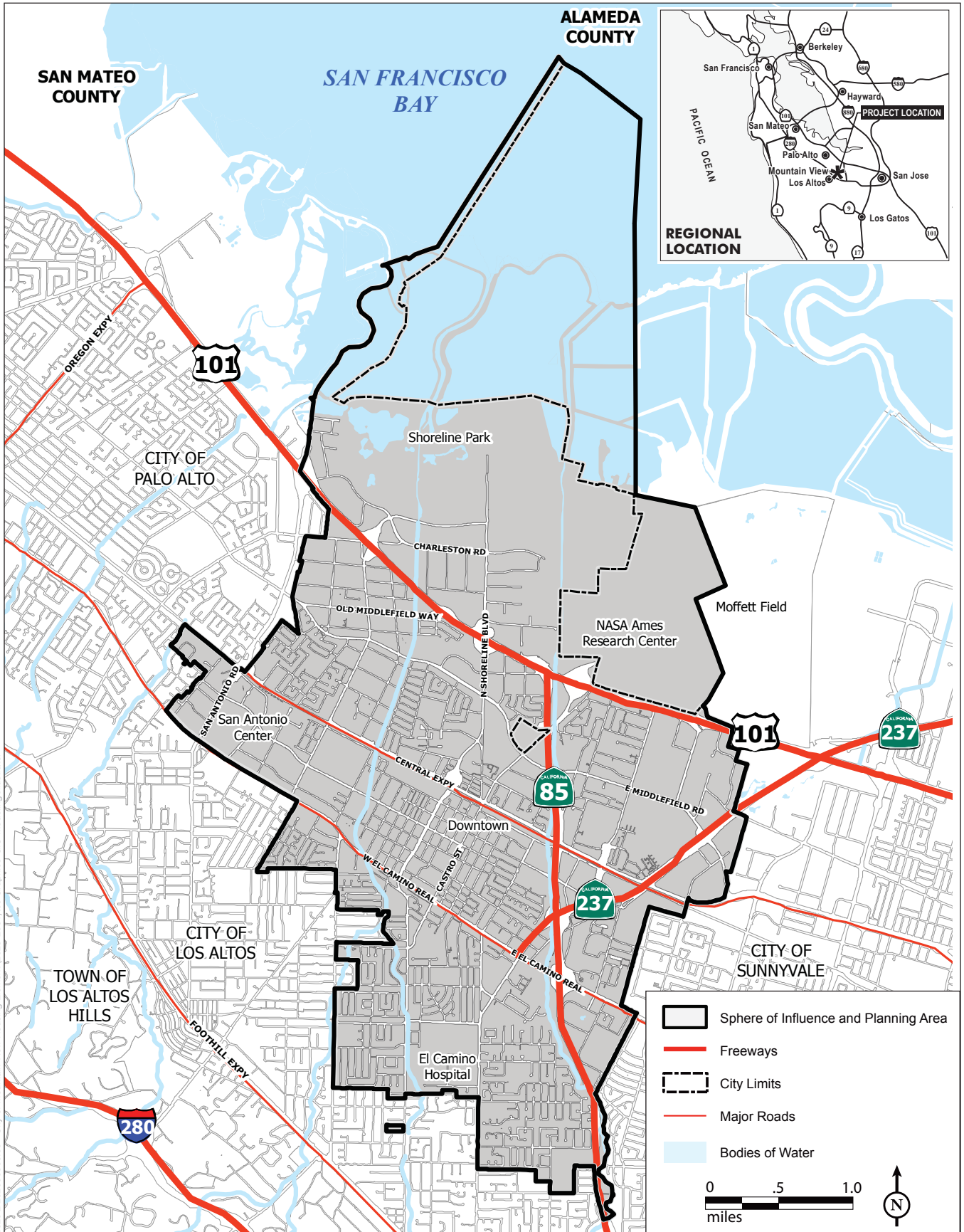
E. SCOPING COMMENTS

We are requesting your input on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to your organization; specifically, we are requesting the following:

1. Identify significant environmental effects and/or mitigation measures you believe need to be explored in the EIR with supporting discussion of why you believe effects may be significant.
2. Describe special studies and other information you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified.

3. For public agencies that provide infrastructure and public services, identify any facilities that will be required to provide services to the Project development.
4. Indicate whether staff from your agency would like to meet with City staff to discuss the scope and content of the EIR's environmental information;
5. Provide the name, title, telephone number, postal address, and email address of the contact person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives you believe need to be explored in further detail in the EIR.

Comments may be sent to: Ellen Yau, Senior Planner
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500 Castro Street, P.O. Box 7540
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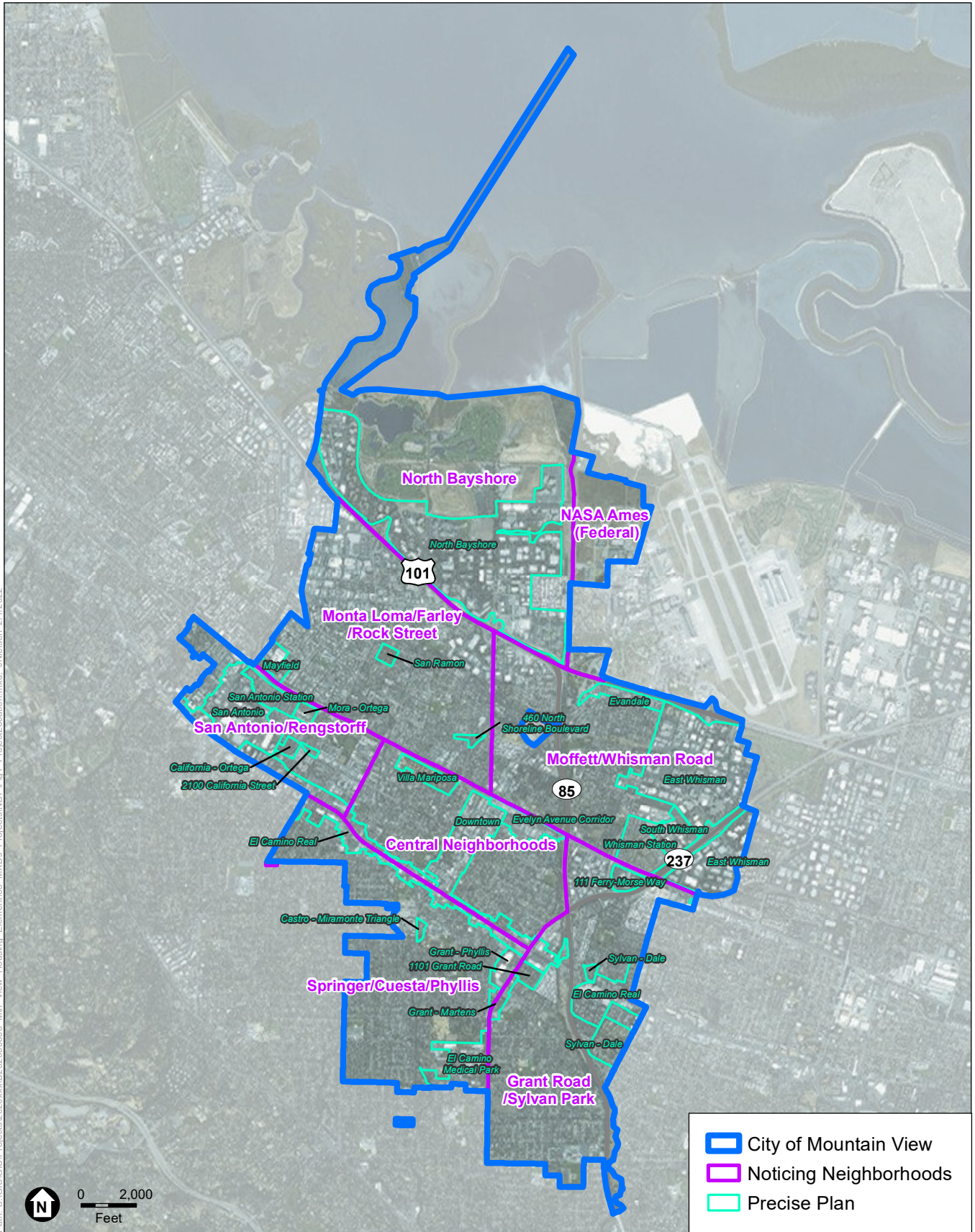


SOURCE: City of Mountain View, 2011

City of Mountain View Housing Element Update

Figure 1
Project Location Map





SOURCE: ESRI, 2021.

City of Mountain View Housing Element Update

Figure 2
Neighborhoods and Precise Plan Locations





Mountain View Housing Element
Update (HEU) Draft EIR Scoping Session

February 24, 2022

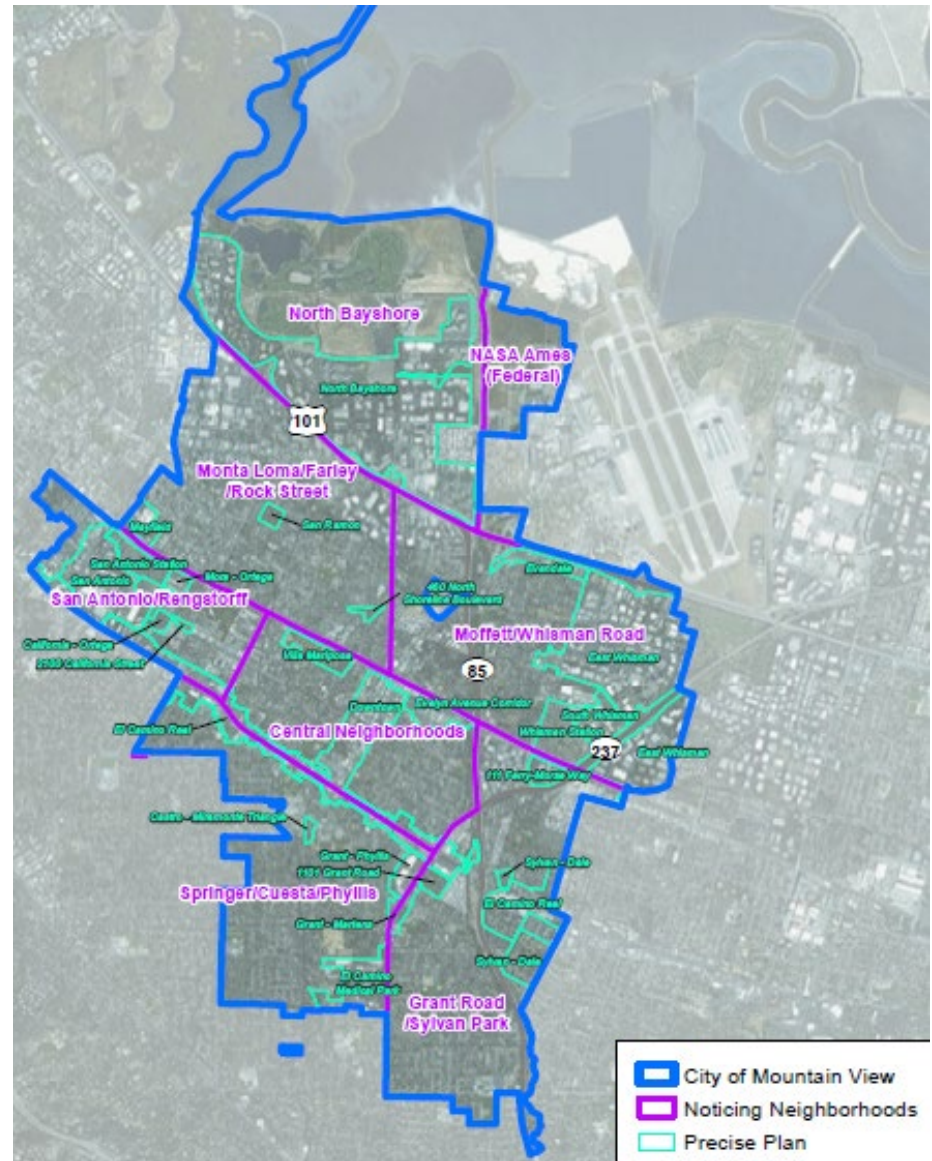
OVERVIEW

- HEU at a glance...
- CEQA Process
- Purpose of the Scoping Meeting
- Program EIRs
- Environmental Issues
- Environmental Review Process
- EIR Public Participation Opportunities
- Reminder: What is a Scoping Comment
- Public Comments

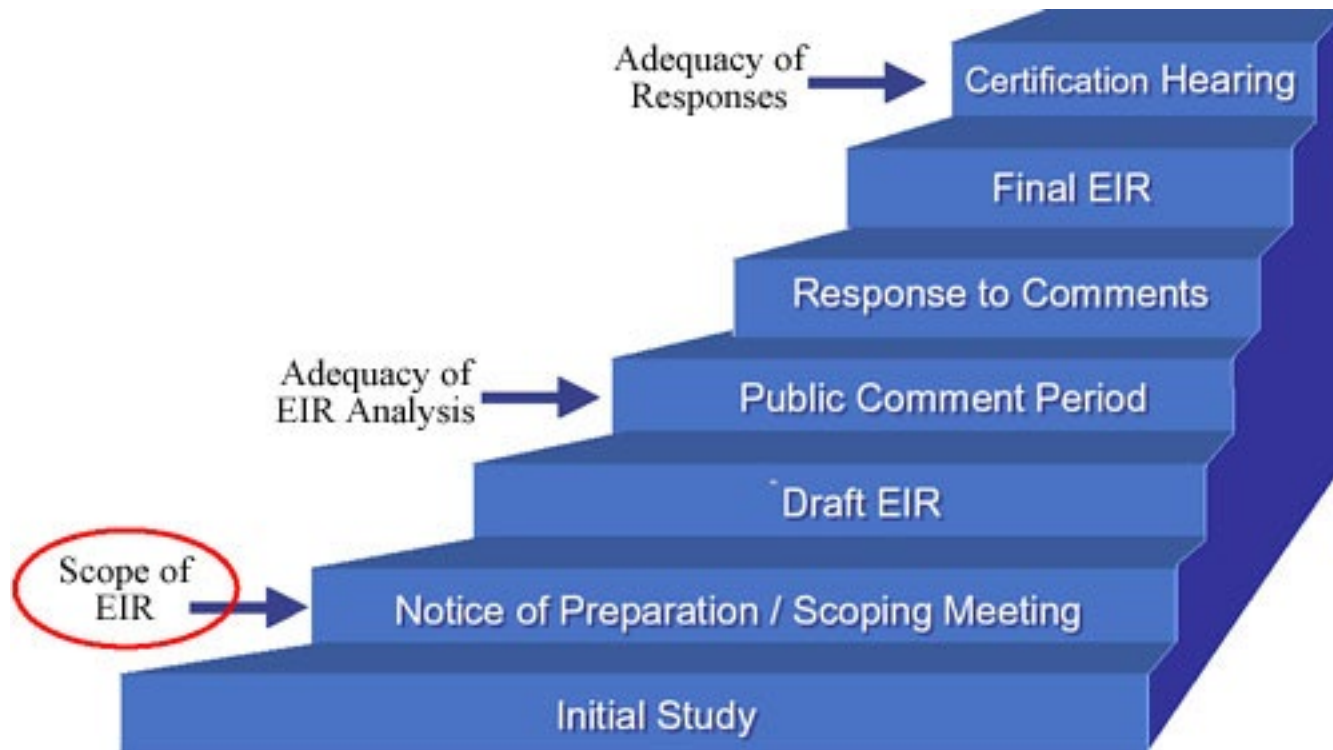
HEU at a glance...

The City of Mountain View proposes to prepare and adopt a comprehensive update to the Housing Element of the City's General Plan for the period from January 2023 to January 2031 as required by State law.

For more information on the development of the HEU please visit <https://www.mvhousingelement.org/>.



CEQA Process: Steps for an EIR



Purpose of Scoping Meeting

Receive comments from the public and agencies regarding the scope of the environmental document, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

In short, what should we be looking at in the EIR?

What is a *Program* EIR?

- A Program EIR is an EIR that considers a series of actions that can be characterized as one large project that are related either:
 - Geographically;
 - Logical parts in a chain of contemplated actions
 - Considers general criteria to govern conduct of a continuing program
 - Activities with similar environmental effects and mitigations
- Preparing a Program EIR allows for consideration of the HEU's impacts more broadly than a project-specific EIR and for identification of broad policy alternatives and program-wide mitigation measures.

Environmental Issues

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, & Paleontology
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use and Planning
- Noise
- Population & Housing
- Public Services & Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems

Environmental Review Process

Milestone	Dates
Publish Notice of Preparation (NOP)	February 4, 2022
Draft EIR scoping session	February 24, 2022
End of NOP comment period	March 7, 2022
Publish Draft EIR	Early-July, 2022
Draft EIR comment session	Late-July, 2022
End of Draft EIR comment period	August, 2022
Publish Response to Comments on Draft EIR	October, 2022
EIR Certification Hearing	November/December, 2022

EIR Public Participation Opportunities

- Speak at today's meeting
- Provide written scoping comments no later than 5:00 p.m. on March 7, 2022 to:

City of Mountain View
Community Development Department
Attention: Ellen Yau, Senior Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
(650) 903-6306
ellen.yau@mountainview.gov

- Provide comments on the Draft EIR
- Participate in public hearings

Reminder: What is a Scoping Comment

Looking for comments regarding the scope of the environmental document, including:

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

Comments?

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NATIVE AMERICAN HERITAGE COMMISSION

February 8, 2022

Governor's Office of Planning & Research

Feb 11 2022

STATE CLEARINGHOUSE

Ellen Yau, Senior Planner
City of Mountain View
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Re: 2022020129, City of Mountain View Housing Element Update Project, Santa Clara County

Dear Ms. Yau:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.



CHAIRPERSON
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Luiseño

VICE CHAIRPERSON
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a.** A brief description of the project.
 - b.** The lead agency contact information.
 - c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).
 - a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a.** Alternatives to the project.
 - b.** Recommended mitigation measures.
 - c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
 - a.** Type of environmental review necessary.
 - b.** Significance of the tribal cultural resources.
 - c.** Significance of the project's impacts on tribal cultural resources.
 - d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

From: Lenny's Sonic

Sent: Monday, February 28, 2022 10:31 AM

To: Yau, Ellen

Subject: My comments regarding the scope and content of the Environmental Impact Report (EIR) for the Mountain View Housing Element Update

Thank you for the opportunity to provide comments regarding the scope and content of the Environmental Impact Report (EIR) for the Mountain View Housing Element Update.

My comments focus on two elements of the EIR: Vehicle Miles Traveled and Subsurface Contamination.

VEHICLE MILES TRAVELED

Vehicle miles traveled (VMT) is now the primary measure of traffic impacts and greenhouse gas emissions associated with new development. The EIR should project how new housing development will impact vehicle miles traveled to and from Mountain View. As studies prepared for the North Bayshore Precise Plan Residential Update showed, providing new housing near centers of employment has a positive impact on VMT. That is, it reduces VMT per the service population.

Furthermore, to the degree that parcels currently or formerly hosting commercial activity - thus employment - are set aside for housing growth, new housing development should reduce VMT caused by Mountain View's jobs-housing imbalance. Not only should this reduction be projected, but the EIR should quantify the current jobs-housing imbalance, and it should project increases or reductions under multiple scenarios. Previous General Plan documents have significantly understated this imbalance.

SUBSURFACE CONTAMINATION

Much of the recent and planned residential development in Mountain View is taking place on property with subsurface hazardous-substance contamination. Trichloroethylene (TCE) and tetrachloroethylene (PCE) from industry and dry-cleaning contaminate the soil gas and groundwater at many locations, creating an ongoing threat of exposure through the vapor intrusion pathway into overlying buildings. Fortunately, the investigation and remediation of these sites is competently overseen by U.S. EPA, the California Department of Toxic Substances Control, and the Regional Water Quality Control Board. In addition, the City of Mountain View uses the California Environmental Quality Act (CEQA) to reinforce that regulatory oversight. The EIR should summarize this experience.

With such oversight, it has proven possible to safely build housing on properties with such subsurface contamination. The redevelopment of 277 Fairchild Avenue, contaminated with TCE, was put forward as a national model by U.S. EPA, which in 2019 held a joint press briefing at City Hall with our mayor. However, the cleanup of that site delayed construction. Such delays should be considered when constructing a Housing Element timetable for new construction.

Furthermore, Mountain View should make clear that despite the CEQA categorical exemption provided by SB35 for affordable housing, that any specific housing development on contaminated property will be reviewed through the CEQA process. Sites on the state Hazardous Waste and Substances (Cortese) List are not exempt, but the list is not complete. Any site with subsurface contamination above state or

federal screening levels should be reviewed. That is the best way for our city to fulfill its responsibility to ensure that new projects are safe for future residents, as well as current neighbors.

Mountain View is a leader in building new housing, including affordable housing, in a manner that benefits human health and the environment. The EIR should reinforce that experience.

—

Lenny Siegel

County of Santa Clara
Department of Environmental Health



Hazardous Materials Compliance Division
Solid Waste Programs
1555 Berger Drive, Suite 300
San Jose, CA 95112-2716
(408)918-3400 FAX (408)280-6479
www.sccwaste.org

February 28, 2022

City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540 CA 95050
Attention: Ellen Yau, Senior Planner: (650) 903-6306
Ellen.yau@mountainview.org

RE: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HOUSING ELEMENT UPDATE.

Dear Ellen Yau:

Thank you for allowing our Department, The County of Santa Clara Department of Environmental Health (DEH) to provide comments for the above referenced project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

DEH is designated by California's Department of Resources Recycling and Recovery (CalRecycle) as the Local Enforcement Agency (LEA) to oversee active and closed solid waste facilities per Title 14 and Title 27 of the California Code of Regulations. The proposed project has considered North Bayshore as other developmental opportunities which we provide regulatory oversight if the former landfill property owned by the City of Mountain View is identified to be developed for housing or other projects.

Project Description

The proposed project updates the City's Housing Element in conformance with State Law and make necessary adjustments to other elements of the City's General Plan, zoning, and precise plans to maintain consistency within and between these documents. In addition, the Housing Element Update would include an inventory of sites appropriate for the development of multifamily housing.

LEA Comments

If the proposed project identifies the former landfill property as a site appropriate for the development of multifamily housing, which is located in the Precise Plan area of North Bayshore, consideration of specific construction requirements for protecting the public from landfill gas exposure must be made prior to formal identification of the location in the Housing Element Update (HEU). Postclosure land uses within 1000 feet of the disposal area on a closed landfill is subject to the following section of Title 27, California Code of Regulations:

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S. Joseph Simitian

County Executive: Jeffrey V. Smith

Section 21190. Postclosure Land Use

- (a) Proposed postclosure land uses shall be designed and maintained to:
 - 1) protect public health and safety and prevent damage to structures, roads, utilities and gas monitoring and control systems.
 - 2) prevent public contact with waste, landfill gas and leachate; and
 - 3) prevent landfill gas explosions.
- (b) The site design shall consider one or more proposed uses of the site toward which the operator will direct its efforts, or shall show development as open space, graded to harmonize with the setting and landscaped with native shrubbery or low maintenance ground cover.
- (c) All proposed postclosure land uses, other than nonirrigated open space, on sites implementing closure or on closed sites shall be submitted to the Enforcement Agency (EA), Regional Water Quality Control Board (RWQCB), local air district and local land use agency. The EA shall review and approve proposed postclosure land uses if the project involves structures within 1,000 feet of the disposal area, structures on top of waste, modification of the low permeability layer, or irrigation over waste.
- (d) Construction on the site shall maintain the integrity of the final cover, drainage and erosion control systems, and gas monitoring and control systems. The owner or operator shall demonstrate to the satisfaction of the EA that the activities will not pose a threat to public health and safety and the environment. Any proposed modification or replacement of the low permeability layer of the final cover shall begin upon approval by the EA, and the RWQCB.
- (e) Construction of structural improvements on top of landfilled areas during the postclosure period shall meet the following conditions:
 - 1) automatic methane gas sensors, designed to trigger an audible alarm when methane concentrations are detected, shall be installed in all buildings.
 - 2) enclosed basement construction is prohibited;
 - 3) buildings shall be constructed to mitigate the effects of gas accumulation, which may include an active gas collection or passive vent systems;
 - 4) buildings and utilities shall be constructed to mitigate the effects of differential settlement. All utility connections shall be designed with flexible connections and utility collars;
 - 5) utilities shall not be installed in or below any low permeability layer of final cover;
 - 6) pilings shall not be installed in or through any bottom liner unless approved by the RWQCB;
 - 7) if pilings are installed in or through the low permeability layer of final cover, then the low permeability layer must be replaced or repaired; and
 - 8) periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with section 20933 of Article 6, of Subchapter 4 of this Chapter.
- (f) The EA may require that an additional soil layer or building pad be placed on the final cover prior to construction to protect the integrity and function of the various layers of final cover.
- (g) All on site construction within 1,000 feet of the boundary of any disposal area shall be designed and constructed in accordance with the following, or in accordance with an equivalent design which will prevent gas migration into the building, unless an exemption has been issued:

- 1) a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- 2) a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- 3) a geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
- 4) perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- 5) the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system;
- 6) automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
- 7) periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Article 6, of Subchapter 4 of this chapter (section 20920 et seq.).

Please consider this comment when formally identifying potential housing locations prior to updating the HEU for the City of Mountain View.

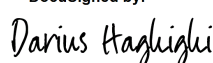
Conclusion

The LEA, CalRecycle, Bay Area Air Quality Control Board (BAAQMD) and the Regional Water Quality Control Board (RWQCB) are Responsible Agencies for projects proposed on active and closed solid waste facilities. The City, as lead agency, should consider all the concerns and comments to allow proper project evaluation. The LEA requests copies of the Draft and Final Environmental Impact Report, public notices and any Notices of Determination for this project. The LEA also requests to be notified of the date, time and location of any public hearings for the project.

Thank you for the opportunity to provide input and comment on the scope of environmental analysis. We value working together in addressing the concerns for potential risks this project may pose for the environment and the community.

If you have any questions, please feel free to contact Roel Meregillano at (408) 918-1962 or email at roel.meregillano@cep.sccgov.org.

Sincerely,

DocuSigned by:

287DAA9726144DA...

Darius Haghighi, MPA, REHS
Acting Program Manager
Solid Waste Programs
Hazardous Materials Compliance Division
Department of Environmental Health

Cc: Janelle Heinzler, Calrecycle, Janelle.Heinzler@calrecycle.ca.gov
Keith Roberson, RWQCB, Keith.Roberson@waterboards.ca.gov
Eric Kiruja, CalRecycle, Eric.Kiruja@calrecycle.ca.gov



March 3, 2022

City of Mountain View
Community Development Department
Attention: Ellen Yau, Senior Planner
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Dear Ellen,

VTA appreciates the opportunity to comment on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Mountain View Housing Element Update. VTA has reviewed the NOP and related materials and has the following comments:

Land Use/Transportation Integration and Housing Location

VTA supports the direction of the City's Housing Element Update to concentrate many of the housing opportunity sites within walking distance of locations that are served by frequent transit services (including Caltrain, VTA light rail, and VTA Rapid and local bus service) as well as shops and services. This will help increase opportunities for residents to walk, bike and take transit for daily activities, resulting in reduced Vehicle Miles Traveled (VMT) and greenhouse gas emissions.

VTA notes that a substantial percentage of the housing capacity in the draft Housing Element Update is in the North Bayshore area, which is not located on the core transit network and is not as well served by shops and services as other areas of the city. VTA is supportive of the City's efforts to balance jobs and housing within the City, and VTA encourages the City to continue its efforts to make North Bayshore a place where daily trips can be accomplished without a car, including supporting the Mountain View TMA and MVgo shuttle, supporting the Mountain View Community Shuttle, continuing to prioritize transit on Shoreline Boulevard and Charleston Boulevard, and including strong Transportation Demand Management (TDM) requirements with new development in North Bayshore.

Analysis of Effects of Adding Housing to Village Center Locations

VTA staff understands from a recent Environmental Planning Commission study session that the City is considering including a number of 'Village Centers' as opportunity sites in the Housing Element Update. VTA supports the concept of intensifying land uses at Village Centers if they are located close to frequent transit, shops and services. However, adding housing must be done carefully at these locations to prevent the loss of retail and services. The loss of these other uses could make it more difficult to walk, bike and take transit, both for residents of newly-constructed housing in the Village Centers and residents in nearby neighborhoods. VTA recommends that the

DEIR include an analysis of potential effects of adding housing to Village Centers on walk, bike and transit mode shares and VMT, including a range of possibilities including a 'best-case scenario' where the existing retail stays when the housing is added, to a 'worst-case scenario' where retail does not return due to construction disruption, higher rents, and other factors.

Analysis of Alternative with Reduced Parking Ratios

VTA encourages the City to analyze an alternative in the DEIR that would assume higher density on housing opportunity sites through the reduction of off-site parking ratios. Such reduced ratios could be accomplished by either reducing parking minimums, applying parking maximums, or both in some or all portions of the City. The environmental analysis could include the effects of the reduced parking ratios and higher densities on land consumption, walk, bike and transit mode shares, VMT, and other environmental indicators.

With additional housing and a possible reduction of off-street parking ratios, on-street parking could potentially become more crowded on some streets. Bus stop operating space needs to be maintained and enhanced whenever possible to ensure that the bus stop area is sufficient when bracketed by parked vehicles. The City and VTA should continue to coordinate regarding bus stops, and work together on assessments to enhance bus stops, as appropriate. These assessments should consider opportunities to provide the space needed for coaches to service the stop with all doors near the curb and minimize the need for coaches to have to enter/exit the stop area at high approach and departure angles.

Thank you again for the opportunity to review this project. Please do not hesitate to contact me at 408-321-5949 or robert.swierk@vta.org to schedule a meeting, or to discuss any questions you may have on this letter.

Sincerely,

Robert Swierk

Robert Swierk, AICP
Principal Transportation Planner

California Department of Transportation

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov

Governor's Office of Planning & Research



Mar 03 2022

STATE CLEARINGHOUSE

March 4, 2022

SCH #: 2022020129
GTS #: 04-SCL-2022-01018
GTS ID: 25526
Co/Rt/Pm: SCL/VAR/19.9

Ellen Yau, Senior Planner
City of Mountain View
500 Castro Street
Mountain View, CA 94039

Re: City of Mountain View Housing Element Update Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)

Dear Ellen Yau:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Mountain View Housing Element Update. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the February 2022 NOP.

Project Understanding

The City of Mountain View proposes to prepare and adopt a comprehensive update to the Housing Element of the City's General Plan. The City will also be preparing a DEIR for the project. The Housing Element Update would include changes to goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in the City. In addition, the Housing Element Update would include an inventory of sites appropriate for the development of multifamily housing, and sufficient to accommodate the City's Regional Housing Needs Allocation (RHNA) plus a buffer.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)). Please note that current and future land use projects proposed near and

adjacent to the State Transportation Network (STN) may be assessed, in part, through the TISG.

Transportation Impact Fees

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the City and local partners to secure the funding for needed mitigation. Traffic mitigation- or cooperative agreements are examples of such measures.

Lead Agency

As the Lead Agency, the City of Mountain View is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Sincerely,



MARK LEONG
District Branch Chief
Local Development Review

c: State Clearinghouse



Serving the communities of Mountain View, Los Altos and Los Altos Hills

MOUNTAIN VIEW LOS ALTOS HIGH SCHOOL DISTRICT

BOARD OF TRUSTEES

Sanjay Dave
Phil Faillace, Ph.D.
Debbie Torok
Catherine Vonnegut
Fiona Walter

SUPERINTENDENT

Dr. Nellie Meyer

March 8, 2022

Ellen Yau, Senior Planner
City of Mountain View
Community Development Department
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540

Dear Ms. Yau:

The Mountain View Los Altos High School District (MVLA) received a Notice of Preparation of an Environmental Report for the Housing Element Update. Please consider these initial public comments as environmental impacts that will affect the MVLA School District.

The 11,135 residential units included in the Housing Element will generate 885 students for the MVLA District to house. Based on a per pupil cost of \$202,723/student, the total cost to house 885 pupils is \$179,409,855 with a total impact per sq. ft. of \$12.40/sq. ft. The cost calculations are as follows:

Table with 4 columns: Unit Type, # of Units, Student Generation Rate, Students Projected. Rows include Multi-Family, Row Houses, BMR, and Total.

2022 Cost to Construct New School (land not included)

Table with 3 columns: Projected Students, Cost Per Student, Total Cost. Row shows 885 students, \$202,723 per student, and total cost of \$179,409,855.



Total Square Footage

Unit Type	Average Square Footage	Unit Total	Total Square Feet
Multi Family	1,200	6,681	8,017,200
Row Houses	1,600	2,784	4,454,400
BMR	1,200	<u>1,670</u>	<u>2,004,000</u>
Total		11,135	14,475,600

Cost Per Square Foot

Total Square Footage	Total Cost	Cost Per Square Foot
14,475,600	\$179,409,855	\$12.40

The constituents of the MVLA community expect, deserve, and receive a high standard of academic excellence along with a high standard of school facility accommodations to house students. Great schools and high standards are the expectation of those purchasing housing in Mountain View.

Three developers in Mountain View have chosen to voluntarily pay a fee in excess of Level 1 Statutory fees in support of high school housing District standards.

The MVLA School District shares Level I statutory fees with its feeder districts. MVLA collects 33.33% of the fee while its feeders collect 66.66%. The MVLA Board of Education requests that developers voluntarily pay a fee of 33.33% of the actual cost of \$12.40 per sq. ft. to house 9-12 students as follows:

$$\$12.40 \times .3333 = \$4.13 \text{ per sq. ft.}$$

This voluntary provision increases the developer fee and will assist the MVLA District in closing the school construction funding gap.

Thank you,



Mike Mathiesen
Associate Superintendent Business Services





State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 7, 2022

Ellen Yau
City of Mountain View
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
ellen.yau@mountainview.gov

Subject: City of Mountain View Housing Element Update, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2022020129, City of Mountain View, Santa Clara County

Dear Ellen Yau:

The California Department of Fish and Wildlife (CDFW) received the Notice of Preparation (NOP) of a Programmatic Draft Environmental Impact Report (PDEIR) from the City of Mountain View (City) for the City of Mountain View Housing Element Update (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife resources. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is a Trustee Agency with responsibility under CEQA §15386 for commenting on projects that could impact fish, plant and wildlife resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as the California Endangered Species Act (CESA) Permit, the Native Plant Protection Act Permit, the Lake and Streambed Alteration (LSA) Agreement and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our jurisdiction, CDFW has the following concerns, comments, and recommendations regarding the Project.

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Ellen Yau
City of Mountain View
March 7, 2022
Page 2

PROJECT DESCRIPTION SUMMARY

Proponent: City of Mountain View (City)

Objective: The Project includes an update to the Housing Element of the City of Mountain View General Plan that would include rezoning and result in construction of additional housing.

Location: The City includes approximately 12.24 square miles and is located in northern Santa Clara County. The City borders include San Francisco Bay to the North, the City of Palo Alto to the West, the City of Los Altos to the South and Southwest, and Moffett Federal Airfield and the City of Sunnyvale to the East.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Impacts to Special-Status Species and Nesting Birds

CDFW is concerned regarding potential impacts to special-status species that may be present within the Project area, including, but not limited to, those listed below (CDFW 2022):

- Salt-marsh harvest mouse (*Reithrodontomys raviventris*; SMHM) - State Endangered and Fully Protected, Federal Endangered
- California Ridgway's rail (*Rallus obsoletus obsoletus*) - State Endangered and Fully Protected, Federal Endangered
- California black rail (*Laterallus jamaicensis coturniculus*) - State Threatened and Fully Protected
- Longfin smelt (*Spirinchus thaleichthys*) - State Threatened, Federal Candidate for Endangered or Threatened
- Salt-marsh wandering shrew (shrew) (*Sorex vagrans halicoetes*) - State Species of Special Concern
- Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*) - State Species of Special Concern

Ellen Yau
City of Mountain View
March 7, 2022
Page 3

- Alameda song sparrow (*Melospiza melodia pusillula*) - State Species of Special Concern
- Western burrowing owl (*Athene cunicularia*) - State Species of Special Concern
- Northern harrier (*Circus cyaneus*) - State Species of Special Concern
- Western pond turtle (*Emmys marmorata*) - State Species of Special Concern

Due to the limited information provided in the NOP, CDFW is providing the general comments below with regards to potential impacts of the Project to special-status species and their habitats, and mitigation measures to offset any unavoidable impacts. However, CDFW recommends that the PDEIR include appropriate and effective minimization and mitigation measures for each special-status species that could be potentially impacted by Project activities.

Issue: Special-status species, including, but not limited to those listed above, may occur within the Project area. Without appropriate mitigation measures, the Project could potentially have a significant impact on these species.

Specific Impacts: Without appropriate avoidance measures, potentially significant impacts associated with Project activities may include inadvertent entrapment or entrainment, impingement, inability to reproduce or reduced reproductive success, reduced health and vigor, bird strike on buildings adjacent to habitat, nest abandonment, loss of nesting habitat, loss or fragmentation of foraging habitat that would reduce nesting or breeding success (loss or reduced health or vigor of eggs or young), and direct mortality. Unauthorized take of species listed as threatened or endangered pursuant to CESA is a violation of Fish and Game Code.

Evidence impact would be significant: The Project will, or may, include impacts such as noise, groundwork, and movement of workers that may occur in, or directly adjacent to, habitat and thus have the potential to significantly impact special-status species and nesting birds.

Recommended Potentially Feasible Mitigation Measures:

1. Habitat Assessment: A qualified biologist should conduct a habitat assessment in advance of Project implementation to determine if the Project site or its vicinity contains suitable habitat for special-status small mammals and nesting bird species.
2. Surveys: A focused survey using appropriate protocols should be conducted by qualified biologists at Project sites prior to Project implementation. Protocol-level surveys are intended to maximize detectability. In the absence of protocol-level

Ellen Yau
City of Mountain View
March 7, 2022
Page 4

surveys being performed, additional surveys may be necessary. If Project activities are to take place during the avian nesting season, an additional pre-Project activity survey for active nests should be conducted by a qualified biologist no more than seven days prior to the start of Project activity.

3. **Avoidance:** If special-status species are found, work activities should stop, and the individual should be allowed to leave the site through its own volition. If an active nest is found within or adjacent to the Project site, a no-disturbance buffer should be established and monitoring of the active nest should be conducted by a qualified biologist during all Project-related construction activities. The qualified biologist should increase the buffer if the birds are showing signs of unusual or distressed behavior such as defensive flights/vocalizations, standing up from a brooding position, or flying away from the nest. Buffers should be maintained until the eggs have hatched and young have fledged.
4. **State-listed Species Take Authorization:** If State-listed wildlife species are identified during surveys and full avoidance of take is not feasible, the Project proponents should apply to CDFW for take authorization through issuance of a CESA Incidental Take Permit (ITP).

Issue: The Project area has the potential to contain water features subject to CDFW's LSA authority, pursuant to Fish and Game Code § 1600 et seq. Project implementation could potentially result in temporary and permanent impacts to these features.

Specific impact: Project activities within wetland and riparian features has the potential to result in substantial diversion or obstruction of natural flows; substantial change or use of material from the bed, bank, or channel (including removal of riparian vegetation); and deposition of debris, waste, sediment, or other materials into water feature causing water pollution that is deleterious to fish and wildlife.

Evidence impact is potentially significant: Construction activities within these features has the potential to impact downstream waters and to significantly impact wetland and riparian communities.

Recommended Potentially Feasible Mitigation Measures:

1. **Habitat Assessment:** A qualified biologist should conduct a habitat assessment in advance of Project implementation, to determine if the Project area or its immediate vicinity supports wetland and/or riparian communities. This survey should include, but not be limited to, Permanente Creek, Stevens Creek, other creeks or streams, and drainage channels.
2. **Wetland Delineation:** CDFW recommends a formal wetland delineation be conducted by a qualified biologist prior to Project construction to determine the

Ellen Yau
City of Mountain View
March 7, 2022
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location and extent of wetlands and riparian habitat present. Please note that, while there is overlap, State and Federal definitions of wetlands, as well as which activities require Notification pursuant to Fish and Game Code § 1602, differ. Therefore, CDFW further recommends that the delineation identify both State and Federal wetlands as well as which activities may require Notification to comply with Fish and Game Code.

3. Notification of Lake and Streambed Alteration: Fish and Game Code §1602 requires an entity to notify CDFW prior to commencing any activity that may (a) substantially divert or obstruct the natural flow of any river, stream, or lake; (b) substantially change or use any material from the bed, bank, or channel of any river, stream, or lake; (c) deposit debris, waste or other materials that could pass into any river, stream, or lake. CDFW is required to comply with CEQA in the issuance of an LSA Agreement. For additional information, please see <https://www.wildlife.ca.gov/Conservation/LSA>.

CDFW recommends consulting with the U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) on potential impacts to federally listed species. Consultation with the USFWS and NMFS in order to comply with FESA is advised well in advance of Project implementation.

ENVIRONMENTAL DATA

CEQA requires that information developed in draft environmental impact reports be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data#44524420-pdf-field-survey-form>.

The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.


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CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City of Mountain View in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Kristin Garrison, Environmental Scientist, at (707) 944-5534 or Kristin.Garrison@wildlife.ca.gov; or Brenda Blinn, Senior Environmental Scientist (Supervisory), at Brenda.Blinn@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell
B77F9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

cc: State Clearinghouse

LITERATURE CITED

California Department of Fish and Wildlife (CDFW). 2022. Biogeographic Information and Observation System (BIOS). <https://www.wildlife.ca.gov/Data/BIOS>. Accessed March 1, 2022.

March 14, 2022

Ellen Yau, Senior Planner

City of Mountain View

Community Development Department

500 Castro Street, P.O. Box 7540

Mountain View, CA 94039-7540

Dear Ms. Yau:

The Mountain View Whisman School District (MVWSD) received a Notice of Preparation of an Environmental Impact Report (“EIR”) for the Housing Element Update. Please consider these initial public comments as environmental impacts that will affect the MVWSD.

The community desires new housing to be adequately supported by high quality and high performing schools. This was evidenced at public outreach events, in which commenters expressly stated the want for adequate school infrastructure support to be included with the new housing. Thus, the EIR must analyze the housing impacts on the MVWSD schools and specifically, the sufficiency of the existing schools and improvements that must be implemented to support the new housing. Further, additional impacts from the new housing on the MVWSD’s schools must be analyzed, including, pedestrian, bicycle, and auto access to schools (which includes safety impacts as the result of increased traffic queues during drop-off and pickup at the schools).

Aside from EIR considerations, the Project itself should commit to providing greater financial assistance than just developer fees to ensure schools are adequately supported and that high-performing schools are available to the new lower income housing residents. The City expressly acknowledged the California Department of Housing and Community Development’s guidance that there should be equitable access to high-resources areas, which includes high-performing schools. Further, since the City is concerned that MVWSD’s consideration and possible creation of a Community Facilities District could be a hinderance to the creation of new housing, it should commit to providing greater financial assistance as a Project component to meet the City’s housing goals. Consequently, the MVWSD recommends that the City include within the Project the following to accommodate sufficient school facilities:

The 11,135 units included in the Housing Element will generate 1,892 students for the District to house. Based on per pupil costs of \$115,180 (k-5) and \$151,786 (6-8)/student, the total cost to house 1,892 pupils is \$243,691,184 with a total impact per sq. ft. of \$16.83/sq. ft. The cost calculations are as follows:

Projected Students K-5

Unit Type	# of Units	Student Generation Rate	Students Projected
Multi-Family (60%)	6,681	0.085	568
Row Houses (25%)	2,784	0.038	106
Below Market (15%)	<u>1,670</u>	0.308	<u>514</u>
Total	11,135		1,188

Projected Students 6-8

Unit Type	# of Units	Student Generation Rate	Students Projected
Multi-Family (60%)	6,681	0.039	261
Row Houses (25%)	2,784	0.011	31
Below Market (15%)	<u>1,670</u>	0.247	<u>412</u>
Total	11,135		704

Cost to House Projected Students

Grade Level	Projected Students	Cost Per Student	Cost
K-5	1,188	\$115,180	\$136,833,840
6-8	<u>704</u>	\$151,786	<u>\$106,857,344</u>
Total	1,892		\$243,691,184

Total Square Footage

Unit Type	Total Square Feet	Unit Total	Total Square Feet
Multi Family	1200	6,681	8,017,200
Row Houses	1600	2,784	4,454,400
BMR	1200	<u>1,670</u>	<u>2,004,000</u>
Total		11,135	14,475,600

Cost Per Square Foot

Total Cost	Total Square Footage	Cost Per Square Foot
\$243,691,184	14,475,600	\$16.83

As previously discussed, the constituents of the MVWSD community expect, deserve, and receive a high standard of academic excellence along with a high standard of school facility accommodations to house students. Great schools and high standards are the expectation of those purchasing housing in Mountain View.



Three developers in Mountain View have chosen to voluntarily pay a fee in excess of Level 1 Statutory fees in support of high school housing District standards.

The MVWSD School District shares Level I statutory fees with the Mountain View Los Altos High School District (MVLA) and collects 66.66% of the fee while the MVLA collects 33.33%. The MVWSD Board of Education requests that developers voluntarily pay a fee of 66.66% of the actual cost of \$16.83 per sq. ft. to house K-8 students as follows:

$$\$16.83 \times .6666 = \$11.22$$

This voluntary provision increases the developer fee and will assist the MVWSD District in closing the school construction funding gap.

Thank you,

Ayinde Rudolph

Superintendent

Appendix B

HCD Draft City of Mountain View 2023-2031 Housing Element



CITY OF MOUNTAIN VIEW
6th Cycle Housing Element
2023-2031

July 2022 HCD Draft



CITY OF MOUNTAIN VIEW
**6th Cycle Housing Element
2023-2031**

July 2022 HCD Draft

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CHAPTER

1

Introduction

CHAPTER 1: INTRODUCTION

The City of Mountain View's Sixth Cycle Housing Element provides a policy framework and implementation plan for addressing housing needs in Mountain View over the 2023 to 2031 Housing Element planning period. The Housing Element is a required component of the City's General Plan and must be completed in accordance with requirements under State law and is also a reflection of local needs and priorities related to housing.

The City of Mountain View has a strong history of promoting the production and preservation of a range of housing types beyond the minimum requirements of State Housing Element Law. Mountain View's elected and appointed officials have a reputation for providing strong support for affordable housing development and the City regularly provides financial support for affordable housing projects. Many members of the community and local advocacy groups are also supportive of both market-rate and affordable housing production.

During the Fifth Housing Element Update Cycle, the City supported ambitious housing production and the creation and preservation of affordable housing, including the following:

- The City adopted rezonings to increase the City's total residential development capacity by over 20,000 units—60 percent of the number of existing residential units in Mountain View.
- The City has a long-standing inclusionary ordinance to ensure that new residential developments provide affordable housing in addition to market-rate units. During the Fifth Housing Element Update Cycle, Mountain View adopted updates to the ordinance to increase the number of inclusionary affordable units in a development, resulting in hundreds of new lower- and moderate-income units, while adopting a flexible alternative to on-site units that allows developers to accommodate the requirement in ways that advance City housing goals and exceed minimum affordability requirements.
- The City also developed partnerships with Santa Clara County and affordable housing developers to create hundreds of affordable units, including units for veterans, people with disabilities, families, and other special-needs populations.
- Through a 2016 voter-approved measure, the City established rent stabilization to protect renters from significant rent increases and in October of 2021, the City Council extended rent stabilization benefits to residents of mobile home parks.
- The City also adopted development impact fee exemptions for affordable housing and adopted modifications to the park land dedication fee to allow alternative compliance through Privately Owned, Publicly Accessible (POPA) open areas and create predictability and transparency by calculating the fee basis every year and setting the fee at the time of application submittal.
- To improve the development review process, the City began utilizing "EIR consistency checklists" in Precise Plan areas, a streamlined CEQA procedure that provides more legal protections than a categorical exemption at lower cost and in less time than an initial study.
- In addition, the City used SB35 ministerial streamlining for multiple affordable housing developments and prepared Density Bonus Guidelines to facilitate developer understanding

of this complex state law, which has reduced uncertainty and staff review times of density bonus projects.

Mountain View's Housing Element functions within the context of the broader San Francisco Bay Area and Silicon Valley setting, where a dynamic economy and robust job growth create strong demand for housing, while a constrained supply of land, high construction costs, and other factors constrain the supply of housing. This creates challenges for providing an adequate supply of housing that is accessible to all economic segments of the community.

Organization of the Housing Element

Following this introduction, the Housing Element includes the following major components:

Chapter 2: Review of Prior Housing Element. A review of the 2015-2023 Housing Element, including an analysis of the effectiveness and appropriateness of each program established for the previous housing element planning period.

Chapter 3: Housing Plan. A series of goals, policies, and programs to address the City's housing needs.

Chapter 4: Quantified Objectives. An estimate of the anticipated and potential housing development during the planning period, including units assisted through programs;

Appendices: A series of appendices containing background details and technical analysis are included at the end of this document. These include:

- A. Implementation Status of 5th Cycle Housing Element Programs
- B. Housing Needs Assessment
- C. Projected Housing Needs
- D. Housing Constraints
- E. Housing Sites Analysis and inventory
- F. Summary of Public Input
- G. City of Mountain View Multi-Family Housing Violation Checklist
- H. Economic Analysis of Governmental Constraints

Consistency with the General Plan

State Law requires that General Plan elements be “integrated, internally consistent and compatible statement of policies.” This implies that all elements have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and closely coordinated with the Mobility Element of the City's General Plan, among others. For the 2023-2031 planning period, the City will ensure consistency between the Housing Element and other General Plan Elements as outlined in Program 4.6 of the Housing Plan. Upon adoption of the Housing Element Update, the City of Mountain View

will review the other General Plan elements and identify and undertake any updates needed to achieve General Plan consistency.

Public Participation

The process for preparing the City of Mountain View 2023-2031 Housing Element Update included a multifaceted approach to obtain input from the general public, a broad range of stakeholders, and City decision makers. Community engagement opportunities included virtual community meetings, in-person pop-up events, focus groups, solicitation of feedback through a community feedback form, individualized presentations to various community groups, and public meetings with the City's Environmental Planning Commission (EPC) and City Council. The City's consultant team created a dedicated website for the Housing Element Update and the City also provided updates to the public via social media, and the "City Hall Connection" and "The View" newsletters. The outreach process for the Housing Element Update actively sought input from underrepresented groups. Efforts to make the outreach process inclusive included translation during meetings and translation of written materials to increase accessibility to members of the community with limited English proficiency. In addition, stakeholders that were targeted for focus groups included individuals that work with non-English-speaking populations, persons with disabilities, persons experiencing homelessness, and seniors. The outreach process also included a range of types of activities, including scheduled meetings and workshops, City staff attendance at community events to involve members of the public that might not attend a community meeting, and opportunities to provide extensive feedback online. Providing a wide variety of mechanisms for members of the public to provide input was a key focus in the outreach process, with an emphasis on reaching broad segments of the community. Input from the public participation process was incorporated into the housing needs assessment, assessment of fair housing, analysis of constraints on housing production, housing plan, and sites inventory portions of Mountain View's 2023-2031 Housing Element Update.

Social Media

The City used social media to publicize information about the Housing Element Update, including information regarding opportunities for the public to provide input. Social media engagement included five Twitter posts, five Facebook posts, and three posts on Nextdoor between April 28, 2021 and March 7, 2022. City staff conducted Spanish-language outreach and outreach to the Latinx community by sharing information on WhatsApp platforms for several groups, including Embajadores Mountain View (62 members), 2021 Academia (18 members), Amigos de Listos (117 members), Padres de Mistral (170 members), Padres de Castro (56 members), and Anuncios Comunitarios (60 members). City staff used this outreach to encourage community members to attend meetings, identify other active groups to engage in the process, create a bridge between existing groups and the community at large, and build trust between the City and the community.

City Hall Connection Newsletter

City Hall Connection is a bimonthly e-newsletter that features updates about City of Mountain View events, news, and information, along with a local COVID-19 briefing. The City began publishing the e-newsletter in March 2021. City Hall Connection has approximately 3,880 current subscribers.

Seven editions of City Hall Connection included articles or upcoming meeting information related to the Housing Element Update between April 28, 2021 and December 22, 2021.

The View Newsletter

The View is Mountain View's semi-annual publication, which magazine provides news on major projects and plans and initiatives in the community with two editions – one edition for Fall/Winter and the other for Spring/Summer. *The View* is mailed to all residential addresses and businesses and Mountain View and is available online. Information about the Housing Element Update was included in both 2021 editions of the *View* newsletter.

Housing Element Website

At the outset of the Housing Element preparation process, the City's consultant team created a dedicated website for the Housing Element Update at mvhousingelement.org. The website has been continuously updated throughout the update process to provide the public with educational resources along with draft materials for public review. The website also provides information on opportunities for public engagement, allows the public to submit comments via an online comment form, and enables the public to sign up for emails to receive information about important events and other updates related to the Housing Element. The Housing Element website is available in 11 languages. As of March 24, 2022, the website had received 2,500 total visits and 1,700 unique visitors.

Stakeholder Focus Groups

In April and May 2021, the City's consultant team held a series of virtual focus groups with a broad range of stakeholders to obtain input on the Housing Element Update. The focus group sessions included a brief overview of the Housing Element process, followed by a guided discussion focused on encouraging stakeholders to provide thoughts on housing needs and priorities in Mountain View. Focus group attendees included affordable housing developers, market-rate housing developers, local service providers, major local employers, and members of community-centered organizations and local advocacy groups. In total, the consultant team held six focus group sessions with a total of 24 attendees. The consultant team and City staff also held individual follow-up calls with some stakeholders who were unable to attend the scheduled focus group dates.

Summary of Input Received from Affordable Housing Developers: Participants expressed appreciation that the Mountain View City Council supports affordable housing efforts and is willing to make a financial commitment to meet housing goals. Participants noted that the challenges related to residential development in Mountain View include multiple and conflicting development standards, poor coordination between City departments, a lack of streamlining of the entitlement process, a need for additional coordination between the City and County to align funding priorities, a need for more City staff to review projects, process requirements that tie the process for getting approval for funding to the process for getting entitlements, high land and construction costs, and community opposition due to concerns about overflow parking impacting existing residents.

Summary of Input Received from Market-Rate Housing Developers: Participants stated that Mountain View’s form-based zoning and precise plans with clear design and guidelines are helping to facilitate residential development in Mountain View. Challenges to development that were cited include land and construction costs, the cost of City fees, the City’s parking requirements and a lack of options for unbundling parking, the 25 percent BMR requirement for townhomes and rowhomes, and public opposition to higher-density projects. In addition, participants cited challenges with the approvals process, including the timeline for the approvals process, subjective criteria for approvals, and a lack of certainty in the process. Participants suggested that the City re-evaluate its parking policies, hire more staff, and add certainty and consistency to the design review process.

Summary of Input Received from Local Service Providers: Participants stated there is good communication between service providers and City staff and noted that the City has had successes in efforts to address homelessness, including a Homekey interim housing community and a partnership with the County to convert the Crestview Hotel to residential use. Participants also noted that there is an ongoing need to address the needs of individuals and families that are experiencing homelessness and those that may be at risk of homelessness, and that there are many families that are doubled up with multiple families in one home due to affordability issues. Participants also noted a need for more affordable housing, childcare services, and senior housing. In addition, participants stated that some individuals do not access benefits due to fear, shame or a lack of knowledge regarding eligibility. This group recommended that the City coordinate with Santa Clara County to finance affordable housing.

Summary of Input from Local Advocacy Groups: Participants stated that the City has done well in terms of supporting housing in general, additional density, and ADUs. Participants expressed support for several ongoing City policies and initiatives, including reviewing R3 development standards, the 25 percent BMR requirement for townhomes and rowhomes, commercial linkage fees for affordable housing, the City’s work on Homekey project, safe RV parking, and the Crestview hotel project. Participants stated that there are needs for missing middle and workforce housing, three-bedroom apartments for families, universal design for an aging population, and mixed-use design for walkable neighborhoods. Recommendations from participants included supporting transitional, supportive, and permanent housing; mitigating displacement; conducting more outreach to renters facing displacement to make them aware of their right to relocation benefits; preserving deed-restricted units; educating the public about upzoning and addressing fear of change; adopting a local ordinance to extend SB 330 protections; and encouraging a mix of housing types.

Summary of Input from Community-Centered Organizations: Participants expressed support for several ongoing City policies and initiatives, including recent changes to strengthen the inclusionary ordinance, adoption of rent stabilization, and eviction defense funding enacted by the Rental Housing Committee (RHC). Participants also stated that there is a need for more affordable units, housing for vulnerable populations such as persons with disabilities and unhoused persons, and tenant education regarding tenant protections. Participants stated that many lower-income households are at risk of displacement. Participants recommended providing funding to rehabilitate multifamily rental units to prevent units from getting sold and redeveloped, City acquisition of vacant

home and empty lots, increasing inclusionary requirements to 20 percent, streamlining the process for ADUs, providing more common space and high-density housing, streamlining the permitting process for ADUs, addressing needs among those living in semi-permanent housing and mobile homes, providing storage for unhoused populations, and providing more safe parking programs.

Summary of Input from Major Local Employers: Participants stated support for City efforts to address housing needs and concern over the ongoing regional housing affordability crisis. Participants reported that people continue to move further away from their jobs due to a mismatch between salaries and rents. Participants stated that the community needs workers at all income levels and that it is becoming more difficult to recruit and retain workers, especially for roles that require in-person collaboration as well as hospital and other essential service workers. However, some participants also noted that the Bay Area continues to have prestige and status that attracts people to the area and Silicon Valley continues to have a pool of labor that makes it attractive to tech companies. Participants noted Mountain View's CalTrain station as an amenity for commuting workers. Participants recommended more housing and higher densities, especially in the downtown area; expanding rent stabilization to new units; and improve public transit infrastructure, bike lanes, and pedestrian trails.

Farmer's Market Pop-up Events

On August 19, 2021 and September 2, 2021, City staff attended the Thursday Farmer's Market in downtown Mountain View to pass out event fliers, talk to residents who had questions about the Housing Element Update, and collect input from the public on housing issues and solutions. Approximately 20 people approached staff at each of the events. In part, the pop-ups were designed to allow the public to provide input in a casual setting without requiring attendance at a public meeting, with the goal of engaging community members that might not otherwise participate in the public process. The pop-ups also provided an in-person venue for the public to provide input despite the challenges associated with in-person community engagement events due to the Covid pandemic.

Summary of Input Received: Comments received including statements that Mountain View should find enough sites to accommodate five times the number of units called for in the RHNA allocation and that the site inventory needs to take the probability of development into account. Comments expressed support for eliminating parking requirements and setback requirements, lifting height restrictions, and significant increases in density. Commenters advocated for prioritizing renters, creating middle-income housing, and preventing displacement. At least one commenter felt that the R3 zone should allow for retail and office uses to create walkable spaces, while at least one commenter felt that the zoning in the R3 area should not be changed. The City also received questions about how the new housing will be served by parks, water, parking, and schools.

Individually Requested Group Meetings

During the Housing Element preparation process, City staff attended meetings held by various groups upon request to provide information on the Housing Element Update and encourage community members to participate in the process. City staff attended meetings held by Cafecito, the Mountain View Whisman School District English Language Advisory Committee (DELAC), the

Mountain View Chamber of Commerce Business Issues & Public Policy Committee, the Mountain View Solidarity Fund (i.e., Fondo de Solidaridad), and Livable Mountain View.

Summary of Input Received: Comments included concern over displacement due to the redevelopment of rental housing to construct townhomes and rowhomes. In addition, attendees noted that subsidized housing does not serve undocumented residents or those who are paid in cash, and that it can be difficult to qualify without a steady income. Commenters also expressed a need to translate information about the BMR program to Spanish and a lack of awareness among potential programs participants about programs that are available to serve them. Comments also included statements about a mismatch between income levels and the type of affordable housing available, both because some residents make too much to qualify for subsidized housing but cannot afford market-rate housing, and because some residents are unable to afford subsidized housing. There were multiple comments about the complexities of the affordable housing application process and a need to make it more accessible. Comments also included a recommendation that parking reductions be tied to providing affordable housing in a project.

“Let’s Talk Housing Santa Clara County” Virtual Community Meeting

The Santa Clara County Collaborative hosted a series of virtual community meetings to involve residents and interested stakeholders across Santa Clara County. On August 30, 2021, the technical support team for the Collaborative, comprised of Baird + Driskell staff, facilitated this meeting for the cities of Sunnyvale, Milpitas, Santa Clara, and Mountain View. Attendees listened to a general presentation about the Housing Element process and then participated in city-specific breakout rooms. Approximately thirty participants joined the Mountain View breakout room. The event was presented in English, Spanish, and Vietnamese. Additional information about this event and the input received is provided in Appendix F.

Summary of Input Received: Participants expressed that they valued living in Mountain View and expressed appreciation of recent efforts the City has made to boost affordable housing. However, they recognized that there is a substantial imbalance between jobs and housing and that much more is needed. They also shared a desire for more walkable and connected neighborhoods, particularly in neighborhoods with more affordable housing options like rowhouses. Participants identified parking as an inefficient use of land that contributes to pollution and raises rental prices. They expressed the need for the City to preserve mobile homes, as they are one of the few remaining affordable housing options for many immigrant low-wage workers. Other housing challenges they recognized are the lack of housing options for older adults and young people, and the lack of options and services for people who are homeless. Participants pointed out that there often is not enough of an effort to engage young people in housing discussions and suggested the City focus on engaging them as well. Among ideas to address Mountain View’s housing challenges were: promoting affordable housing opportunities and removing barriers to apply for them, preservation of mobile home parks, a community or tenant opportunity to purchase program, a young adult housing program, and rezoning land for five times the City’s allocated RHNA number to build in a buffer since only 20 percent of the available sites were developed during the last RHNA cycle.

Virtual Community Workshop

On September 23, 2021, the City and consultant team held a virtual community workshop to provide general education on the Housing Element Update and obtain input on housing needs, as well as actions that the City can take to address unmet needs. The City initially planned to conduct a similar workshop in an in-person open house setting, but adjusted to a virtual format because of limitations on in-person gatherings due to the Covid pandemic. The workshop included an overview of the Housing Element process and requirements followed by guided small-group discussions in three breakout rooms, with live interpretation in Mandarin. The workshop was attended by 38 members of the public along with several City staff members and members of the consultant team. Both the English and Mandarin translations of the workshop were posted to the Housing Element webpage. Additional information about this event and the input received is provided in Appendix F.

Summary of Input Received: When asked about the most critical housing issues in Mountain View, some of the most common responses related to a need for more affordable housing and for more housing at all income levels; a desire to see new housing located near existing housing, jobs, and transit; improving the balance between housing and office space; concern over buildings with three or more stories adjacent to single-family homes, and reducing the time and costs to develop housing. When asked what Mountain View should do to address housing needs, responses included support for rezoning to allow higher densities, making it easier to develop on infill lots, reducing parking requirements or unbundling parking, and facilitating the production of non-traditional housing types. In addition, some participants emphasized a need for infrastructure such as roads, parks, sidewalks, transit connectivity, schools, and other services to accompany new housing and expressed concerns that new housing would create parking and traffic congestion issues. Some participants expressed concern about increases in density and stated a preference for limiting the pace of new development. When asked about desirable characteristics for housing in Mountain View over the next ten years, participants cited mitigation or elimination of homelessness; a diverse community; environmentally responsible development, and ensuring that employers pay for infrastructure, housing, transit, and other public services.

Community Feedback Form

From September 23, 2021 through January 2, 2022, the City collected feedback through an online Community Feedback Form, which asked the public to provide input on critical housing issues and actions that the City can take to address these issues. The feedback form was available in English, Spanish, Russian, and Chinese. The online feedback form was made available on the project website and the survey link was shared at community events (e.g., Monster Bash, Tree Lighting), via social media and community chat groups, published in City publications, and sent to stakeholders and interested parties who signed up for project notifications. A total of 343 responses were received in English, Russian, Spanish, and Chinese. The results from the Community Feedback Form are provided in Appendix F.

Summary of Input Received: The most common responses to the Community Feedback form identified Mountain View's most critical housing issues to be not enough housing for low-income and middle-income households, not enough housing for unhoused people, and not enough new housing

development, though several other items were identified as critical issues (see Appendix F). Respondents favored rezoning to allow housing redevelopment from non-residential to residential uses, rezoning to allow more homes in existing residential areas, and streamlining the City approvals process, along with other actions, to support housing construction. To make housing more affordable, respondents favored providing more funding for affordable housing projects and increasing inclusionary requirements. To provide more housing for residents with special needs, respondents favored requiring more units to include accessibility features and working with housing providers to create more housing for people who are experiencing homelessness. To protect existing residents, respondents favored proofing housing for people who are displaced from their homes due to demolition, strengthening protections for mobile home park residents, and strengthening protections for renters. Overall, most responses favored policies that would facilitate the production of affordable housing and housing for populations with special needs, though some respondents stated a preference for limiting growth.

City Council and Environmental Planning Commission Study Sessions

The City of Mountain View Environmental Planning Commission (EPC) addressed the Housing Element Update during study sessions on October 20, 2021; February 16, 2022; and May 18, 2022. The Mountain View City Council addressed the Housing Element Update during study sessions held on November 16, 2021; March 8, 2022; and June 14, 2022. During the City Council and EPC study sessions, City staff and the consultant team provided information on the Housing Element Update process and requirements, presented draft goals and policies, and discussed the draft Housing Element. City staff and the consultant team responded to questions and received feedback and direction from the City Council and EPC. The City Council and EPC study sessions also provided an opportunity for the general public to comment on the Housing Element Update. City Council and EPC meetings were held in a virtual format due to Covid restrictions.

Summary of Input Received: The following list provides a summary of public comments provided to the City Council and EPC prior to the release of the public review draft of the Housing Element Update. Comments received during the 38-day public review period for the public review draft are provided in the following subsection. Prior to release of the draft Housing Element Update to the public, comments received during City Council and EPC meetings and in letters to the City Council and EPC prior to meetings generally covered the following topics:

- Support for additional density and construction of additional residential units (both affordable and market rate)
- Consider affordable housing opportunities Citywide, such as in neighborhoods around downtown or other commercial areas (e.g., CN, CO Zones).
- Concerns about using the R3 Zoning Update to meet RHNA due to:
 - Development standards inconsistent with neighborhood scale;
 - Increase of affordable versus market-rate housing imbalance; and
 - Increase of displaced residents and loss of CSFRA-covered units.
- Concerns about housing affordability and displacement
- Focus RHNA sites in precise plan areas.
- Reexamine fees (e.g., park fees).

- Encourage preservation of naturally affordable housing (possibly through R3 Zoning Update).
- Consider sites near amenities like parks and transit.
- Support streamlined process to provide predictability, to shorten timelines, and to reduce the overall costs for both developers and residents.
- Increase City staffing to shorten the entitlement process.
- Conduct more outreach to Mountain View residents from different segments of the community to get meaningful input.
- Reduce or eliminate parking requirements, impose parking maximums, and unbundle parking.
- Focus on a strategic approach to funding affordable housing.
- Develop a local no-net-loss policy for rent-controlled units.
- Expand the Eviction Protection Program.
- Invest in community-owned housing, e.g., community land trust or tenant/community option to purchase act (TOPA/COPA).
- Create a portal for residents to find and apply for all affordable housing units in Mountain View.
- Expand safe parking and rapid re-housing support.
- Increase protections for COVID impacts and enact special housing protections for essential workers.
- Enact protections against special offers to fill a vacancy that leads to future rent increases in excess of increases allowed under the City's Rent Stabilization Ordinance.
- Enhance the ADU program with design, permitting, and financing assistance.
- Consider unique programs for longer leases on transitional/supportive housing.
- Concerns that the draft site inventory was insufficient in producing enough affordable housing; did not include any rezonings, thus maintaining status quo.
- Rezone to accommodate more units than needed to meet the RHNA.
- Concerns that the site inventory relies too heavily on the North Bayshore and East Whisman plan areas.
- Requests that the site inventory include sites south of El Camino Real to affirmatively further fair housing.
- Concerns that specific sites in the draft site inventory could not realistically be developed with residential units during the planning period.
- Support Pro-Housing Designation application but should not drive housing policy.
- Do not rezone for more units than necessary.
- Do not reduce parking requirements or developer fees.
- Ensure that infrastructure and public services (e.g., schools, roads, water, parks, retail, bike/pedestrian improvements) can support growth.
- Concerns about the possibility that the Mountain View Whisman School District might establish a Community Facilities District that could increase the cost of housing.

36-Day Public Review Period

On May 9, 2022, the City published the draft Housing Element Update for public review on the project website (www.MVHousingElement.org). In addition to the full English language version, the City published the Housing Plan chapter of the document translated into both Spanish and Chinese. The public comment period ran through June 14, 2022, which was the date of the City Council study session on the draft Housing Element. During the public comment period, comments were submitted in writing to the EPC and City Council in advance of study sessions on May 18, 2022 and June 14, 2022. Public comments were also provided during each study session. Comments received during the public comment period covered a range of topics, and included:

Comments regarding missing or inadequate analysis on specific topics included comments on the lack of an analysis of the Los Altos School District in the Access to Education section, inadequate analysis of the impact of cumulative fees as a potential governmental constraint, inadequate analysis of the impact of development review times, and inadequate reporting on the input from the public participation process and how this input informed the Housing Element Update.

Comments on the sites inventory included that the assumptions regarding the redevelopment of sites are unrealistic (e.g., opportunity sites generally and land dedications in North Bayshore and East Whisman specifically), and that the sites inventory does not have enough sites south of El Camino Real. Comments also included requests for inclusion of specific sites and removal of other sites from the sites inventory.

General comments on the goals, policies, and programs included comments that the programs are too vague, include noncommittal language, and lacked specific actions and timelines.

Comments related to development standards included suggestions to reduce parking requirements or unbundle parking, permit emergency shelters in more zones, rezone to allow additional density, exclude parking from FAR calculations, remove the one-acre minimum site size from the R4 zoning guidelines.

Comments related to the development review and approvals process included suggestions that the City implement additional actions to streamline development and reduce permitting times. Many of these comments focused the findings and recommendations from a study that the City recently conducted to identify process improvements in the development review and approvals process (i.e., the Matrix Study). Recommended actions also included reducing discretionary review processes, improving clarity of requirements, providing support for innovative construction practices, and prioritizing processing for affordable housing projects.

Comments related to development fees and the cost of City requirements included suggestions to reduce City fees for residential development, many of which focused on reducing park land fees. Conversely, some comments also requested that the City not reduce park land fees to ensure that new development pays for the need for new parks. Some comments also cited the potential CFD for the Mountain View Whisman School District as a constraint. Comments also

included recommendations that the City ensure that the inclusionary ordinance maximize affordable unit production while avoiding discouraging new residential construction.

Comments related to displacement included suggestions that the City add additional programs to mitigate displacement, such as a COPA or TOPA, a local ordinance to extend provisions of SB 330, a no net loss policy for rent controlled units, an expansion of the Eviction Protection Program, an increase in relocation assistance, additional protections for residents impacted by Covid, special protections for essential workers, protections against misrepresentation of special offers to fill a vacancy, additional education regarding tenant rights, and a moratorium on rent increases. Comments also included suggestions to apply displacement mitigation measures such as a COPA or TOPA to mobile home residents in addition to other residents.

Comments related to affordable housing funding included suggestions that the City adopt a real estate transfer tax to support subsidized housing.

Comments related to services and public improvements to accompany residential growth included suggestions that new residential development be accompanied by parks, roads, schools, bicycle and pedestrian facilities, and other infrastructure. In addition, some comments requested that the City preserve existing local-serving commercial uses in the Village Centers. Other comments included suggestions related to incorporating the natural environment into new development and preserving trees, enhancing highway vegetation barriers, and other suggestions related to the environmental impacts of new residential development.

Comments related to jobs/housing imbalance included suggestions that the City increase the Housing Impact Fee or tie approvals for the construction of new office development to the production of housing.

Other comments related to programs included suggestions to add additional safe parking sites, create a citywide portal for finding and applying for affordable housing, support Community Land Trusts and Community Development Corporations, provide financial assistance to homeowners constructing ADUs/JADUs, and support SB 9 lot-splits.

Incorporation of Input into the Housing Element Update

Mountain View's Housing Element Update includes programs and analysis that respond to many of the issues that were raised during the public outreach process. Much of the data in the Housing Needs Assessment, including the Assessment of Fair Housing, is consistent with input received during the public engagement process that highlighted high housing costs and displacement risk as critical housing issues in Mountain View, as well as the disproportionate impact that these issues have on people of color, seniors, people with disabilities, and other special-needs groups. The Housing Element responds to these needs through programs that will facilitate the production of affordable housing, including Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.10, 1.11, 2.1, 4.2, 4.3, and 4.4, as well as programs that will mitigate displacement, including Programs 1.3, 2.1, 2.3 and 3.2.

In addition, Programs 4.2 and 4.3 address the impacts that the jobs-housing imbalance has on housing costs.

In addition, the Housing Element includes several programs that will mitigate constraints on housing production that were identified through the public participation process. These include Program 1.1, which includes a review of development standards to address constraints to development, Program 1.10, which will revise the park land dedication requirements, Program 1.11, which will assess the City's BMR housing requirements, and Program 4.1, which will streamline the approvals process. It should be noted that public comments related to each of these items were somewhat mixed. For example, while some commenters advocated for reducing parking requirements, others stressed the importance of maintaining parking standards. In addition, many comments cited park land dedication requirements as a constraint to development, while others stressed the importance of ensuring that new development is accompanied by parks to serve new residents. Similarly, while some comments cited the City's inclusionary requirements as a potential constraint, others noted its importance in generating affordable housing units in Mountain View or advocated for increasing the inclusionary requirements.

The sites inventory portion of the Housing Element Update also responds to input received during the public engagement process. Some specific sites were removed from the inventory in response to input from property owners and the general public that redevelopment was unlikely on those sites. The City is undertaking a voluntary rezoning effort concurrent with the Housing Element Update to increase the capacity in the sites inventory and include additional sites throughout the City, including south of El Camino Real, even though the inventory can reasonably achieve the RHNA without these rezonings. While there are still fewer sites south of El Camino Real compared to the remainder of the City, the site inventory identifies all sites south of El Camino Real with a reasonable likelihood of generating affordable units consistent with HCD guidance regarding likelihood and viability of redevelopment with affordable units. In addition, the Housing Element identifies additional programs to further increase the potential of affordable unit production south of El Camino Real, which are not reflected in the inventory. These programs include Program 1.2, which will allow affordable multifamily housing in the R1 district when constructed in conjunction with non-profit religious and community assembly uses on large sites, and Program 1.4, which will facilitate ADU production,

Following public review period, the Housing Element Update was edited to respond to many of the key comments that were received during the public review period. Additional analysis was included to provide an assessment of the Los Altos School District in terms of providing access to education. The Housing Constraints appendix was revised to include additional analysis on the cumulative impact of development fees, the cumulative impact of development standards, and the impact of permit processing procedures. Information was added throughout the document to provide additional information on the input received through the public engagement process and how that input relates to the programs, sites, and analysis that is provided in the Housing Element. In addition, sites that were found to be unlikely to be developed with residential uses were removed from the sites inventory. Various programs, including Programs 1.4, 1.10, 2.1, 3.2, 4.2, and 4.3 were also revised to provide more specificity and more clear timelines and objectives.



CHAPTER

2

Review of Prior
Housing Element

CHAPTER 2: REVIEW OF PRIOR HOUSING ELEMENT

The City of Mountain View adopted its 5th Cycle Housing Element for the 2015 to 2023 time period on October 14, 2014. The 2015-2023 Housing Element was built around seven goals, as follows:

Goal 1: Support the production of new housing units serving a broad range of household types and incomes.

Goal 2: Provide assistance to households at different income levels to address their housing needs.

Goal 3: Conserve and improve Mountain View’s housing stock.

Goal 4: Address, remove, or mitigate constraints to housing production.

Goal 5: Support fair and equal housing opportunities for all segments of the community.

Goal 6: Promote environmentally sensitive and energy-efficient residential development, remodeling, and rehabilitation.

Goal 7: Maintain an updated Housing Element that is monitored, reviewed, and effectively implemented.

Each goal had a set of supporting policies and corresponding implementation programs.

Regional Housing Needs Allocation (RHNA)

In addition to reflecting local needs and priorities, the 2015-2023 Housing Element also incorporated the City’s 5th Cycle Regional Housing Needs Allocation (RHNA), which identified the number of new housing units for which the City was required to provide sufficient sites for construction. The City’s 5th Cycle RHNA was as follows:

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Number of Units	814	492	527	1,093	2,926

Quantified Objectives

Considering its available resources and the constraints in the local housing market, the City of Mountain View established the following quantified objectives for the construction, rehabilitation, and conservation/preservation of housing units for the 2015 to 2023 Housing Element:

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	75	175	20	45	1,000	1,315
Rehabilitation	60	360	50	0	0	470
Conservation	0	809	497	0	0	1,306

Progress in Implementing 2015 to 2023 Housing Element Programs

The City of Mountain View has made good progress in implementing its programs from the 5th Cycle Housing Element. Appendix A contains a summary of the implementation status of each of the 2015 to 2023 Housing Element's implementation programs, as reported in the City's 2021 Annual Progress Report to the State Department of Housing and Community Development.

Effectiveness of the 2015 to 2023 Housing Element

Overall, the 2015 to 2023 Housing Element was effective in guiding achievement of the City of Mountain View's housing goals and objectives. In particular, the City issued building permits for 4,270 housing units between 2015 and 2021, exceeding not only the total unit count for its quantified objective for new construction (1,315 total units) but also exceeding its overall RHNA (2,926 total units). Following is a breakdown of units permitted between 2015 and 2021:

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction Permits	72	146	196	18	4,060	4,492
% of RHNA Permitted	26.8%		39.8%	3.4%	371%	N/A

Considering below market rate units already permitted and units in the housing development pipeline, the City will likely meet or exceed its quantified construction objectives for all income categories. As of March 2022, a total of 2,712 net new residential units had recently been approved but were not yet under construction and 2,072 net new units were under entitlement review.

Although the effectiveness of the Housing Element is not solely judged by housing production in relation to the City's RHNA numbers, it is instructive to see that while the City has issued permits for above moderate-income units that were 371.0% of its RHNA for that income category through 2021, the number of permits issued for the other income categories is still significantly below the RHNA numbers. The City has issued permits for very low-income units that is 26.8% of its RHNA, permits

for low-income units that are 39.8% of its RHNA, and permits for moderate-income units that are just 3.4% of its RHNA. The overall production numbers reflect the strong demand for housing in Mountain View and the City’s ability to work with the developer community to deliver new housing units in response to that demand. At the same time, the fact that the permit activity for above moderate-income units (i.e., market rate units) exceeds the RHNA targets and the permit activity for housing units serving moderate incomes and below (i.e., below market rate units) reflects the limited resources available to develop subsidized housing that can meet the needs of moderate- and lower-income households and the fact that the market does not produce affordable housing on its own. As a result, cities are forced to create programs such as fee programs (which generate revenues for the City to finance affordable housing) or BMR programs (which require developers to include affordable housing in their projects). It is notable, but not surprising, that the City has made the least progress on production relative to its RHNA for moderate-income housing, since there are few sources of subsidy for moderate-income housing. Most state, federal, and regional subsidy programs target households at or below the low-income level, and the market price for newly developed units for sale or rent in Mountain View generally is not low enough to be considered affordable to moderate income households.

Progress in Rehabilitation

For housing rehabilitation, the City has also been successful in using federal CDBG and HOME funding to help rehabilitate Tyrella Gardens, Shorebreeze, The Fountains, Ginzton Terrace, and a major rehabilitation of the Sierra Vista I family apartments. In total, these projects include 314 very low-income units and 107 low-income units.

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Rehabilitation	0	314	107	0	0	421

Progress in Preserving Affordable Units

Since the City has not had to act to assist in the preservation of any subsidized housing units that were at-risk of converting to market rates in the 2015 to 2023 planning period, no such conversions occurred during the planning period. Furthermore, the City took steps to protect many households by enacting the Community Stabilization and Fair Rent Act (CSFRA), which was approved by local voters on November 8, 2016, and the Mobilehome Rent Stabilization Ordinance (MHRSO), which the City Council enacted on September 28, 2021. Prior to the implementation of the State Housing Crisis Act of 2019 (SB 330; Government Code section 66300), several buildings with rent stabilized units were demolished and replaced with fewer units, mostly for sale units at market rate prices, creating challenges for preserving CSFRA units in Mountain View. Some affordable housing advocates that participated in the initial phases of the public engagement process for the Housing Element Update recommended that the City extend the provisions of SB 330 past its initial expiration date of 2025 by adopting a comparable local ordinance. SB 330 has since been extended by the State until January 1, 2030. In addition, the City continues to regulate the conversion of multifamily rental units to condominiums and also updated its Tenant Relocation Assistance Ordinance (TRAO) to expand

assistance to tenants who have household incomes up to \$5,000 above 120% of area median income, to expand the types of properties that must comply with the TRA0, and to include First Right of Return benefits to displaced residents. The City has passed the Mobile Home Rent Stabilization Ordinance in 2021. In 2022, the TRA0 was modified again to extend the protections to mobile home tenants.

Appropriateness of 5th Cycle Programs for Inclusion in 6th Cycle Housing Element Update

Many of the 5th Cycle Housing Element's programs were effective and remain relevant as the City moves into the 6th Cycle. Public input during the Housing Element Update process did not call for elimination of any 5th Cycle Housing Element programs. Rather, a streamlined programs list facilitates ongoing implementation, tracking, and reporting. Only a limited number of 5th Cycle Housing Element programs were completely eliminated from the 6th Cycle Housing Element (i.e., not carried over as-is or revised and/or consolidated in 6th Cycle program); however, as noted below, elements of some of these eliminated programs are reflected in 6th Cycle programs.

- The City deleted Program 1.5, Lot Consolidation, because the City determined that there is relatively limited opportunity for lot consolidation to assist with housing production in the 6th Cycle and resources should be focused on other programs.
- The City deleted Program 3.3, Opportunities for Rehabilitation, because the City had included rehabilitation activities in its Notice of Funding Availability (NOFA) for affordable housing during the 5th Cycle but received no applications and instead is focusing those resources on new housing unit production. Rehabilitation of naturally occurring (i.e., non-regulated) affordable housing is included as part of 6th Cycle Housing Element Program 3.2, Displacement Prevention and Mitigation.
- The City deleted Program 3.6, Preservation of Subsidized Housing Stock, because the City has no subsidized affordable housing units at-risk of conversion to market rate in the next ten years. Preservation of naturally occurring (i.e., non-regulated) affordable housing is included as part of 6th Cycle Housing Element Program 3.2, Displacement Prevention and Mitigation.



CHAPTER

3

Housing Plan

CHAPTER 3: HOUSING PLAN

The Housing Plan is the core of the Mountain View Housing Element, as it lays out the City’s housing goals; the policies that will guide City actions to achieving those goals; and the programs that the City will implement in the 2023 to 2031 Housing Element Planning period to work toward its goals.

Summary of Major Actions to be Continued in the Sixth Housing Element Cycle

In addition to the Housing Plan presented in this chapter, the City of Mountain View continues to implement a number of actions that the City initiated during the Fifth Housing Element Cycle that have significantly increased residential development capacity, facilitated the production and preservation of affordable housing, and removed constraints on residential development. These actions include:

- **Zoning to Accommodate Residential Development.** During the Fifth Housing Element Update Cycle, Mountain View adopted zoning to allow high-density residential in the San Antonio, North Bayshore, and East Whisman Precise Plan Areas, creating capacity for over 15,000 units. The North Bayshore and East Whisman areas have local density bonus programs that incentivize the creation of thousands of affordable units with allowances for doubling to more than quadrupling the “base” densities. The City also increased densities along El Camino Real and San Antonio Road, facilitating creation of over 2,000 units and creating capacity for thousands more. In addition, the City approved one-off residential development rezonings that are creating thousands of new units. The overall effect of these changes is an increase in housing opportunity equal to more than 60 percent of existing units and twice the City’s 6th cycle RHNA. This growth is focused in areas with access to transit, jobs and services and in areas with the greatest opportunity for redevelopment of aging suburban malls and industrial parks and the lowest risk of residential displacement.
- **Job-Housing Balance Policies.** Mountain View’s East Whisman Precise Plan includes a Jobs-Housing Linkage requirement that requires residential development to accompany any new office development over 0.4 FAR (approximately the current intensity of office in the area), with the effect that no more than approximately 30 percent of any such development can be net new office. Developers of nonresidential projects are required to provide a Jobs-Housing Linkage Plan with a phasing or housing delivery plan that proposes how the project applicant will facilitate residential development in the Precise Plan Area. The intent of this requirement is to ensure that any new office development is accompanied by residential development to foster a more balanced jobs-housing mix. The North Bayshore Precise Plan has a similar policy, and it can be a template for future policies in other jobs-rich areas.
- **Production and Preservation of Affordable Housing.** Mountain View adopted updates to the City’s Below Market Rate (BMR) housing program to increase the number of inclusionary affordable units in a development, resulting in hundreds of new lower- and moderate-income units. At the same time, the City also adopted a flexible alternative to on-site units that allows developers to accommodate BMR requirement in ways that advance City housing goals and exceed minimum affordability requirements. The City also developed partnerships with Santa Clara County and affordable housing developers to create hundreds of affordable

units, including units for veterans, people with disabilities, families, and other special-needs populations. In addition, the City adopted a City-wide rent-stabilization ordinance, which applies to multifamily rental units as well as mobile homes.

- **Fee Adjustments.** The City adopted exemptions from development impact fees for affordable housing. The City also adopted modifications to the park land dedication fee, to allow alternative compliance through Privately Owned, Publicly Accessible (POPA) open areas, which count to both private and public open space requirements. The City also modified the park land dedication fee to create predictability and transparency by calculating the fee basis every year and setting the fee amount at the time of application submittal.
- **Development Review Process Improvements.** Mountain View began using “EIR consistency checklists” in Precise Plan areas, a streamlined CEQA procedure that provides more legal protections than a categorical exemption, at lower cost and in less time than an initial study. In addition, the City utilized SB35 ministerial streamlining for multiple affordable housing developments. The City also prepared Density Bonus Guidelines to facilitate developer understanding of this complex state law, which has reduced uncertainty and staff review times for density bonus projects.

Because the City initiated these actions during the last Housing Element Update Cycle, the ongoing implementation of these actions is not reflected in the Sixth Cycle housing programs shown below. However, these ongoing actions continue to have a meaningful impact on addressing the City’s housing needs.

Housing Goals and Policies

This section articulates each of Mountain View’s housing goals. A series of supporting policies accompanies each goal. Along with other goals and policies contained in other elements of the General Plan, City decision-makers and City staff will use these goals and policies to guide their work in administering their duties. In particular, housing developments and other projects affecting housing within Mountain View must be consistent with these goals and polices.

Goal 1: An increase in the quantity and diversity of housing options, focusing on active nodes, and walkable neighborhoods with amenities and services.

To achieve this goal, the City will address, remove, or mitigate constraints to housing production, produce new affordable units, and preserve existing housing units.

Policies:

1.1. Ensure that adequate residential land is available to accommodate the City’s RHNA, with special focus on Precise Plan areas near transit, employment centers, and services.

1.2. Encourage a mix of housing types, at a range of densities, that serves a diverse population, including rental and ownership units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers, at a broad range of incomes, through development policies and City-subsidized affordable housing.

1.3. Maintain or improve the character and quality of neighborhoods through upgrades to existing developments, sensitively designed new developments, improved streetscapes, and better access to schools, parks, goods, services, jobs, transportation, and other needs.

1.4. Maintain and improve housing to meet health, safety, fire, and other applicable codes and standards.

1.5. Periodically evaluate the City's development standards, review processes and, if necessary, remove unnecessary barriers to quality housing for all income levels.

1.6. Provide incentives, such as reduced parking standards and/or reductions in other development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households.

1.7. Support environmentally sustainable practices in all aspects of residential development, including energy and water efficiency.

1.8. Pursue innovative housing options to better meet the needs of the community, such as land trusts, middle-income housing, shared ownership models, innovative construction, and more.

Goal 2: An inclusive and equitable community with available and accessible housing assistance

To achieve this goal, the City will facilitate the development and preservation of affordable housing and support fair and equal opportunities for all segments of the community.

Policies:

2.1. Initiate and maintain programs to assist extremely low-, very low-, low-, and moderate-income households in accessing affordable rental and ownership units

2.2. Continue efforts to develop culturally competent outreach programs to connect residents to anti-displacement programs and affordable housing resources.

2.3. Give priority for affordable housing to persons who live or work in Mountain View whenever legally feasible.

2.4. Continue efforts to communicate effectively on affordable housing efforts so that building an inclusive community is widely championed.

2.5. Support programs to address discrimination and other fair housing issues in the sale, rental, and development of housing.

2.6. Support mediation programs between housing providers and tenants.

2.7. Encourage and support the maintenance/preservation and development of affordable housing that serves low-income households, seniors, individuals with developmental, intellectual, or physical disabilities, the homeless, larger households, historically underserved communities, and other special-needs populations.

Goal 3: A comprehensive suite of housing opportunities and services to prevent, respond to, and address displacement and homelessness

To achieve this goal, the City will seek funding and partnerships to increase resources towards the prevention of displacement and address the housing needs of people experiencing homelessness.

Policies:

3.1. Support a range of housing solutions and assistance, such as congregate shelter, safe parking, interim housing, and permanent housing, along with a pathway for individuals to get the housing they need.

3.2. Provide responsive assistance and referrals for community resources, access, case management, and basic services (food and other items).

3.3. Coordinate with the County, community-based organizations, nonprofits, faith, and intergovernmental partners to assist the homeless.

3.4. Support housing solutions and resources for lower- and moderate-income residents displaced by development, rent increases, and other factors.

3.5. Strive to preserve affordable housing opportunities such as CSFRA units, mobile homes, and deed-restricted units.

3.6. Keep households at risk of homelessness housed such as with emergency rental assistance and fair-housing services.

Goal 4: A City that is an effective steward of housing solutions through funding, advocacy, partnerships, and community outreach and engagement

To achieve this goal, the City will pursue local housing funding, and work with partners to create additional housing opportunities, and otherwise support efforts that help implement the City's housing goals and policies.

Policies:

4.1. Advocate for additional State, regional, and private funding for affordable housing and affordable housing programs.

4.2. Promote and support State and local programs for energy conservation and renewable energy system installation in existing homes.

4.3 Promote water conservation and stormwater controls, including rainwater capture systems for homes, incentives to promote stormwater control/site design features and water wise landscaping.

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.

As detailed in Table 1, each program 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.

Table 1: Housing Element Programs

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
Goal 1: An increase in the quantity and diversity of housing options, focusing on active nodes, and walkable neighborhoods with amenities and services.					
1.1: Zoning Ordinance Update	Update the Zoning Ordinance as needed to fully accommodate the City's 6th Cycle RHNA and make other amendments as necessary to address governmental constraints as identified in the Housing Constraints Analysis and/or necessary updates in compliance with State law.	<p>a. Add provisions for Low-Barrier Navigation Centers in compliance with AB 101 (2019)</p> <p>b. Add provisions for Employee Housing in compliance with Health and Safety Code, § 17000 et seq)</p> <p>c. Add provisions to allow mobilehome parks in all residential zones in compliance with Government Code 65852.7</p> <p>d. Complete a review of development standards in one or more zoning districts and modify standards to address feasibility constraints. Development standards to be reviewed could include open area, parking, TDM, and other standards that may create constraints on development.</p> <p>e. Complete a review of development standards for 100% affordable housing projects that could differ from development standards for market-rate residential development to remove potential constraints to development, including parking standards.</p>	<ul style="list-style-type: none"> • Adopt zoning updates needed for any sites included in the sites inventory and to address governmental constraints by December 31, 2025 • Consider updated standards for 100% affordable housing projects by December 31, 2024 and for other residential development by December 31, 2025. • Adopt zoning updates annually as necessary to respond to future changes in State law. 	Planning Division	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
1.2 Religious and Community Assembly Sites for Housing	Allow affordable housing on non-profit, religious and community assembly sites to increase housing capacity, including in the City's highest opportunity neighborhoods.	Update the Zoning Ordinance to allow multifamily affordable housing in the R1 district when affordable and constructed in conjunction with non-profit religious and community assembly uses on large sites.	By December 31, 2025	Planning Division	General Fund
1.3 Conservation of Units	Conserve multi-family development in R1 and R2 districts where there is currently non-conforming density of residential units.	Update the Zoning Ordinance to allow replacement of non-conforming multifamily development in the R1 and R2 districts to preserve units above the allowed density.	By December 31, 2025	Planning Division	General Fund
1.4: Accessory Dwelling Units and Junior Accessory Dwelling Units	Monitor and collect data on ADU and JADU construction and provide resources to homeowners. Enable the construction of at least 96 new J/ADUs during the planning period to improve residential mobility and access to opportunity in high-resource areas.	a. Track the number of ADUs/JADUs proposed and constructed. b. Develop an ADU/JADU Monitoring Survey to collect data during the building permit application process (e.g., occupancy status and rent levels at time of occupancy) in order to accurately report income level for APRs and/or lead to future process improvements. c. Update the ADU webpage with current resources (e.g., educational tools and public information).	<ul style="list-style-type: none"> • Ongoing tracking of J/ADU production. • Implement ADU monitoring survey by January 31, 2024 • Update webpage by June 31, 2023 and ongoing. 	Planning Division	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
1.5: Density Bonus	Review and approve projects consistent with the State Density Bonus Law and its local provisions	Continue to implement the requirements in the density bonus ordinance for Density Bonus projects that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consistent with the revised Government Code 65915.	Ongoing	Planning Division	General Fund
1.6: No Net Loss	Maintain a list of opportunity sites that accommodates the City's RHNA	Monitor and update the availability of sites to accommodate the remaining unmet RHNA in accordance with No Net Loss rules. If a shortfall is identified in any income category, identify necessary replacement sites, considering, but not limited to "Back Pocket" areas discussed during adoption of the Housing Element Update. Back Pocket areas included: <ul style="list-style-type: none"> • Moffett Boulevard Change Area • Neighborhood shopping areas other than General Plan Village Centers (such as Bailey Park Shopping Center, Monta Loma Shopping Center, and Leong Drive) • Downtown Transit Center • Other nonresidential sites south of El Camino Real 	Update the availability of sites to accommodate remaining RHNA by income group annually; identify additional sites within six months, if necessary.	Planning Division	General Fund
1.7: Code Enforcement Program	Respond to housing code violations	Maintain the quality of the existing housing stock by addressing housing code violations as they are reported.	Ongoing	Code Enforcement Division	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
1.8: Multi-family Housing Inspection Program	Inspect and respond to substandard conditions in the City's multifamily housing stock	Continue annual inspection of multi-family rental properties throughout the City to ensure property owners and management companies comply with the California Building Code and the City's Municipal code.	Ongoing	Fire Department	General Fund
1.9: Sustainable Housing	Streamline green building review and development of more sustainable (cost-effective and energy-efficient) housing.	<p>a. 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.</p> <p>b. Encourage City Staff to attend conferences, training sessions, and other events to learn and stay informed on new green initiatives and technologies. Hold in-house training sessions to facilitate inter-department cooperation on green building practices.</p>	<ul style="list-style-type: none"> • Ongoing • Training should occur at least two times during the planning cycle 	Planning and Building Divisions	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
1.10: Park Land Ordinance Update	Review and revise the park land dedication requirements to maintain access to high quality open space while reducing the financial impact to residential development.	<p>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:</p> <ul style="list-style-type: none"> • 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 June 2024	Community Services Department and Planning Division	Park Land Development Fund
1.11 BMR Program Review	Review and revise the Below-Market-Rate program requirements to reflect community needs for affordable and market rate housing.	Complete the first review of the BMR Phase 2 program in 2022, and again in 2027.	By 2022 and 2027	Housing and Neighborhoods Division and Planning Division	Local Housing Funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
Goal 2: An inclusive and equitable community with available and accessible housing assistance					
2.1: Subsidize and support affordable housing programs to meet an array of housing needs, with a particular emphasis on underserved populations	<p>Make more housing available to households otherwise left out of the Mountain View housing market.</p> <p>Mitigate displacement through community-centered programs.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p>	<p>a. Make funding available to support a range of housing needs including:</p> <ol style="list-style-type: none"> 1. permanent supportive housing for unhoused community members, 2. larger units to serve larger households, 3. people with special needs, 4. efficiency studios, and 5. homeownership programs for middle income residents. <p>b. Explore innovative programs (such as community land trusts, community and tenant opportunity to purchase act (COPA/TOPA, new building methods, etc.) as appropriate to meet gaps.</p>	<p>Funding opportunities will be made available via the City’s NOFA process and other programs.</p> <p>Staff will evaluate innovative programs over the housing element period, bringing findings to the Council as appropriate. This will include research as part of the 2022-2024 Breakthrough Grant to identify and implement affordable housing funding programs, displacement response strategy, and outreach/education/community building efforts. This may include study sessions on affordable housing and displacement.</p>	Housing and Neighborhoods Division	General Fund and local housing funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
2.2: Inclusive and equitable affordable housing application processes	Remove barriers to accessing affordable housing	Review BMR and NOFA application process for inclusivity for language access, technological access, and other barriers and make adjustments to increase inclusivity.	Annually market available affordable housing programs to underserved communities and continue to remove barriers to accessing affordable housing programs by removing language, technology, and other barriers. Evaluate effectiveness of changes at least once during the planning period to ensure equitable representation on waitlist and interest lists.	Housing and Neighborhoods Division	Local housing funds
2.3: Mediation and Fair Housing Programs	Make information and legal services available to tenants and property owners to support fair housing, help tenants and property owners exercise their rights, and prevent eviction and displacement.	<p>a. Fund fair housing education, enforcement, and counseling to prevent fair housing violations and help community members understand and assert their rights.</p> <p>b. Provide financial support to mediate housing issues involving City residents, with a focus on tenant/property owner mediation and eviction prevention.</p>	Annually fund fair housing and mediation services. Continuously provide information about tenant and landlord rights. 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.	Housing and Neighborhoods Division	General Fund and local housing funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
2.4: Reasonable Accommodation	Review and approve requests to modify development standards to reasonably accommodate person with disabilities, including persons with developmental disabilities.	Implement City reasonable accommodations procedures.	Ongoing	Planning Division	General Fund
2.5: Affirmatively Further Fair Housing	Remove impediments to fair housing and provide equitable access to housing.	Continue to prepare and update the City's Assessment of Fair Housing and implement actions as necessary to remove barriers to fair housing choice, as required by HUD and State Housing Element law.	Update Assessment of Fair Housing as required by HUD. Implement necessary actions continuously as needed.	Housing and Neighborhoods Division	CDBG/ HOME funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
Goal 3: A comprehensive suite of housing opportunities and services to prevent, respond to, and address displacement and homelessness					
3.1: Homelessness Prevention and Services for the Unhoused	Prevent households from becoming homeless and provide safety net, shelter, and housing services to those who are unhoused.	<p>a. Develop and implement a strategy to support those who are unhoused and prevent people from becoming unhoused, by:</p> <ol style="list-style-type: none"> 1. supporting emergency rental assistance programs to prevent homelessness 2. supporting pathways to housing, by providing a range of housing options, including transitional and permanent housing <p>b. Continue to partner with the Mountain View Los Altos Community Services Agency (CSA), LifeMoves and similar agencies that provide services and/or shelter to the unhoused community members, by offering financial support and advertising available programs to residents living in the City.</p> <p>c. Participate in regional homeless programs that support short-term shelter and transitional housing programs that accommodate families and individuals from Mountain View.</p>	Develop strategy by December 31, 2023. Annually support CSA, LifeMoves and other partner agencies as part of Annual Plan. Regularly support the development of permanent housing via regular NOFA process.	Housing and Neighborhoods Division	Local housing funds and CDBG/HOME funds.

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
3.2: Displacement Prevention and Mitigation	<p>Prevent displacement through rent stabilization, deed restriction, and housing preservation work.</p> <p>Provide benefits and relocation assistance to displaced residents to partially mitigate impacts of displacement.</p> <p>Assist in preserving at least one naturally occurring affordable housing project during the planning period.</p>	<p>a. Conserve and improve existing affordable housing stock.</p> <p>b. Enforce the Tenant Relocation Assistance Ordinance, Community Stabilization and Fair Rent Act (CSFRA), Mobile Home Rent Stabilization Ordinance (MHRSO), Condominium Conversion Ordinance (CCO), and relevant state tenant protection laws</p> <p>c. Seek opportunities to preserve and rehabilitate naturally affordable housing.</p>	<p>Continuously enforce TRAO, CSFRA, MHRSO, CCO, and relevant laws. Continuously monitor conditions to identify need for updates to TRAO. Target expenditure of funds to assist in preserving at least one naturally occurring affordable housing project during the planning period.</p>	<p>Housing and Neighborhoods and Planning Divisions</p>	<p>Local housing funds and CDBG/HOME funds.</p>

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
Goal 4: A City that is an effective steward of housing solutions through funding and advocacy partnerships and community					
4.1 Development Streamlining and Processing Revisions	Streamline development processes.	<p>a. Review and update the City's affordable Housing NOFA process to improve coordination and communication internally (e.g., coordination between Housing and Planning and internal processes in Planning) 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 scanning other public agency processes for best practices.</p> <p>b. Review development and post-development processes, timelines, and approval body levels to streamline permitting processes.</p> <p>c. Acquire tools and software that will improve development review, monitoring of housing supply, management of funding, and other processes involved in housing development for staff and public use.</p>	<p>a. Review and update NOFA process by 2024.</p> <p>b. By December 31, 2027</p> <p>c. By December 31, 2026</p>	Housing and Neighborhoods Division and Planning Division	General Fund and local housing funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
4.2: Federal, State, and Regional Policy Initiatives	State, Federal, and regional policies that support efforts to develop affordable housing, prevent displacement, and remove impediments to accessing housing.	<p>a. Advocate for, propose, and shape legislation that increases the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing. Lobby for a change in State law that would allow assessment of impact fees on office and other employment-generating uses to account for the impacts that residential uses have on infrastructure and services on the basis that new employment-generating development creates demand for new residential development.</p> <p>b. Support regional funding measure to support affordable housing.</p>	Continuously monitor federal and State legislation and submit support letters as appropriate. Propose legislation as appropriate.	Housing and Neighborhoods Division and Planning Division	General Fund and local housing funds

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
4.3: Financial Support for Subsidized Housing	<p>Subsidize affordable housing, especially housing for lower-income households, unhoused, and families and effectively steward housing funds.</p> <p>Produce at least 200 supportive housing units for households who have experienced homelessness.</p>	<p>a. Examine new revenue sources and increases to existing revenue sources to meet extremely low- to moderate-income housing needs, including increasing housing impact fees on office development, and periodically consider updates to fees.</p> <p>b. Perform asset management to ensure loan repayment.</p> <p>c. Prioritize funding opportunities for lower-income and special needs population groups, such as families and unhoused individuals.</p> <p>d. Provide about \$40 million to make available for financing affordable and special needs housing units.</p> <p>e. Develop local revenue ballot measure to fund affordable housing if regional measure is not implemented.</p>	Complete evaluation of new funding sources by 2025; at least once during the planning period conduct an analysis to update existing affordable housing fees.	Housing and Neighborhoods Division and Planning Division	Local housing funds
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	Work with private sector, philanthropy, and public agencies to bring in additional funding sources to support a range of affordable housing opportunities in Mountain View.	Continuously develop relationships with partner agencies and private philanthropy to find opportunities to leverage additional funding for affordable housing.	Housing and Neighborhoods Division	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
4.5: Partnerships with Subsidized Housing Developers	Partner with subsidized housing developers to further affordable housing priorities.	Make City-owned properties available for affordable housing development.	When appropriate, partner with affordable housing developers to develop affordable housing on City-owned sites.	Housing and Neighborhoods Division	Local housing funds and CDBG/HOME funds.
4.6: City Council Goal Setting	Implement major programs in the Housing Element	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	Planning Division	General Fund
4.7: Neighborhood Engagement	Keep the community informed on proposed projects to solicit input and foster support for new residential developments	Encourage housing developers to communicate and share information with groups regarding their proposed projects.	Continuously encourage housing developers to communicate and share information about their project with the public.	Planning Division	General Fund
4.8: School District Coordination	Share information on residential developments with school districts	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 copy housing element within one month of adoption. Share development information with Districts annually.	Planning Division	General Fund

Program Name	Objective	Description/Action	Timeframe for 2023-2031 HE	Responsibility	Potential Funding
4.9: Water and Sewer Service Coordination	Ensure that Water and Sewer connections will be made available to address the RHNA	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.	Within one month of adoption of HEU	Planning Division	General Fund
4.10: Annual Monitoring and Reporting	Complete and submit review each year of the planning period	Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.	Annually	Planning Division	General Fund



CHAPTER

4

Quantified Objectives

CHAPTER 4: QUANTIFIED OBJECTIVES

State Housing Element Law requires that each jurisdiction establish quantified objectives for Housing Element planning period. Quantified objectives differ from the Regional Housing Needs Allocation (RHNA) because they include not only targets for production of new housing units by household income level, but also include targets for rehabilitation of housing units and targets for conservation of housing units. In addition, local jurisdictions set their quantified objectives based on their realistic assessment of what can be achieved during the Housing Element planning period. Thus, the quantified objectives for housing production may differ from the local jurisdiction's RHNA for new housing units for the same planning period. The distinction is that the RHNA requires that the City provide sufficient land, appropriately zoned, to accommodate construction of the targeted number of housing units, while the quantified objective for housing production represents the number of housing units that the local jurisdiction expects to be built, rehabilitated, or preserved, considering market conditions, financial resources, and other factors. Table 2 below shows the City of Mountain View's quantified objectives for the upcoming Housing Element planning period.

Construction

As can be seen in Appendix E, a significant portion of the City's RHNA is accommodated through already-proposed projects ("Pipeline"). These can be split into two major "timing" groups – Single Projects and Master Plans. The number of units attributed to the Master Plans is across all eight years of the RHNA cycle. However, the City can reasonably expect approximately double the number of Single Projects than what has been proposed at this time – based on the fact that the projects include applications over roughly the last four years. Based on this calculation (Master Plans plus two times Single Projects), the City can reasonably target new construction of approximately 3,700 low-income (LI) units, 750 moderate-income (MI) units and 9,550 above-moderate-income (AMI) units.

Some of the very low income (VLI), LI and MI units anticipated will be included in market rate projects under the City's BMR inclusionary program.

The majority of extremely low income (ELI), VLI and LI units are provided through 100% affordable projects developed by non-profits. The target proportion of ELI, VLI and LI units is based on the current number of such units known in the Pipeline of 100% affordable projects, doubled (as described above).

These units are dependent on subsidies from numerous public and private sources, including the City. The City's construction objectives for affordable housing are dependent on continued funding

via existing fees, as well as additional funding sources, which the City will pursue. The Housing Element includes programs that will need to be carried out to acquire this funding, such as:

- 1.11 (BMR Program Review)
- 4.2 (Federal and State Policy Initiatives)
- 4.3 (Financial Support for Subsidized Housing)
- 4.4 (Partnerships to Support Affordable Housing)

Rehabilitation

The City hopes to pursue significant preservation activities to conserve naturally affordable housing in the City, some large portion of which would require rehabilitation. This effort will require additional funding sources, however, and thus modest goals are set for rehabilitation, although the need is significantly greater.

Conservation

The City's existing deed-restricted affordable housing stock is not timed to convert to market rate housing in the Housing Element period, and thus no conservation of deed-restricted units is described, although the aforementioned efforts to preserve naturally affordable housing should be noted.

Table 2: Sixth Cycle Quantified Objectives for New Construction, Rehabilitation, and Conservation

Income Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	750	1,700	1,250	750	9,550	14,000
Rehabilitation	25	50	50	25	0	150
Conservation	0	0	0	0	0	0



APPENDIX

A

Implementation Status of 5th Cycle Housing Element Programs

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Mountain View	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Financial Support for Subsidized Housing	<p>In October 2014 and six years into the planning period (by 2021), the City Council will determine whether to increase any of the City's affordable housing fees. Administer funds, as they become available, to support housing development, housing programs, and rehabilitation activities. Prioritize funding opportunities for lower income and special needs population group.</p>	Ongoing, 2015-2023	<p>The City collects Housing Impact Fees to address the impact on the demand for affordable housing, when new nonresidential uses and market-rate rental apartments are developed. On December 9, 2014, the Council increased the Housing Impact Fee for Office/High-Tech/Industrial Development from \$10.26 per net square foot to \$25 per net square foot effective February 7, 2015. In 2018, the City ended the Rental Housing Impact Fee and began requiring 15 percent on-site affordable units to achieve more development of affordable units instead of accepting payment of fees. In 2016, the City reserved or appropriated approximately \$36 million in City housing funds for three developments at 779 East Evelyn Avenue, 460 North Shoreline Boulevard, and 1701 West El Camino Real, that will account for approximately 233 units serving extremely, low- and very low-income households. A portion of these units are intended for veterans. In 2018, the City reserved \$22 million and appropriated an additional \$1.7 million for predevelopment costs for 950 West El Camino Real, a 71-unit affordable multi-family rental housing project. The project, and said funding were approved in 2019. In 2019, the City updated its BMR in-lieu fees to \$96 per net square foot for rental, \$54.50 per net square foot for ownership (other than rowhouses and townhouses), and \$125 per net square foot for rowhouses and townhouses effective August 24, 2019. In 2020, the City reserved \$15 million for La Avenida Apartments, a 100 unit affordable multi-family rental housing project as well as an initial \$1million for the City's Lot 12 affordable housing project. In 2021, the City updated its BMR in-lieu fees to to \$100.66 per net square foot for rental, \$57.14 per net square foot for ownership (other than rowhouses and townhouses), and \$131.06 per net square foot for rowhouses and townhouses. Housing Impact Fees were increased per CPI to \$1.60 for the first 25,000 square feet of net new Commercial/Entertainment/Hotel/Retail development, and \$3.17 for every foot thereafter and \$14.81 for the first 10,000 square feet of net new High-Tech/Industrial/Office development and \$29.62 for every square foot thereafter. In 2021 the City reserved \$16 million for an 85-unit affordable multi-family rental housing project at 1265 Montecito Ave, and appropriated the funds to the La Avenida Apartments which were previously reserved. The City approved using \$3.7 million in CDBG and HOME funds to support the conversion of the Crestview Hotel into multi-family affordable housing. The City also ground-leased the site at 87 E. Evelyn with the intent to purchase the site for future affordable housing. Funding for the Lot 12 project increased to \$12.25 million. The LiveMoves-Mountain View Homekey interim housing project to serve unsheltered persons was completed in April 2021, which includes City funding for operations. In addition to funds that the City has reserved, the City has an active affordable housing pipeline that consists of several hundred units and a significant amount of City funding will be considered for these projects.</p>
Extremely Low-Income Housing	<p>In October 2014 and within five years of Housing Element adoption (by 2020), the City will convene meetings with stakeholders to advance housing for extremely low income households and at least annually consider potential opportunities. By 2016, the City will evaluate reduced development standards, and other incentives for affordable housing, and implement, where appropriate within the El Camino Real and San Antonio Precise Plans.</p>	Ongoing, 2015-2023 and at least annually consider potential opportunities	<p>In February 2014, the City released a second NOFA for affordable rental and ownership housing developments. So far, the City has appropriated \$21.7 million of the funding to ROEM Development Corporation to construct a 116-unit affordable development at 779 East Evelyn Avenue and \$8 million to Palo Alto Housing (PAH) for a 67 studio unit affordable development at 1701 West El Camino Real, including 39 ELI studio units. The City also reserved funding for MidPen Housing's 50 affordable family units at 460 North Shoreline Boulevard and for Eden's 69 affordable units at La Avenida. The funding reservations for affordable multi-family housing at Lot 12, 1265 Montecito, and the Crestview Hotel also require units for households with extremely-low incomes. The LifeMoves-Mountain View Homekey project serves ELI households focusing on unsheltered individuals, seniors, and families. The City will continue to explore opportunities to fund affordable housing developments with units for extremely low-income households. This may most likely occur in developments targeted toward housing for the homeless, seniors, or those with special needs, as well as projects with Measure A funding.</p>

Partnerships with Subsidized Housing Developers	Encourage affordable housing developers to work with outside funding sources to leverage the City's local housing funds to the maximum extent possible. Assess the feasibility of using available City-owned properties as subsidized housing sites, when appropriate and feasible. Hold meetings to inform developers of the application procedures and the City's affordable housing priorities, as part of the funding selection process.	Ongoing, 2015-2023 and at least annually consider potential opportunities.	The City continues to work with affordable housing developers such as ROEM Development Corporation, Palo Alto Housing, MidPen Housing, and First Community Housing. In 2016, the City hosted a developer's forum to seek feedback on the affordable housing NOFA and RFQ process. In 2021, the City hosted meetings with developers to seek feedback on underwriting guidelines and on development opportunity in Precise Plan areas. The City worked with the County to determine potential opportunities for Measure A funds, with the Housing Authority, and with VTA on its Evelyn Avenue site. The City worked with the County on an agreement with the County (expected to be approved in 2022) to leverage \$80 million in County 2016 Measure A funds for various housing sites with permanent supportive and rapid rehousing units in the City, for up to 200 units. The City also worked with nonprofit developers on various affordable housing projects. As of 2021, there are four projects in the affordable housing development pipeline that intend to partner with the City through the NOFA process in the coming years, leveraging a variety of funding sources that includes tax credits, Federal funds, and local funding, including the City's housing impact funds. The City worked with the Lot 12 developer on a lease disposition, development, and lease agreement (LDDLA) which neared completion in 2021 and was fully executed in early 2022.
Update Zoning Ordinance	Complete a comprehensive Zoning Code update by 2017 to ensure consistency with the 2030 General Plan. Review 2030 General Plan Implementation on an annual basis. Upon completion of the Zoning Code update, review on an annual basis for consistency and to address any changes to State law.	Annual review of the 2030 General Plan implementation; Update Zoning Code by 2017, Review annually for consistency.	The 2030 General Plan implements new land use standards through adoption of major Precise Plans for the San Antonio, El Camino Real, and North Bayshore areas in 2014. The San Antonio and El Camino Real areas contain opportunities for new residential/mixed-use development and the North Bayshore Precise Plan was approved in 2017 and includes up to 9,850 residential units. In 2017, the City updated the Accessory Dwelling Unit Ordinance to allow more properties the opportunity to build a second dwelling unit and will be proposing additional updates in 2020 to be compliant with new State laws. In 2019, the City approved the East Whisman Precise Plan and includes up to 5,000 residential units. Additionally, in 2019, the City approved minor zoning code amendments to increase clarity as well as consistency with State law.
Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate projects to a density of at least 30 dwelling units per acre.	Ongoing, 2015-2023	The subdivision process has been posted on the City's website to support lot consolidation. In addition, the new El Camino Real Precise Plan includes guiding principles and standards to encourage small parcel aggregation along the corridor. Staff will continue to work with applicants at no cost to encourage lot consolidation. The major developments are either currently going through the approval process or were approved in 2020 for lot consolidation:
Underutilized Sites	Monitor the supply of underutilized sites throughout the City and within the Housing Element to ensure opportunities are available to encourage a variety of housing types.	Ongoing, 2015-2023	City staff continues to promote the redevelopment of underutilized sites through informal meetings with developers and has identified appropriate sites in the Housing Resources section, which is posted on the City website to accommodate development of a variety of housing types. The San Antonio, El Camino Real, North Bayshore, and East Whisman Precise Plans provide opportunities for higher-intensity development which will serve as an incentive for redevelopment of underutilized parcels in those areas. The City is currently reviewing the R3 (Multifamily Residential) zoning standards and considering modifications to increase opportunities for additional housing types.
Density Bonus	Continue to promote the updated density bonus ordinance that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consistent with the revised Government Code 65915.	Ongoing, 2015-2023	The City continues to promote the use of the State Density Bonus Ordinance that offers bonuses for the provision of affordable housing, depending on the amount and type of subsidized housing provided, consistent with revised Government Code §65915. This information is provided at City Hall and online at the City's website to promote the application of this ordinance. Between 2014 and 2020, nine projects with a density bonus were approved: 1701 West El Camino Real, 400 San Antonio Road, 1998 Montecito Avenue, 1101 West El Camino Real, 2700 West El Camino Real, 1313 West El Camino Real, 828 Sierra Vista Avenue, 950 West El Camino Real, and 2645 Fayette Drive. In 2021, the City updated its standards for the State Density Bonus to be consistent with the range of densities and development types in the City.
Federal and State Policy Initiatives	Monitor legislation regarding financing and housing development.	Ongoing, 2015-2023	The City continuously monitors Federal and State legislation and is supportive of efforts that involve financing options for affordable housing. The City sent support letters on various State bills of California's 2017 Housing Package, including SB 2, SB 3, and AB 1505. In 2018, the City sent a support letter to the Governor for new homelessness program funding. The City also sent a letter in support of Federal Bill S. 548 to expand the Low-Income Housing Tax Credit program. As part of the 2020 Federal CARES Act, the City received CDBG CARES Act Rounds 1 and 3 funding totaling approximately \$957,000, which supports the City's COVID-19 rent relief program. In 2021, the City sent a support letter to the County and affirmed funding reservations for the Crestview Motel application for State Homekey funds. The City successfully applied for State CDBG Homekey funding for the LifeMoves-Mountain View project, which required a Council resolution. The City also worked with Senator Becker's office to request funding support for the Lot 12 project, which through his leadership resulted in \$8 million awarded to the City through the State Budget Act of 2021 (SB 129).
Project Design and Integration	As projects are submitted Planning Staff will review General Plan policies and zoning code regulations and design standards to ensure that transitions between proposed developments and existing neighborhoods are appropriate.	Ongoing, 2015-2023	As many recently approved projects include higher-density development on underutilized sites, City staff recognizes that it is critical to provide adequate transitions to existing land uses, particularly single-family neighborhoods. The General Plan includes goals and policies to ensure project designs are appropriately integrated into existing neighborhoods. Staff has worked with developers on the following projects providing appropriate transitions (i.e., building heights and setbacks) with surrounding lower-density neighborhoods: 1616 West El Camino Real; 500 Ferguson Drive, 1701 West El Camino Real, 100 Moffett Boulevard, 801 West El Camino Real, 400 San Antonio Road, and 1255 Pear Avenue.

<p>Innovative Housing Programs</p>	<p>Review residential development standards to ensure that there is flexibility in the Zoning Code to allow for innovative housing types such as co-housing, shared housing, and intergenerational housing.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2012, the Mountain View City Council approved a 19-unit, three-story, “co-housing” development project over an underground garage at 445 Calderon Avenue, which included moving an existing historic home on-site. The project is marketed as a new, “old-fashioned” neighborhood of energy-efficient condominiums and common facilities, homes that promote collaboration and community, in a convenient walkable downtown location. The City expects that a number of the units will be inhabited by senior residents, although the project is not age-restricted. To approve the project, the City also approved a density bonus to allow a BMR unit to be located in the historic home on-site.</p> <p>In 2017, LinkedIn prepaid a portion of its \$16 million housing impact fee obligation that would have been part of its project approval by investing \$10 million in the Housing Trust Silicon Valley Tech Fund. By prepaying, the funds are able to become available to affordable housing developers sooner. The fund provides short-term loans for land acquisition and other related costs for developments in Mountain View.</p> <p>In 2017, the City Council approved the North Bayshore Precise Plan, which includes an innovative affordable housing program that has provisions for both rental and ownership housing at various income levels, achieved through a Bonus FAR mechanism.</p> <p>In 2019, the City Council approved a 716-unit apartment building that includes 144 moderate-income units available for Mountain View Whisman School District teachers and City staff housing.</p> <p>In 2020, the City applied with LifeMoves to State Project HomeKey Program to rapidly deploy modular units to provide interim housing for unhoused seniors and families who may be particularly vulnerable to COVID-19. The project was awarded 11.95 million in capital funds and 2.4 million in operating funds. This was a highly competitive program and to staff’s knowledge, one of the only funded projects to use modular housing approach statewide. In 2021 the City Council reserved CDBG and HOME funds to support the conversion of the Crestview Hotel into permanent housing, largely for families and individuals at risk of homelessness or experiencing homelessness. The City also supported the County’s application for state funds for this project. The hotel conversion will make it possible to make units available more quickly and affordably. The City also worked on a Memorandum of Understanding with the County for its Measure A funds, which provides a programmatic approach to funding multiple City projects.</p>
<p>Units for Large Households</p>	<p>Ensure at least 25 percent of the units in a subsidized family housing development have three or more bedrooms to accommodate large families if City provides financial assistance. Consider alternatives to preserve and rehabilitate apartments with large family units</p>	<p>Ongoing, 2015-2023</p>	<p>MidPen Housing received entitlements in January 2018 for a NOFA project to increase affordable units on the project site located at 460 North Shoreline Boulevard. A total of 50 new studios to three-bedroom units for low-income households were approved, and construction is anticipated to begin in early 2019. ROEM Development Corporation included 45 two-bedroom and 15 three-bedroom units for its Evelyn Family Apartments located at 779 East Evelyn Avenue, which opened early 2019. Several of the housing developments in the pipeline include units for large households.</p>
<p>Maintain Residential Development Capacity</p>	<p>Development of evaluation procedure to implement Government Code section 65863 by January 31, 2015.</p>	<p>Ongoing, 2015-2023</p>	<p>The City has identified a residential capacity shortfall from the site inventory list in Section 7, Housing Resources to accommodate 22 low-income units and 257 moderate-income units. Staff is expecting to accommodate this shortfall with the addition of 2,970 affordable residential units in North Bayshore as well as East Whisman to assist with meeting the City’s low and moderate-income unit RHNA allocation.</p> <p>Staff will continue to monitor this residential capacity and evaluating development applications on properties identified in the Housing Element site inventory included in Section 7, Housing Resources. If a development project reduces capacity below the residential capacity needed to accommodate the City’s lower-income unit RHNA allocation, staff will identify sites to accommodate the difference.</p>
<p>Boomerang Funds</p>	<p>Ensure 20% of net “Boomerang” funds are utilized for low and moderate income housing.</p>	<p>Ongoing, 2015-2023</p>	<p>In June 2015, the City of Mountain View committed to reserve “Boomerang” funds to be used for eligible housing related activities. The City has committed an amount equal to 20 percent of all funds distributed to the City as a taxing entity under the redevelopment dissolution laws. Beginning in the 2016-17 budget, an ongoing set-aside of \$51,000 was approved.</p> <p>In addition to the Boomerang funds, the successor agency has been receiving loan repayments from former redevelopment housing activities. Close to \$1 million has accumulated since 2011 and the City will use these funds for affordable housing and plans to use up to \$250,000 for eligible homeless services in the coming years. \$1 million of the successor agency funds have been reserved for affordable housing which will be built on Lot 12.</p>
<p>Homebuyer Assistance Programs</p>	<p>Support Housing Trust Fund homebuyer assistance programs and other federal, State and local programs that enable households to purchase homes.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to support the Housing Trust Fund’s homebuyer program. Staff periodically meets with the Housing Trust staff to discuss programs and marketing opportunities. In both Fall 2019 and 2020, the City hosted an informational events in partnership with the Housing Trust regarding their homebuyer program that was open to the public. In 2020, the City is in the process of modifying its Employee Homebuyer Assistance program. In 2021, the City began working with the Housing Trust and HouseKeys to develop a more accessible homebuyer program for displaced tenants seeking to use “right of first refusal” rights to buy below-market-rate condos.</p>

<p>Priorities for Affordable Units</p>	<p>Implement the City's preferences for new BMR ownership and rental units as specified in the BMR Administrative Guidelines. Give preference to people who live and work in Mountain View when units become available in subsidized rental housing developments. Do extensive advertising and outreach whenever new BMR or subsidized units become available and waitlist are opened for existing affordable units.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to implement the various housing fee programs. For BMR units, the City has prioritized funding and housing assistance for public safety workers, teachers, and persons who either work or live within Mountain View. The City notices the availability of BMR units through ads in the local paper, articles in The View, multilingual outreach, e-mail notifications to those on the City's Housing Interest List, signs and information posted on the website, outreach through churches and other nonprofit organizations, and web announcements.</p>
<p>Partnerships with County Agencies</p>	<p>Increase resident awareness about housing programs offered by County and regional agencies by providing information at City Hall and on the City's website, when funding is available.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to work with the Housing Authority of the County of Santa Clara to promote affordable housing opportunities in Mountain View and to coordinate support of Mountain View's affordable housing units through the Project-Based Voucher (PBV) program.</p> <p>The City also continues to work closely with the Santa Clara County Office of Supportive Housing on funding opportunities for Mountain View's affordable developments including Measure A projects, as well as Project HomeKey. Staff participates in regional discussions to monitor new regulations and possible collaboration on preparation of the federal Fair Housing Assessment, and to share information and strategies for addressing affordable housing, homelessness, fair housing, and other issues of common concern. The City worked on an agreement with the County (expected to be approved in 2022) to leverage \$80 million in County 2016 Measure A funds for various housing sites with permanent supportive and rapid rehousing units in the City, for up to 200 units.</p>
<p>Anti-Displacement Strategies. Tenant Relocation Assistance Program</p>	<p>Conserve updates to the Tenant Relocation Assistance Ordinance when there are major changes to the rental market, the economy, or development activity.</p>	<p>Ongoing, 2015-2023</p>	<p>In 2010, the City Council adopted a Tenant Relocation Assistance Ordinance (TRAO) requiring developers to pay for relocation assistance to very low- or extremely low-income households displaced by new development. In June 2014, the Council amended the ordinance to increase the amount of assistance and to make households up to 80 percent AMI eligible for relocation assistance. Also, eligible tenants will receive the cash equivalent of three months median market-rate rent for a similar apartment instead of two months of the tenant's current rent.</p> <p>On November 8, 2016, the Community Stabilization and Fair Rent Act (CSFRA) was adopted by voters to regulate rent increases and to provide just-cause eviction provisions. Staff has implemented the CSFRA, including convening a Rental Housing Committee, establishing an operating budget, and developing policies and procedures for petitions.</p> <p>In April 2018, the City Council amended the TRAO to bring it in line with the CSFRA, which increased the eligibility threshold to 120 percent AMI. The new ordinance redefines an eligible rental unit as one covered under the CSFRA or containing three or more units on one parcel of land not covered by the CSFRA. It also introduces First Right of Return benefits.</p> <p>In 2019, the TRAO was utilized in fourteen development projects to assist with the relocation of 69 displaced households.</p> <p>In October 2019, the City Council held a Study Session to explore additional strategies to respond to displacement. Council provided direction to staff to evaluate an acquisition/rehabilitation program, a displacement mitigation program, further modifications to the TRAO, a Landlord-Rental Set-Aside Program, Tenant Preference for displaced tenants in BMR units, and other modifications to the City's ordinances as needed. In 2020, the TRAO was modified per Council direction, and staff conducted additional evaluation on an acquisition rehabilitation program and also local replacement requirements for residential projects that include the demolition of existing housing units. In October of 2020, Council held a second study session to provide additional direction on these elements, with Council supporting evaluating program design considerations. In November of 2020, the City received a technical assistance grant from the Chan Zuckerberg Initiative to support the acquisition rehabilitation program evaluation and design. In 2021 the City Council approved a Mobile Home Rent Stabilization program to regulate rent increases in Mobile Home Parks.</p>
<p>Code Enforcement Program</p>	<p>Maintain the quality of the existing housing stock by addressing housing code violations as they are reported.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to maintain the quality of the existing housing stock by addressing Housing Code violations as they are reported. For calendar year 2020, Code Enforcement addressed 158 housing violations that were reported.</p>
<p>Multi-family Housing Inspection Program</p>	<p>Continue annual inspection of multi-family rental properties throughout the City to ensure property owners and management companies comply with the California Building Code and the City's Municipal Code.</p>	<p>Ongoing, 2015-2023</p>	<p>On an annual basis, the City of Mountain View Fire Department conducts inspections of multi-family rental units throughout the City. Staff is also available to address complaints as they are reported. For calendar year 2021, City staff conducted interior inspections of approximately 4 properties. Inspections inside apartment units were stopped in March 2020 as a safety precaution due to COVID. Staff did conduct approximately 842 common area inspections at apartment buildings in 2021.</p>

Opportunities for Rehabilitation	Collaborate with affordable housing developers on funding applications or when feasible offer direct financial assistance.	Ongoing, 2015-2023	The City had a NOFA process that included acquisition and rehabilitation projects; to date, no proposals have been received for acquisition and rehabilitation. Consequently, the City has focused funding on new construction of subsidized units. The City has used CDBG and HOME funds to rehabilitate existing subsidized projects, including Tyrella Gardens, Shorebreeze, The Fountains, Gintzon Terrace, and a major rehabilitation of the Sierra Vista I family apartments. In 2020, as part of the displacement response strategy and as directed by Council, staff evaluated options for an acquisition/preservation program, which would include funding for rehabilitating acquired apartment buildings.
Home Repair Assistance	Continue to provide annual funding for home repair services, such as the Minor Home Repair Access Program to support lower-income households.	Ongoing, 2015-2023	The City coordinates with firms to operate a minor home repair program for lower-income households. Under the program, low-income homeowners may receive minor repairs and low-income homeowners and tenants can request accessibility modifications.
Condominium Conversion	Continue to regulate Conversions of rental multi-family units to condominiums per Municipal Code (Chapter 28, Article VII).	Ongoing, 2015-2023	The City continues to regulate condominium conversions on a project-by-project basis per the City's Municipal Code. The City Code prohibits conversion of apartments to condominiums if the number of apartments Citywide falls below 15,373 units. As of December 31, 2019, there were at approximately 1,000 rental units in the City above the condominium conversion threshold. As such, the City will consider condominium conversion applications on a case-by-case basis, consistent with Municipal Code requirements for such conversions.
Preservation of Subsidized Housing Stock	Maintain a list of subsidized units throughout the City, including their affordability levels and monitor affordability covenants. Continue to update and post the City's AB 987 Affordable Housing Database online and track affordable housing units. Work with owners of at-risk units to determine if City housing funds could be used to preserve subsidized units.	Ongoing, 2015-2023	The City has posted their AB 987 Affordable Housing Database on its website and will continue to monitor affordable housing units, including units at risk of losing their affordability status. New units are also added and monitored. The City deed-restricts subsidized affordable housing for a minimum of 55 years. The vast majority of the City's subsidized housing stock was built in the last 15 years, which means that the issue of expiring deed restrictions will not emerge for a few decades.
Mobile Home Parks	Preserve mobile home parks in the City by enforcing the provisions established by the General Plan, Zoning Code, and Mobile Home Park Conversion Ordinance.	Ongoing, 2015-2023	The 2030 General Plan includes a "Mobile Home Park" land use designation to protect mobile home housing. This designation is shown on the General Plan Land Use Map and any proposal to convert or eliminate a mobile home use from a property requires a General Plan amendment as well as a Zoning Code amendment. Additionally, proposals to displace a mobile home park require a conversion impact report as well as multiple review and approval processes before a conversion could be approved. The City will continue to allow and preserve mobile homes as a valuable housing resource. As part of the work of the CSFRA in 2018, the Rental Housing Committee discussed whether mobile home spaces would be covered under the rent stabilization provisions of the CSFRA and came to the conclusion that they do not fall under the parameters of the CSFRA. Consideration of mobile home rent regulations is part of the Council Major Goals Workplan for FY2019-21. Council held a discussion in early 2020 but additional deliberations were paused pending litigation regarding Rental Housing Committee decision above that mobile homes are not covered under CSFRA. In 2021 the City Council approved a Mobile Home Rent Stabilization program to regulate rent increases in Mobile Home Parks.
Residential Development Standards	Review development standards annually, to identify constraints and remove or offset constraints, where possible.	The City will review development standards annually throughout the planning period.	Staff continues to annually review development standards to identify constraints and remove offset constraints, where possible. In 2017 and 2020, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City.
Reduced or Modified Parking Requirements	Review parking demand analyses for specific projects, as they are submitted, and work with housing developers to identify opportunities for reduced or shared parking requirements. Analyze and reduce, where appropriate. Parking requirements as part of the San Antonio and El Camino Real Precise Plan updates and future comprehensive Zoning Code update.	Ongoing, 2015-2023	The City continues to work with developers to reduce the parking standards where appropriate. For example, ROEM Development Corporation requested a reduced parking ratio for their 116 unit affordable development located at 779 East Evelyn Avenue. A lower parking ratio of 1.75 spaces per unit instead of the 2.10 spaces per unit required by the City Code was approved with the project by the City Council. The North Bayshore Precise Plan and East Whisman Precise Plan include reduced parking requirements and Transportation Demand Management measures for new residential development.
Second Units	Track the number of second units proposed and constructed during the planning period. Evaluate the Park Land Dedication In-Lieu Fee, as it applies to second unit development, and adjust the application of the fee, if necessary.	Ongoing, 2015-2023, within two years of Housing Element adoption, the City will evaluate Park Land Dedication In-Lieu fees.	In 2017 and 2020, staff updated the Accessory Dwelling Unit Ordinance to encourage development of more accessory dwelling units and provide additional housing opportunities and diversity within the City. Staff is tracking the number of second units proposed and constructed. Between 2000 and 2016, 15 units were constructed. Between 2017 and 2020, after the City updated its Accessory Dwelling Unit Ordinance, 28 units were constructed. In 2021 alone, 35 accessory dwelling units began construction and 15 accessory dwelling units were completed. The City has eliminated Parkland Dedication Fees for ADUs.

Streamlined Entitlement Process	Assign a primary contact for new subsidized housing developmemnts to assist with all necessary entitlements and city processes. Hold pre-application development meetings.	Ongoing, 2015-2023	The City has primary contacts in Planning and Housing for new subsidized housing developments. Pre-application meetings are held with these developments.
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.	Ongoing, 2015-2023	Depending on the size and impact of a development project, the City encourages developers to work with the school districts to ensure that facilities are available to new residents. School impact fees continue to be collected for new development projects Citywide and projects are analyzed through the environmental review process for potential impacts consistent with State law. City staff continues to communicate with local school districts on planned City growth to assist in their student projections.
Neighborhood Engagement	Encourage housing developers to communicate and share information with groups regarding their proposed projects.	Ongoing, 2015-2023	City staff actively updates a list of proposed and approved projects on the Planning Division website and provides project notices at various points during the development review process. Depending on the size of the development, the City encourages developers to communicate and share information with groups regarding their proposed projects. For affordable developments, the City proactively schedules neighborhood meetings to receive feedback from the neighborhood on the proposed development. This has been an effective tool to engage the community and seek input on affordable developments in the City.
Water and Sewer Service Provider Coordination	Ensure that water and sewer providers are aware of the City's plans for residential development throughout the City.	By January 31, 2015	The City has delivered a copy of the Housing Element to all public agencies or private entities that provide water or sewer services to properties within the City. Additionally, the City ensures water and sewer providers are aware of the City's plans for residential development throughout the City.
Flood Management	Ensure that flood risks are considered when making land use decisions, including the selection of sites to accommodate the City's RHNA allocation.	Ongoing, 2015-2023	As part of the recent General Plan update, the City revised the General Plan conservation and safety policies to consider flood risks as they relate to future land use decisions. The Infrastructure and Conservation and Public Safety Elements have been updated to identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. Additionally, these Elements identify information regarding flood hazards, including, but not limited to, flood hazard zones, National Flood Insurance Program maps published by FEMA, information about flood hazards designated floodway maps, dam failure inundation maps, areas subject to inundation in the event of the failure of levees or floodwalls, etc., as listed in Section 65302(g)(2). These Elements establish a set of comprehensive goals, policies, and objective for the protection of the community from the unreasonable risks of flooding.
Emergency Resoures to Prevent Homelessness	continue to partner with the Mountain View Los Altos Community Services Agency (CSA) or similar agencies that provide services to the homeless, by offering financial support and advertising available programs to residents living in the City. Continue to fund the provision of shelter and support services for the homeless such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, Graduate House, and Quetzal House. Participate in regional homeless programs that support short-term shelter and transitional housing programs, such as the Clara-mateo homeless shelter which accomodated families and individuals from Mountain View.	Ongoing, 2015-2023	City of Mountain View is an active participant in the creation of new transitional and supportive housing facilities to address homelessness, through regional collaboration and cooperation with nonprofit agencies, housing developers, and other jurisdictions. Throughout the planning period, City staff attended quarterly meetings held by the CDBG Coordinators group in addition to meeting with nonprofit agencies and developers to identify possible projects that could be implemented in future years. The City currently supports, and will continue to provide oversight for, the two transitional homes located within the City: (1) Alice Avenue Transitional Home, which serves up to five formerly homeless persons; and (2) Quetzal House, a local youth shelter and transitional home operated by the Bill Wilson Center that serves about 40 to 50 homeless youth annually. In an effort to further help end chronic homelessness, the City has funded the San Antonio Place Efficiency Studios that include 10 units for persons transitioning out of homelessness. The City continues to look for opportunities to fund supportive housing units within the City in new affordable developments. In 2020, the City continued to fund basic human needs and essential services for those unhoused and living in Mountain View. Additionally, the City has committed funding for its Project Home Key initiative, which provides interim housing for unhoused persons. As part of the the City's comprehensive response to the pandemic, COuncil approved over \$3.8 million composed of various funding sources for the City's COVID-19 rent relief program, administered by Community Services Agency (CSA). In October 2016, the City identified potential short-term homelessness response and longer-term homeless housing strategies for Council consideration. Short-term responses include funding outreach workers and case workers to identify homeless individuals; to connect them with housing and services as appropriate; and to respond to the human service needs of those living in vehicles/RVs. A strategy to respond the longer-term housing needs of the homeless is being developed based on Council input. (.see more below) In 2019, Council adopted a safe parking ordinance that establishes health and safety guidelines for safe parking facilities in the City. In addition, the City is in the process of establishing two public parking lots as safe parking sites. In 2020, the City opened two public parking lots as safe parking sites and financially supported operatinos at a third safe parking site. In 2021, the City supported the opening of a 100-room transitional housing site funded by the City, County, State Project Homekey and private sources, run by LifeMoves.

Special Needs Housing	Encourage the development of special needs housing with convenient access to services, public facilities, and transit. Support developers of special needs housing facilities through the application process for federal, State and similar funding sources or through direct financial assistance from local housing funds. Provide technical assistance through the entitlement process, as projects are submitted for review.	Ongoing, 2015-2023 and at least annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers and service providers and at least annually consider potential opportunities.	<p>The City has successfully initiated the development of a range of subsidized housing, including units for special-needs groups. Whenever feasible, projects are located near transit and other services; however the high cost and limited availability of land make siting requirements difficult. On January 22, 2013, the City Council approved a development for 27 studios for the developmentally disabled at 1585 West El Camino Real, which is a high-frequency transit route. This project completed construction in September 2015.</p> <p>Palo Alto Housing has also received a funding appropriation in the amount of \$8 million to develop 67 studio units at 1701 West El Camino Real. At least 39 of these units will be reserved for veterans. In 2021, 950 W. El Camino Real - a City funded affordable housing multi family development - opened along a high-frequency transit route. 15 of the 70 affordable units are set aside for adults with intellectual or developmental disabilities. The City also expects several pipeline projects - with set-asides for permanent supportive housing - to provide units for special needs populations. The LifeMoves-Mountain View Homekey project provides 100 units to serve unsheltered persons, seniors, and families.</p> <p>The City also assists developers through the entitlement process by providing a streamlined time frame for approval.</p> <p>The City continues to work with various partners, including nonprofit developers, the County, and the Housing Authority, to determine potential opportunities to develop affordable housing, including housing for extremely low-income households, special needs, and the homeless.</p>
Mediation and Fair Housing Programs	Continue to fund fair housing education, enforcement, and counseling. Provide financial support to mediate housing issues involving City residents. Continue to support Santa Clara County Fair Housing Task Force activities. Provide information about tenant and landlord housing rights at City Hall, on the City's website and in other public places to increase awareness.	Ongoing, 2015-2023	<p>Throughout the planning period, the City has provided funding to Project Sentinel, who is an active member of the Santa Clara County Fair Housing Task Force. The Santa Clara County Fair Housing Task Force meets quarterly to coordinate and collaborate on the promotion of fair housing. Through the Task Force, priorities have been established for fair housing outreach and education. Resources have also been identified within the municipalities, the community, and private industry that can be used to affirmatively further fair housing. Information from the Task Force is distributed by Project Sentinel and City staff regarding activities that are performed to implement Task Force objectives.</p> <p>Project Sentinel also works closely with the Fair Housing Law Project (FHLP) and has asked the City to provide roughly \$3,000 per year in in-kind services to support FHLP housing legal services for Mountain View residents. The FHLP attorneys provide guidance to Project Sentinel's housing counselors and take many cases that are not considered by other attorneys in private practice, including cases involving reasonable accommodation/disability, overly restrictive rules of conduct/familial status, and similar issues.</p>
Reasonable Accommodation	Provide information to residents on reasonable accommodation procedures at public counters and on the City website. Promote rehabilitation programs and resources for accessibility modifications and improvements. Evaluate the Municipal Code to identify and remove any constraints regarding reasonable accommodation as part of the comprehensive Zoning Code update.	Ongoing, 2015-2023. As part of the comprehensive Zoning Code update, expected to be completed by 2017, the City will identify and remove any constraints to reasonable accommodations.	The City continues to evaluate the Municipal Code to identify and remove any constraints regarding reasonable accommodation as part of the comprehensive Zoning Code update.
Senior Housing	Study the need and feasibility of zoning code amendments, such as permitting the development of senior housing in specific areas of the community, including residential and commercial zones at higher densities than are traditionally allowed. Encourage developments with subsidized senior units to locate near services, public facilities, transit and the Mountain View Senior Center	Ongoing, 2015-2023	In 2016, the City funded the rehabilitation of 360 senior units located in Ginzton Terrace Apartments (107 units) and The Fountains Apartments (124 units) and 56 family units located at Tyrella Gardens Apartments. These subsidized rental projects utilized \$1.17 million in CDBG and \$838,000 in HOME funds for the rehabilitation.

Senior Care Facilities	Study the appropriateness and effectiveness of amending the Zoning Ordinance to establish development standards for senior care facilities.	Ongoing, 2015-2023	The City of Mountain View understands the importance of affordable housing options and desire for seniors to age in place. To accommodate the aging population, the City has a number of housing options. There are 16 small assisted facilities for seniors in the City with a total capacity of 152 beds. In addition to the smaller facilities available, there are also six subsidized rental properties in the City with a total of 704 units. These larger complexes have units with one- to two-bedroom apartments and have deed restrictions to ensure affordability. In 2013, the City Council updated the Zoning Ordinance, adding senior facilities to the list of projects eligible for a Planned Unit Development, to allow more development flexibility.
Housing for Developmentally Disabled Persons	Assist developers to apply for available State and Federal monies in support of housing construction and rehabilitation targeted for person with disabilities, including developmental disabilities. Initiate a cooperative outreach program with San Andreas Regional Center to inform individuals when new housing becomes available for developmentally disabled persons.	Ongoing, 2015-2023 and at least bi-annually consider potential opportunities. In October 2014 and again within five years of Housing Element adoption (by 2020), the City will convene a meeting with developers of supportive housing and at least bi-annually consider potential opportunities.	The City is an active member of the CDBG Coordinator group, and participates through Project Sentinel in the Fair Housing Task Force. These groups are both regional efforts that include leaders from the corporate, educational, and labor communities, as well as community fair housing advocates and local jurisdictions. These groups provide key opportunities to network, share information, and coordinate on projects. 1585 Studios, a 26-unit studios project at 1585 West El Camino Real, was approved in 2013 and completed in September 2015, providing 26 affordable units for developmentally disabled adults. 950 W El Camino, a 71-unit project, was approved in 2019 and will provide 15 units for developmentally disabled adults. The City will continue to explore opportunities with affordable housing developers to create housing for those with special needs.
Analysis of Impediments for Fair Housing Choice (AI)	Continue to prepare and update the City's Analysis of Impediments very five years, as required by HUD.	Every five years as required by HUD	The City completed its update of the Analysis of Impediments (AI) in 2016. The actions to address identified needs are being implemented during the 2015-2020 Consolidated Plan cycle. Key City actions to remove barriers include adoption of a reasonable accommodation section in the Zoning Ordinance in 2015 and continued funding for fair housing counseling, education and enforcement. In 2016, the City funded this agency in an amount of \$25,000 for fair housing services. In 2019, the City monitored potential changes in requirements for Fair Housing plans for entitlement jurisdictions receiving CDBG/HOME funding. It is anticipated that the City will begin the update of its Fair Housing Plan as part of explore development of the regional consortium. In 2020, the City as part of the regional consortium process began development of its Analysis of Impediments/Fair Housing Plan for the 2020-2025 period.
Employee Housing Act	Ensure zoning ordinance consistency with State law.	Concurrent with comprehensive Zoning Code update to be completed by 2017.	The City will amend the Zoning Code to comply with State law (Health and Safety Code Section 17021.5) concurrently with the comprehensive Zoning Code update.
Green Building Principles	Implement changes to local building codes based on State Green Building Code requirements. Provide technical assistance to housing developers to implement the Green Building Code and Water Conservation in Landscape Regulation ordinance.	Ongoing, 2015-2023	The City's Green Building Code and Water Conservation in Landscape Regulations require new developments to incorporate green building techniques. The City provides information to developers on design techniques to implement Green Building Code and Water Conservation in Landscape Regulations. The City also encourages new projects to be developed with green building principles during the review process and through policies in the new precise plans. Additionally, the North Bayshore Precise Plan has more stringent requirements for higher FAR projects, to establish the area as a leader in sustainability. In 2016 the City also amended its Water Conservation in Landscape Regulations to further encourage water conservation.

<p>Construction and Demolition Debris Diversion Ordinance</p>	<p>Implement the Construction and Demolition Ordinance to ensure effective demolition and construction recycling. When appropriate incentivize use of recycled and rapidly renewable building materials.</p>	<p>Ongoing, 2015-2023</p>	<p>Established in 2008, the City has adopted a Construction and Demolition Debris Diversion Ordinance. The purpose of the ordinance is to establish a program for the recycling and salvage of construction and demolition (C&D) debris. C&D debris comprises a significant portion of the waste stream that can be diverted from the landfill, thereby conserving resources, protecting our environment, and extending landfill life. The ordinance requires at least 50 percent of the debris from construction, renovation, and demolition projects be diverted from landfills through salvage and recycling practices. The program makes it easy and convenient for property owners, general contractors, and subcontractors to meet their responsibilities under the ordinance. The City currently has information about the program posted on their website. To comply with the ordinance, developers are encouraged to contact the City's exclusive hauler, Recology, for roll-off box service. Using Recology is beneficial to the developers as the paperwork is then complete by the City, materials may be mixed together in one box, and boxes are recycled at SMaRT stations. The program allows the City to verify the hauling and processing of boxes, achieving a 78 percent diversion rate.</p>
<p>Staff Training on Green Building Principles</p>	<p>Encourage City Staff to attend conferences, training sessions, and other events to learn and stay informed on new green initiatives and technologies. Hold in-house training sessions to facilitate inter-department cooperation on green building practices.</p>	<p>Ongoing, 2015-2023</p>	<p>To effectively maintain an awareness of new legislation and practices regarding green building practices, staff attends meetings, conferences, and other related events. On a regular basis, staff also reviews the Green Building Code and Water Conservation in Landscape Regulations to ensure they are up to date with the latest advancements.</p>
<p>Energy Efficiency</p>	<p>Encourage the use of residential developers to maximize energy conservation through proactive site, building and building system design, materials and equipment to maximize energy efficiency. Encourage the use of Energy Star appliances and materials in subsidized housing developments. Encourage use of upgraded insulation, advanced air infiltration reduction practices (air sealing), and Low-E double-pane windows. Promote use of energy efficient lighting including fluorescent.</p>	<p>Ongoing, 2015-2023</p>	<p>During 2016, the City spent approximately \$1 million in CDBG and \$185,000 in HOME funds on green and sustainable rehabilitation at two subsidized apartment complexes for lower-income seniors: Ginzton Terrace Apartments (107) units and The Fountains Apartments (124 units).</p>
<p>Water Efficiency and Conservation</p>	<p>Encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). Encourage owners of existing buildings to conduct water conservation retrofits. Continue to review residential landscape plans for consistency with the City's Water Conservation in Landscaping regulations. Provide information on available water conservation programs and measures at the Planning counter to all residents and developers planning to expand or build new residences.</p>	<p>Ongoing, 2015-2023</p>	<p>The City continues to encourage residential developers to maximize water conservation through effective water management designs (i.e., use of water efficient landscaping, efficient irrigation systems, incorporating wastewater reuse and metering). In 2016, the City amended its Water Conservation in Landscaping Regulations to meet new State requirements and further encourage water conservation.</p> <p>Information regarding the Water Conservation in Landscaping Regulations is provided online and at City Hall.</p>
<p>Annual Monitoring and Review</p>	<p>Per Government Code Section 65400, annually review the Housing Element and submit findings to the Office of Planning and Research and HCD.</p>	<p>Ongoing, 2015-2023</p>	<p>In March 2022, the City prepared an annual report on the progress toward implementation of the 2015-2023 Housing Element. This report was presented to the Environmental Planning Commission and City Council and submitted to the State Department of Housing and Community Development on April 1, 2022.</p>

<p>City Council Goal Setting</p>	<p>Incorporate Housing Element programs and recommendations from the City's annual monitoring and review process into the City Council's goal-setting process. Ensure consistency between the Housing Element and other General Plan Elements throughout the planning period.</p>	<p>Ongoing, 2015-2023</p>	<p>Based on the annual report prepared for HCD and general evaluation of implementation programs, the City takes into account funding opportunities and actions necessary to implement the Housing Element, ensuring consistency with other established goals.</p>
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APPENDIX

B

Housing Needs Assessment

APPENDIX B: HOUSING NEEDS ASSESSMENT

California Housing Element law requires local governments to adequately plan for the existing and projected future housing needs of their residents, including the jurisdictions' fair share of the regional housing needs allocation (RHNA). A complete and thorough analysis must include both a quantification and a descriptive analysis of the specific housing needs that currently exist and those that are reasonably anticipated within the community during the planning period, as well as the resources available to address those needs. The following section summarizes information regarding existing and projected housing needs in Mountain View broken down into the following categories:

- Population and Household Characteristics
- Economic and Employment Characteristics
- Housing Stock Characteristics
- Housing Costs and Affordability
- Housing and Special Needs Populations
- Assessment of Fair Housing
- Fair Housing Issues and Contributing Factors

Summary of Findings

Major findings from the following Housing Needs Assessment include:

- Mountain View experienced significant population growth between 2010 and 2020, outpacing the rate of growth Santa Clara County and the Bay Area overall during this period. The number of households also increased significantly during this period, but at a slower pace than population growth. A sizable share of recent population growth has consisted of young, working age individuals between the age of 25 and 34, with children under 15 also comprising a significant share of the growth. Overall, these trends indicate that Mountain View has grown to accommodate new households over the past ten years. These data could indicate an increase in the number of households with children and correspondingly larger household sizes as well as an increase in the number of young individuals that share homes in order to afford housing.
- More than half of all households in Mountain View rent their homes, which is a higher percentage of renters than either Santa Clara County or the Bay Area overall. Because those that rent their homes are generally more susceptible to displacement than those that own their homes, this suggests a need for programs to prevent displacement of existing Mountain View residents. Indeed, over 1,000 apartments in Mountain View have been demolished over the past several years, displacing many families and households. Mountain View has several existing programs and policies to address displacement and stabilize the living situation of renters, including the CSFRA, MHRSO, TRAO, and implementation of SB 330. Programs in the Housing Plan in this Housing Element Update that further the City's ongoing displacement mitigation efforts include Programs 1.3, 2.1, 2.3 and 3.2.
- Mountain View residents face extremely high housing costs, including for both ownership and rental units. The City's high cost for housing is likely due to a range of factors, including

Mountain View's position as a significant job center in Silicon Valley. The pace of job growth has exceeded the rate of growth in households in Mountain View and there are more people that work in Mountain View than there are employed residents, creating strong demand for housing. Programs in the Housing Plan portion of the Housing Element Update that address the impact of jobs on housing costs include Programs 4.2 and 4.3.

- Compared to the surrounding region, Mountain View has a higher proportion of non-Hispanic White residents, and growth among other racial and ethnic groups has been slower in Mountain View compared to the surrounding region. These trends are likely due largely to the high cost of housing in Mountain View, coupled with wage and income gaps between racial and ethnic groups. The Housing Plan that is included in this Housing Element Update includes several programs to facilitate the production and preservation of affordable housing in Mountain View, including Programs 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.10, 1.11, 2.1, 4.2, 4.3, and 4.4.
- Consistent with the City's high housing costs, many lower-income households in Mountain View experience high housing cost burdens that can put these households at risk for displacement and make it difficult for these households to afford housing costs along with food, healthcare, and other basic needs. High housing cost burdens have a disproportionate impact on large households, seniors, persons with disabilities, and Hispanic and Latinx individuals. The City can help to address housing needs among these groups by undertaking displacement prevention efforts as well as facilitating the production and preservation of affordable housing. This Housing Element Update includes several related actions that the City will take as part of the Housing Plan, including programs that facilitate the production and preservation of affordable housing as well as those that address displacement, as noted above.
- Mountain View offers relatively high access to opportunity, including in areas with comparatively large non-White populations and areas with lower-income residents. The only area considered "Low Resource" in the 2021 TCAC/HCD Opportunity Map is the North Bayshore area, but that area has access to the greatest number of jobs is the subject of a major precise plan that will bring new development and services to the area, helping to improve access to opportunity.

These findings are consistent with input that was received through the public engagement process for the Housing Element Update. Participants in the public engagement process highlighted the high cost of housing and associated affordability challenges for lower-income households, including the disproportionate impact that high housing costs have on seniors, persons with disabilities, and Hispanic and Latinx residents. Displacement was cited as a major concern among those that participated in the public engagement process, including concerns about the impact of displacement on the local workforce, people of color, and special needs groups. Input also highlighted the impact that non-residential development has on housing costs in Mountain View. As noted above, the Housing Plan chapter of the Housing Element Update includes several programs to address these key issues that were emphasized by those that participated in the public engagement process, and which are also apparent through the data presented in this Appendix.

Note on Data Sources

The following housing needs assessment relies upon data from a variety of sources, including but not limited to the U.S. Census Bureau’s American Community Survey (ACS), Decennial Census, and Local Employment Housing Dynamics (LEHD); the U.S. Department of Housing and Community Development (HUD) Comprehensive Affordability Strategy (CHAS) data set; the California Department of Finance (DOF); the California Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), Federal Financial Institutions Examination Council (FFIEC) Home Mortgage Disclosure Act (HMDA) data; the City of Mountain View; and other sources as noted in the tables and figures. Much of the data was compiled by the Association of Bay Area Governments (ABAG) specifically for use in Housing Elements. Information sourced from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which rely on samples and as such, are subject to sampling variability. This means that the data represent estimates, and that other estimates could be possible if another set of respondents had been reached. This analysis uses the five-year release to get a larger data pool to minimize this “margin of error” but particularly for smaller communities such as Census tracts and block groups, the data will be based on fewer responses, and the information should be interpreted accordingly. In contrast, the decennial Census attempts to survey 100% of the population. Only basic limited data from the 2020 Census were available at the time of analysis.

Impacts of COVID-19

This Housing Needs Assessment was prepared during 2021 and 2022, at which point local demographics, housing market conditions, employment characteristics, and other key issues that are discussed in this section were continuing to experience impacts from the COVID-19 pandemic. While some of the data presented in this section were collected after the onset of the COVID-19 pandemic, the majority of the data that were available at the time that this document was prepared were collected prior to the start of the COVID-19 pandemic. This means that the data may not reflect current conditions to the extent that these conditions have changed as a result of the pandemic. Moreover, even where more recent data are available, it is difficult to assess the extent to which current data reflect temporary impacts from COVID-19 or longer-term trends.

Despite these data challenges, the primary findings from the Housing Needs Assessment remain relevant for addressing housing needs in Mountain View over the next eight years. For example, while some data on housing costs in Mountain View reflect pre-pandemic conditions, the following sections also provide data on residential rental rates in Mountain View as of 2021 that indicate that rental rates have begun to recover from the impacts of the pandemic. This suggests that Mountain View continues to be a high-cost housing market in which lower-income households will experience affordability challenges and displacement risk. Input from a variety of groups that participated in the public engagement process for the Housing Element Update underscored that high housing costs and displacement risk continue to be key issues affecting Mountain View residents, particularly among racial and ethnic minority groups and special-needs populations. Furthermore, the COVID-19 pandemic has not fundamentally altered the factors that lead to disparities in access to opportunity,

such as historic patterns of segregation and wage and income gaps. While the specific data points may differ somewhat from current conditions, these differences would not substantially alter the findings presented in this section or the appropriateness of related actions that are included in the Housing Plan.

Population and Household Characteristics

Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady gradual increase in population since 1990. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Mountain View’s population has increased by 15.0%; this rate is above that of the region as a whole (13.5%).

As of 2020, Mountain View had a population of 81,302 residents, as reported in Table 3. Mountain View’s population makes up 4.2% of the total population in Santa Clara County. From 1990 to 2000, the population in Mountain View increased by 5.0%, while it increased by 4.7% during the first decade of the 2000s. In the most recent decade, the population in Mountain View increased by 9.8%. This growth rate was higher than the growth rates in Santa Clara County (9.2%) and the Bay Area (8.4%) during this period.

Table 3: Population Growth Trends

Geography	1990	2000	2010	2020
Mountain View	67,365	70,708	74,066	81,302
Santa Clara County	1,497,577	1,682,585	1,781,642	1,945,166
Bay Area	6,020,147	6,784,348	7,150,739	7,703,016

Sources: California Department of Finance, E-4 series; BAE, 2021.

Household Growth Trends

Since 2000, Mountain View’s number of households has grown slower than its population, increasing by 9.4% compared to the population growth rate of 15.0%. This household growth rate is slower than that of Santa Clara County (13.7%) or the Bay Area (11.6%). As shown in Table 4, in 2020 Mountain View had 34,184 households, which make up 5.3% of the total households in Santa Clara County. From 1990 to 2000, the number of households in Mountain View increased by 4.2%, while growth slowed to 2.3% between 2000 to 2010.

In the most recent decade, the number of households in Mountain View increased by 7.0%. Though the household growth rate in Mountain View has historically lagged behind those of Santa Clara

County and the Bay Area, Mountain View has since accelerated and surpassed both (6.5% and 5.6%, respectively) during the 2010 through 2020 period.

Table 4: Household Growth Trends

Geography	1990	2000	2010	2020
Mountain View	29,990	31,242	31,957	34,184
Santa Clara County	520,180	565,863	604,204	643,265
Bay Area	2,245,865	2,466,020	2,606,288	2,752,510

Sources: California Department of Finance, E-5 and E-8 series; BAE, 2021.

Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities as they grow older, which can mean more multifamily and accessible units are also needed.

In Mountain View, the median age in 2000 was 34.6; by 2019, this figure had increased slightly to approximately 34.8 years. Between 2010 and 2019, Mountain View experienced a significant increase in the number of residents between the ages of 25 and 34 (see Table 5). With the exception of the 45 to 54 age category, all other groups showed an increase in population.

Table 5: Population by Age, 2010-2019

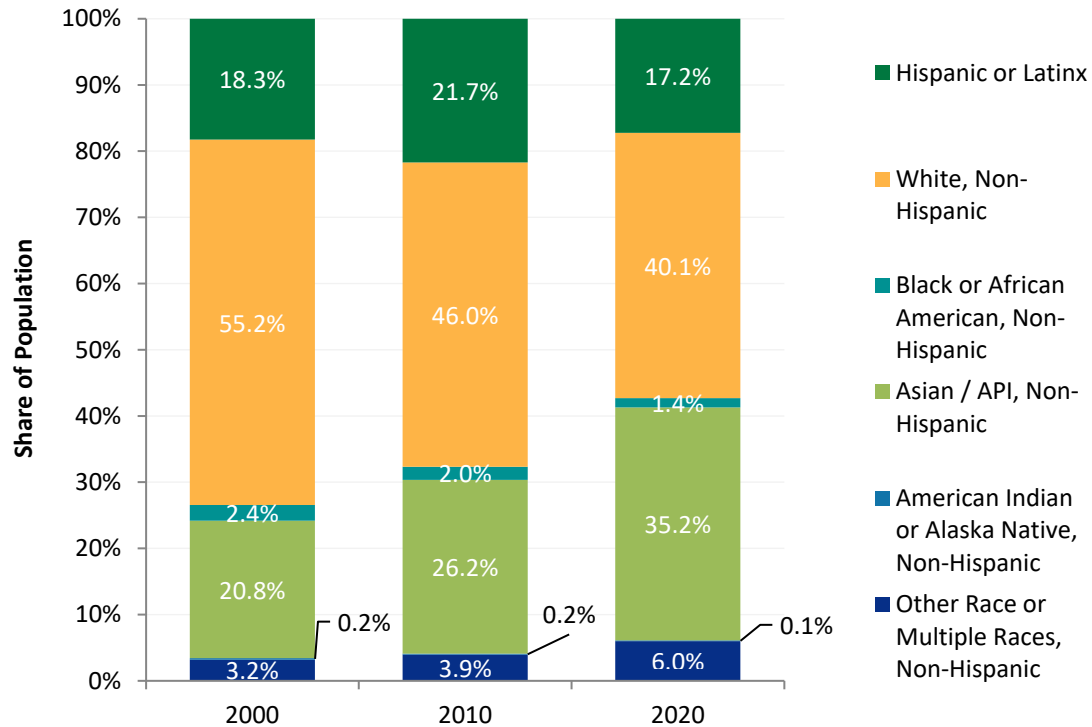
Age Group	2010		2019		2010-2019	
	Number	Percent	Number	Percent	Number	Percent
Age 0-14	12,568	17.0%	14,087	17.3%	1,519	12.1%
Age 15-24	7,428	10.0%	7,936	9.7%	508	6.8%
Age 25-34	15,637	21.1%	19,243	23.6%	3,606	23.1%
Age 35-44	12,940	17.5%	13,520	16.6%	580	4.5%
Age 45-54	10,294	13.9%	9,922	12.2%	-372	-3.6%
Age 55-64	7,353	9.9%	7,993	9.8%	640	8.7%
Age 65+	7,846	10.6%	8,955	11.0%	1,109	14.1%
Total, All Ages	74,066	100.0%	81,656	100.0%	7,590	10.2%

Sources: U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001; BAE, 2021.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs because this information provides a starting point to assess how housing needs and access to opportunity may differ between racial and ethnic groups. According to data from the 2020 Decennial Census, 40.1% of residents in Mountain View identify as non-Hispanic White (see Figure 1). Non-Hispanic Asian/Asian Pacific Islander (API) residents account for 35.2% of the population, while Hispanic/Latinx residents account for an additional 17.2%. Since 2000, the number of residents in Mountain View identifying as White has decreased by 15.4%—and concurrently the number residents of all *other* races and ethnicities has increased by 55.8%. In absolute terms, the Asian/API, Non-Hispanic population increased the most while the White, Non-Hispanic population decreased the most (see Table 23 below for the change in absolute numbers). The Assessment of Fair Housing section of this Housing Needs Assessment chapter provides additional information regarding patterns of segregation and housing needs among racial and ethnic minority populations.

Figure 1: Population by Race, 2000-2020



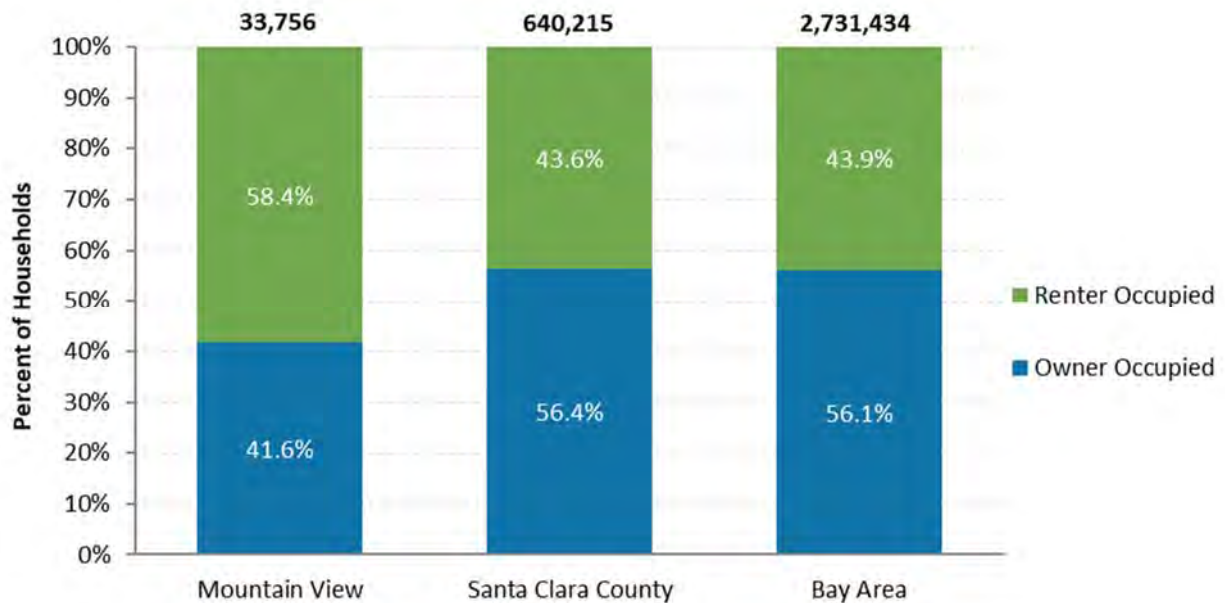
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Sources: U.S. Census Bureau, Census 2000, Table P004, Census 2010, Table P5, and Census 2020, Table P4, PL94-171 data; BAE, 2021.

Household Tenure

The number of residents who own their homes compared to those who rent their homes can help shed light on the level of housing insecurity – the ability or lack thereof for individuals to stay in their homes – in a city and region. Generally, renters face greater displacement risks from increases in housing costs or redevelopment, and displacement among renters was noted as a key issue during the public engagement process for the Housing Element Update. As shown in Figure 2, Mountain View has a much larger share of renter households than Santa Clara County and the Bay Area overall. Approximately 58% of households in Mountain View are renters, compared to 44% of households in Santa Clara County and in the Bay Area overall.

Figure 2: Household Tenure



Universe: Occupied housing units

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003; BAE, 2021.

A large majority (82%) of the renter households in Mountain View reside in multifamily housing units, and only 17% of renters live in single-family homes (see Table 6). Unsurprisingly, homeownership rates for households in single-family homes are substantially higher than the rates for households in multifamily housing.

Approximately 83% of Mountain View's households in detached single-family homes are homeowners, while 62% of the households in attached single-family homes own their homes (see Figure 3). For households in multifamily housing, the homeownership rate is only 14%. This suggests that there is a relatively small inventory of smaller ownership units in Mountain View, which could point to a shortage of comparatively affordable options for homeownership. However, the large inventory of renter-occupied multifamily units also suggests that the housing inventory in Mountain View provides options for renter households that may be unable to afford homeownership.

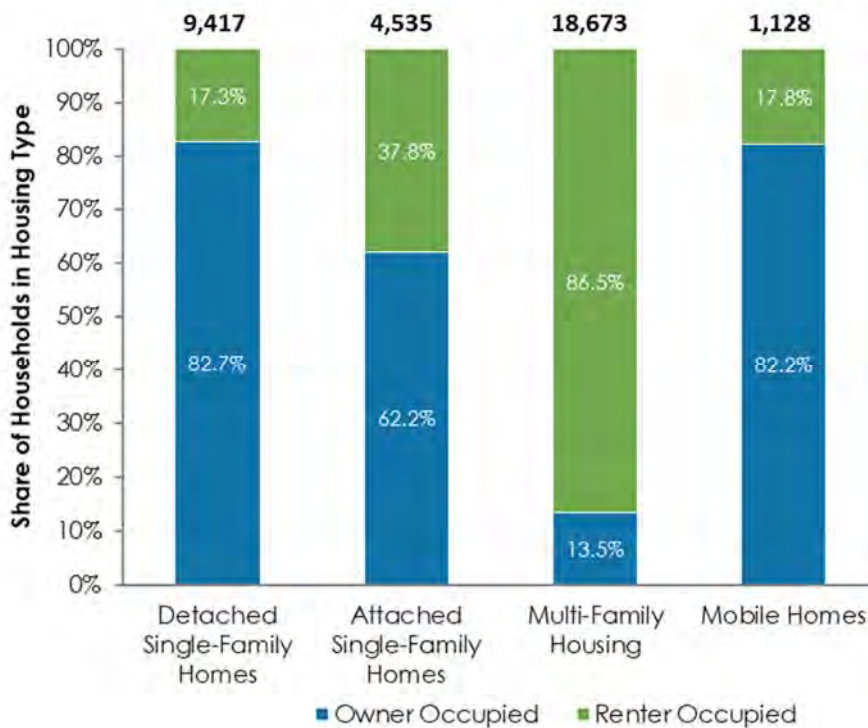
Table 6: Tenure by Housing Type

Housing Type	Renter Occupied		Owner Occupied	
	Number	Percent	Number	Percent
Detached Single-Family	1,633	8.3%	7,784	55.4%
Attached Single-Family	1,715	8.7%	2,820	20.1%
Multifamily Housing	16,148	82.0%	2,525	18.0%
Mobile Homes	201	1.0%	927	6.6%
Boat, RV, Van, or Other	3	0.0%	0	0.0%
Total, All Unit Types	19,700	100.0%	14,056	100.0%

Universe: Occupied housing units.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032; BAE, 2021.

Figure 3: Tenure by Housing Type



Universe: Occupied housing units

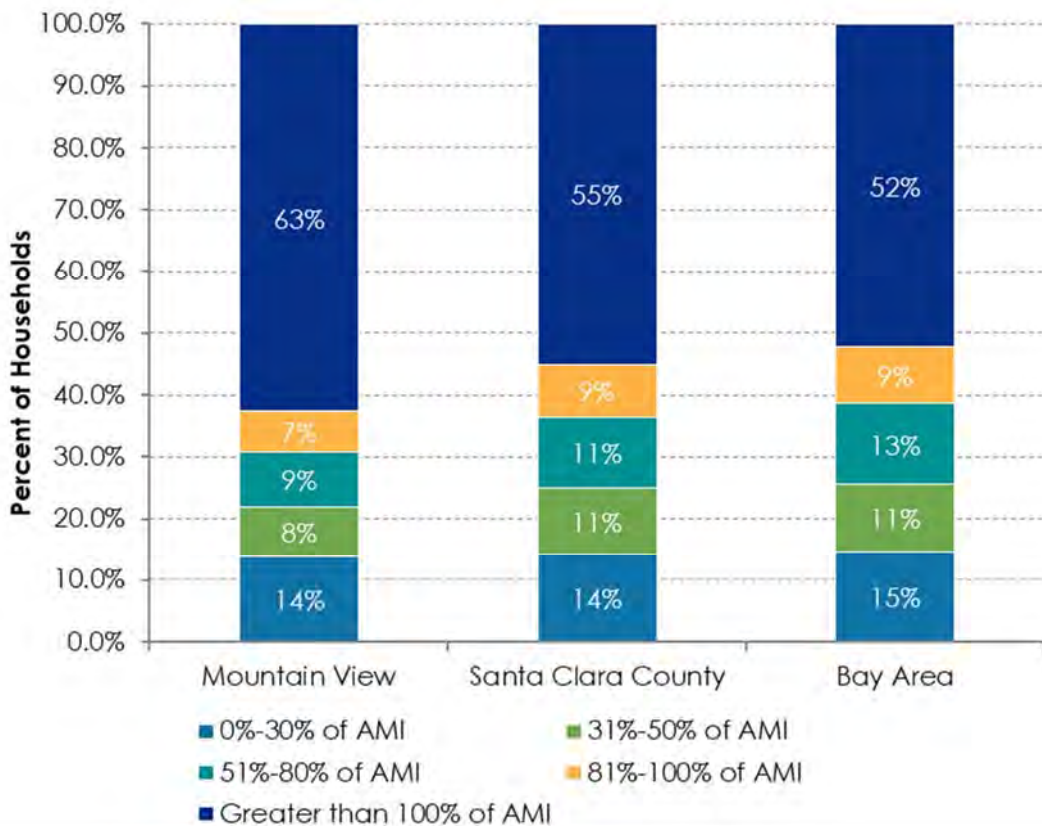
Note: Figure omits data on persons living in boats, RVs, vans, or other similar structures due to the lack of a statistically valid sample. Persons living in RVs or other vehicles on the street are not included in the Census housing unit count and are instead generally included in the Census' group quarters homeless population.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032; BAE, 2021.

Household Income Distribution

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state. In Mountain View, 63% of households have incomes greater than 100% of Area Median Income (AMI), compared to 55% in Santa Clara County and 52% regionally (see Figure 4). Approximately 31% of households in Mountain View are considered lower income (incomes less than or equal to 80% of AMI). While this is lower than the proportion for Santa Clara County overall (36%), and well below the 39% in the Bay Area, having nearly one-third of Mountain View households in the lower-income categories is a significant proportion of total households. These trends are likely due to the high cost of housing in Mountain View compared to more affordable locations in Santa Clara County – such as San Jose, Morgan Hill, and Gilroy – and the rest of the Bay Area. Input received during the public engagement process for the Housing Element Update underscored the extent to which lower-income households are increasingly struggling to find affordable housing in Mountain View.

Figure 4: Households by Household Income Level



Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017; BAE, 2021.

Table 7 reports Mountain View households by HUD-defined income category based on household income as a percentage of the HUD Adjusted Median Family Income (HAMFI). As shown in the table,

approximately 30.8% of all households in Mountain View qualify as lower income, meaning they have incomes that are equal to or less than 80% of the HAMFI. This includes 13.8% of households that have extremely low incomes (incomes less than or equal to 30% of HAMFI), 8.1% that have very low incomes (incomes greater than 30 but less than or equal to 50% of HAMFI), and 8.8% that have low income (incomes greater than 50 but less than or equal to 80% of HAMFI).

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly exceeds the amount of housing that is available and affordable for these households. The data in Table 7 indicate that lower-income households in Mountain View are disproportionately renters, who currently make up 67.8% of all lower income households in the City. An estimated 36% of all renter households in Mountain View have incomes less than or equal to 80% of HAMFI. By comparison, approximately 23.6% of the City’s owner households are considered lower income.

Table 7: Household Income Level by Tenure

Household Income Category	Renter Households		Owner Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
<=30% HAMFI (see note)	3,160	16.2%	1,469	10.4%	4,629	13.8%
>30%, <=50% HAMFI	1,930	9.9%	800	5.7%	2,730	8.1%
>50%, <=80% HAMFI	1,910	9.8%	1,055	7.5%	2,965	8.8%
>80, <=100% HAMFI	1,360	7.0%	833	5.9%	2,193	6.5%
>100% HAMFI	11,090	57.0%	9,940	70.5%	21,030	62.7%
Total	19,450	100.0%	14,097	100.0%	33,547	100.0%

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for HUD Area Median Family Income (HAMFI), often referred to as simply Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The numbers in the table may not sum to the totals shown due to independent rounding.

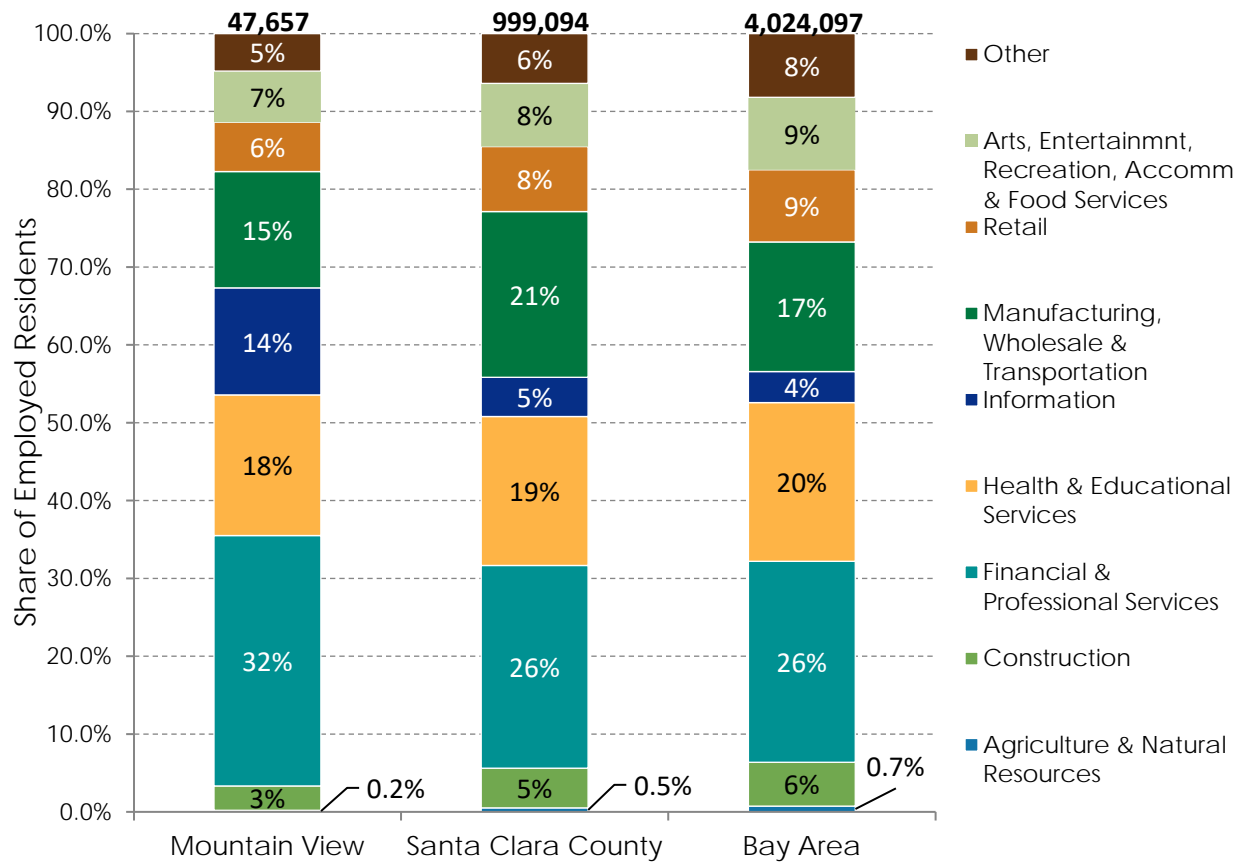
Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017; BAE, 2021.

Economic and Employment Characteristics

Resident Employment by Industry

According to 2015-2019 ACS, there are approximately 47,660 employed civilian residents aged 16 and older in Mountain View. The top three industries in terms of employing residents are Financial and Professional Services, Health and Educational Services, and Manufacturing, Wholesale and Transportation (see Figure 5). The largest proportion of employed residents in Mountain View, nearly one-third, work in Financial & Professional Services. While this is also the largest category in the county and the region, only about one-fourth of all employed residents in those two geographies work in this industry grouping. The Health & Educational Services category is the second most prevalent sector of employment for all three areas. Mountain View has a notably greater proportion of employed residents working in the Information industry than both comparison geographies, highlighting its robust technology sector.

Figure 5: Resident Employment by Industry



Universe: Civilian employed population age 16 years and over.

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not).

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030; BAE, 2021.

Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. To some extent the Bay Area regional transportation system is set up for a flow of workers to the region's core job centers. At the same time, as the housing affordability crisis illustrates, local imbalances may be severe, where local jobs and worker populations are unbalanced at a sub-regional scale.

One measure of this dynamic is the relationship between those workers *living* in a city and those workers *employed* in a city. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" workers. Based on 2015-2019 ACS data, there are 47,657 resident workers¹ and 95,818 persons working² in Mountain View. With a ratio of workers employed in the city to working residents of 2.01, Mountain View is a net importer of workers.

Long-term employment growth has been strong in Mountain View. Based on the U.S. Census Local Employment Housing Dynamics (LEHD) data from 2002 to 2018, Mountain View gained a total of 39,272 jobs, an increase of approximately 74.2% (see Figure 6).³

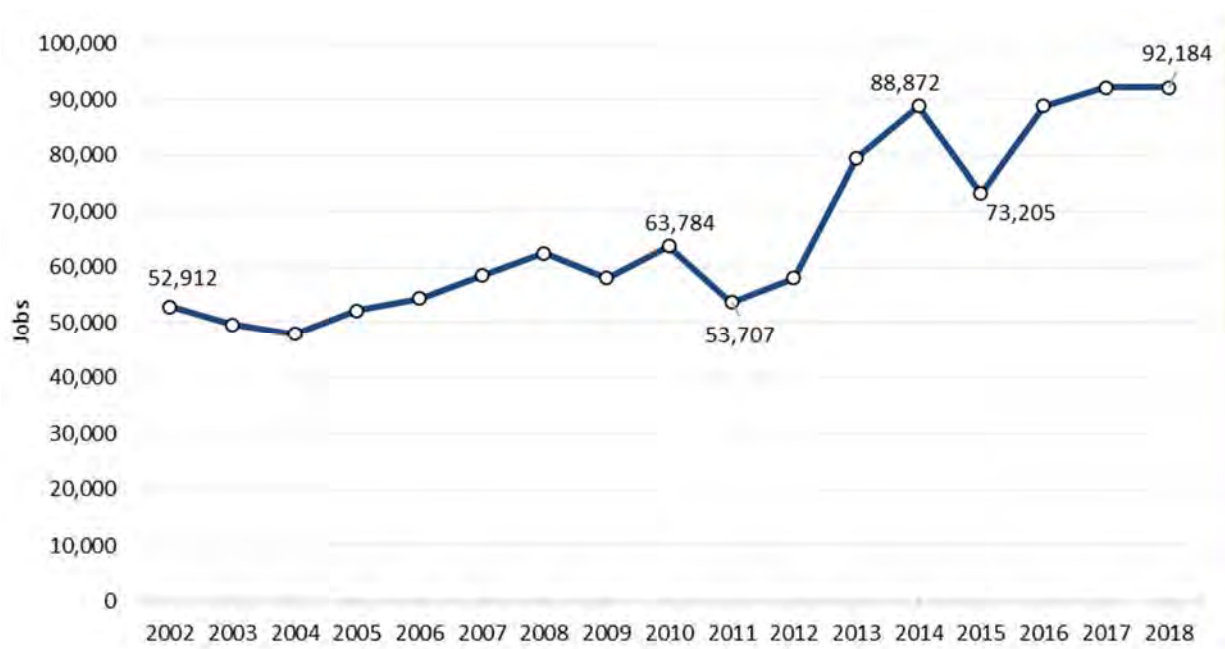
While the number of jobs and the number of workers in a given community may be balanced, that community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions.

¹ Based on residents 16 and over who worked during the ACS reference week, as shown in ACS Table B08128 for 2015-2019. May exclude some workers who were employed but not working during the reference week; these additional workers were counted in the industry tabulation. These persons may work anywhere, including outside their place/city of residence. In the case of multiple jobs, this is the job where the respondent worked the most hours during the reference week.

² Workers by place of work includes those who worked in that place (e.g., Mountain View) during the ACS reference week, as shown in ACS Table O8604 for 2015-2019. These persons may live anywhere. In the case of multiple jobs, this is the job where the respondent worked the most hours during the reference week.

³ The job totals reported here may differ from the number of workers reported above as the source for the time series is from administrative records, while the data on workers is from a survey.

Figure 6: Jobs in Mountain View



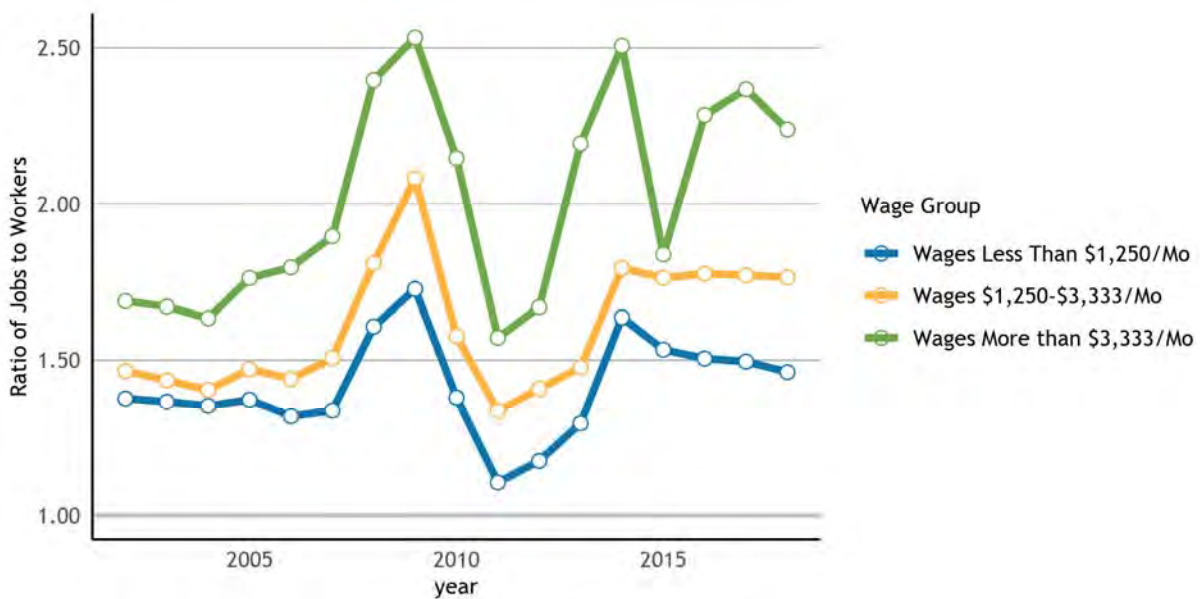
Universe: Jobs from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment.

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018; BAE, 2021.

Mountain View has both a jobs-housing imbalance, reflected in a high ratio of jobs relative to housing units, and a jobs-housing mismatch, with housing costs that are not aligned with the incomes for a portion of the workers that work in Mountain View. Figure 7 shows the ratio of jobs to workers in Mountain View broken down by different wage groups. A value of 1 means that the city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region. In Mountain View, the ratio of jobs to workers is significantly higher across all wage groups. The figure shows that the highest ratio of jobs to workers is for workers with wages over \$3,333 per month, which is likely due large part to a significant number of relatively high-wage jobs in Mountain View, rather than a mismatch between wages and housing costs that is more significant than the mismatch for other income groups. Meanwhile, jobs with wages that are under \$3,333 per month comprise a comparatively small proportion of total jobs in Mountain View, leading to a lower ratio of jobs to workers in that income range. Most Mountain View workers with incomes under \$3,333 per month, as well as many with incomes above this amount, likely struggle to find affordable housing in Mountain View’s high-cost housing market.

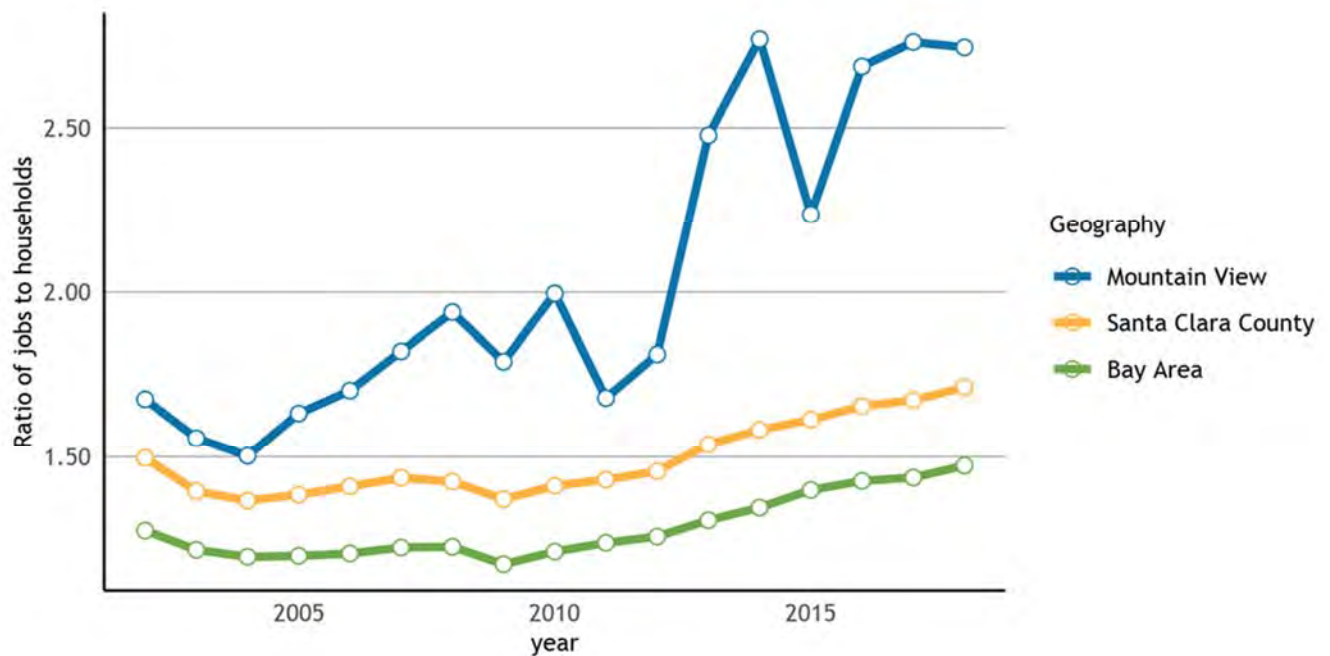
Figure 7: Ratio of Jobs to Workers, by Wage Group



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018; BAE, 2021.

The jobs-household ratio in Mountain View has increased significantly in recent years, from 1.68 in 2002 to 2.74 jobs per household in 2018. Imbalances between jobs and workers can directly influence housing demand and affordability in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work. This dynamic not only means many workers might need to prepare for long commutes and time spent journeying to work, but in the aggregate, it contributes to traffic congestion and time lost for those workers. As shown in Figure 8, Mountain View has a much higher jobs-household ratio than Santa Clara County and the Bay Area as a whole. The slow rate of household growth relative to job growth in Mountain View, together with Mountain View’s low residential vacancy, could indicate that housing production has not kept pace with job growth in the City, which is often a key factor that leads to high housing costs. Mountain View residents and other participants in the public engagement process for the Housing Element Update highlighted jobs-housing imbalance and mismatch as key factors contributing to high housing costs in Mountain View.

Figure 8: Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment;
Notes: The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Sources: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households); BAE, 2021.

Mountain View’s East Whisman Precise Plan includes a Jobs-Housing Linkage requirement that requires residential development to accompany any new office development over 0.4 FAR (approximately the current intensity of office in the area), with the effect that no more than approximately 30 percent of any such development can be net new office. Developers of nonresidential projects are required to provide a Jobs-Housing Linkage Plan with a phasing or housing delivery plan that proposes how the project applicant will facilitate residential development in the Precise Plan Area. The intent of this requirement is to ensure that any new office development is accompanied by residential development to foster a more balanced jobs-housing mix. The North Bayshore Precise Plan has a similar policy. During a Study Session for the Housing Element Update, the Environmental Planning Commission cited this policy as a potential template for future zoning actions in Mountain View to improve jobs-housing balance.

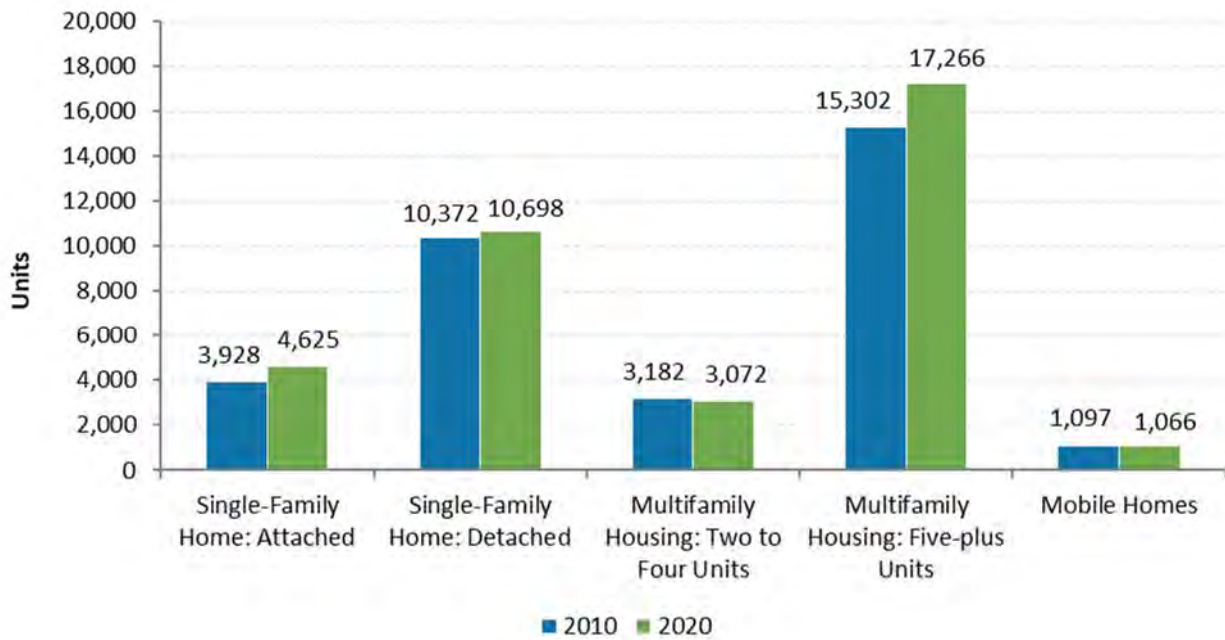
Housing Stock Characteristics

Housing Types

As of 2020, the housing stock in Mountain View was made up of 29.1% single-family detached homes, 12.6% single family-attached homes, 8.4% multifamily homes in structures with two to four units, 47.0% multifamily homes in structures with five or more units, and 2.9% mobile homes (see Figure 9). Multifamily units in buildings with five or more units make up the largest share of the City’s housing stock and experienced the most growth between 2010 and 2020. Meanwhile, the number of detached single-family homes increased only slightly, reflecting a trend toward more multifamily development in Mountain View and fewer new single-family homes.

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, as the housing stock becomes more constrained and housing costs rose rapidly, some households are increasingly interested in more affordable “missing middle” housing – including duplexes, triplexes, townhomes, cottage clusters, and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, serving a range of needs, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

Figure 9: Housing Units by Type, 2010-2020



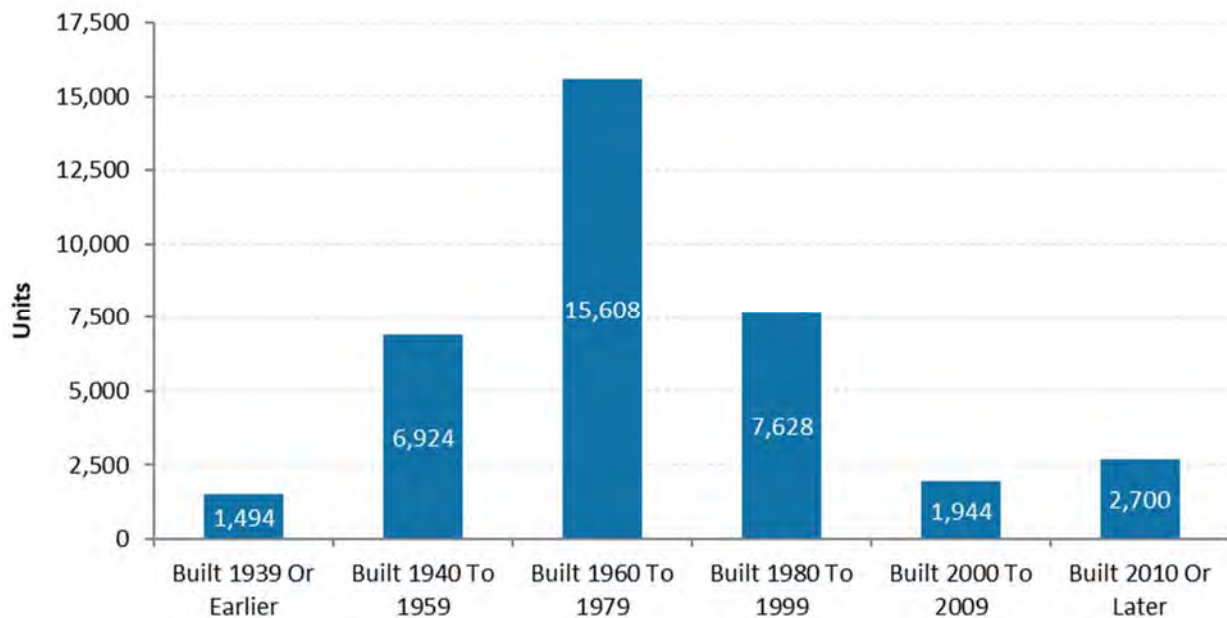
Universe: Housing units

Sources: California Department of Finance, E-5 series; BAE, 2021.

Housing Units by Year Built

In Mountain View, the largest proportion of the housing stock was built between 1960 to 1979, with 15,608 units constructed during this period (see Figure 10). Approximately 7.4% of the City's current housing stock has been built since 2010, more than was built between 2000 and 2009.

Figure 10: Housing Units by Year Structure Built



Universe: Housing units

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034; BAE, 2021.

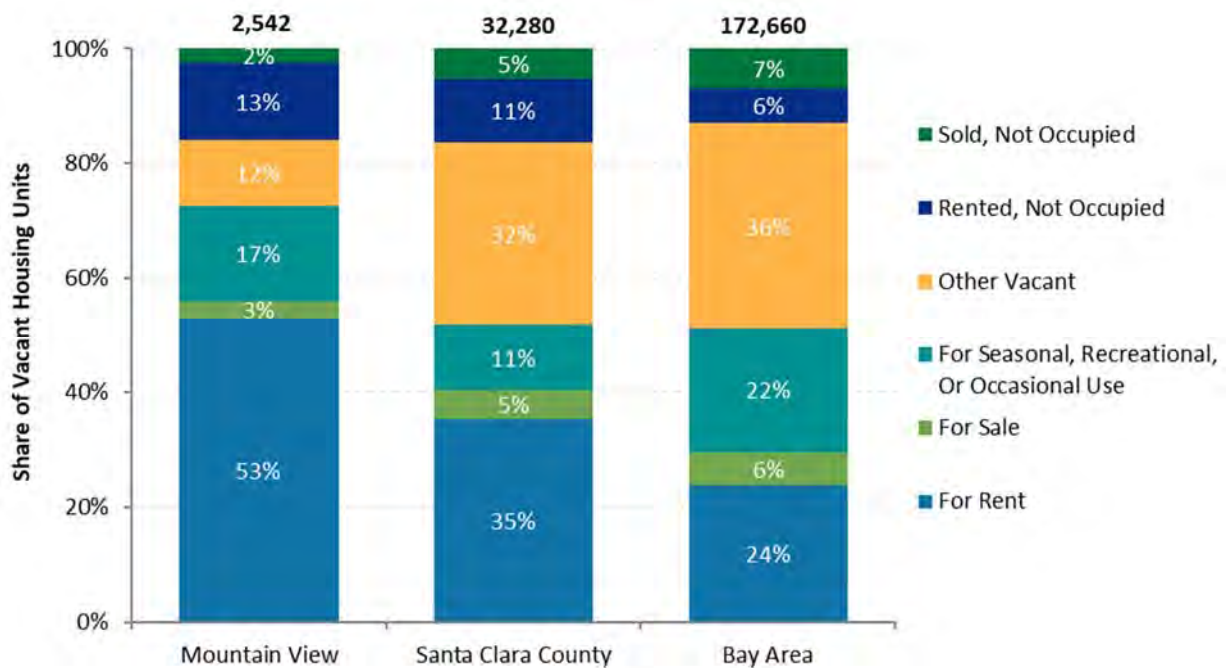
Vacancy Rates

Vacant units, including units that are vacant and not available for rent or for sale, such as units that are held for seasonal or recreational use, make up 7.0% of the overall housing stock in Mountain View. Throughout the Bay Area, vacancies make up 5.9% of the total housing units. However, many vacant units are not necessarily available for full-time occupancy. Figure 11 below shows the breakdown of vacant units in Mountain View by type. As shown, slightly more than half (56 percent) of the vacant units in Mountain View are available for rent or sale, with the remainder comprised of other types of vacant units. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.⁴ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the

⁴ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>. Note that these definitions are for the Housing Vacancy Survey, a program separate from the Decennial Census and the American Community Survey, and there may be slight variations in how vacant units are defined for the data used in this report.

proportion of “other vacant” units in some jurisdictions.⁵ Excluding those units that are not available for rent or for sale, a review of detailed vacancy data from the 2015-2019 ACS indicates that only 3.7% of the housing stock was vacant and available for rent and that only 0.2% was vacant and available for sale. This represents an effective vacancy rate of 3.9 percent. This is somewhat higher than the county and the region, where the effective vacancy rates were 1.9% and 1.8 percent, respectively.

Figure 11: Vacant Units by Type



Universe: Vacant housing units

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004; BAE, 2021.

Housing Permits

Between 2015 and July 2021, the City of Mountain View issued permits for construction of 5,084 housing units. Most of these permits, about 90.6 percent, were for above moderate-income housing. As shown in Table 8, Mountain View has exceeded its 5th Cycle Housing Element RHNA for above moderate-income housing but lags behind in units permitted for other income groups. A total of 459 permits (9.1 percent) were issued for low-income or very low-income housing. Moderate income permits made up just 0.4% of the total number of permits. Many cities in high-cost areas have limited tools to facilitate the production of moderate-income housing because rents and sale prices for market-rate units typically exceed affordability thresholds for moderate-income households, while

⁵ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

affordable housing financing sources fund lower-income units but not moderate-income units. This creates a gap between the income levels served by subsidized affordable units and the income levels served by market-rate units, which is often referred to as the “missing middle” in housing production.

Table 8: Housing Permitting

Income Group	Permits	% Attained
Above Moderate-Income Permits	4,607	421.5%
Moderate Income Permits	18	3.4%
Low Income Permits	215	43.7%
Very Low-Income Permits	244	30.0%

Universe: Housing permits issued between 2015 and July 2021.

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Sources: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2021); BAE, 2021.

Substandard Housing

In general, substandard housing is not a significant issue in Mountain View. However, housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard housing conditions that may be present. In Mountain View, about 0.8% of renters reported lacking a kitchen and 0.3% of renters lack plumbing, compared to 0.7% of owners who lack a kitchen and 0.1% of owners who lack plumbing (see Figure 12).

To monitor the condition of the City’s multifamily housing stock and ensure that tenants are not subjected to substandard living conditions, the City of Mountain View implements its Multifamily Housing Inspection Program. The City of Mountain View Fire Department normally conducts interior inspections of multifamily rental units throughout the City every five to eight years depending on compliance status.⁶ The program covers 705 properties containing 16,267 housing units. Inspectors categorize properties as “serious” or “non-serious,” depending on the type of violations identified during inspections. Inspection program data indicate that approximately 6,954 units (43% of the total units inspected) are in the “serious” category. However, it is important to understand

⁶ The timetable for interior inspections was disrupted by the Covid-19 pandemic.

that a “serious” rating in this inspection program does not necessarily equate to substandard housing conditions; rather, these properties may require some improvement or maintenance, or have potential safety concerns, but do not necessarily have structural decay or uninhabitable conditions. A complete checklist for the program can be found in Appendix G. A better indicator of housing with potentially substandard conditions is the number of properties that were issued a “Compliance Order” which is the first level of escalated enforcement action. Escalated enforcement occurs when the routine inspection and re-inspection process do not result in compliance OR unsafe conditions may dictate urgent repairs or other action to protect tenants. Examples include structural conditions, failing decks, failing stairways, and fire alarm and sprinkler systems that are not operable. According to the Fire Department, only five properties were issued a Compliance Order in the last five years. This represents less than one percent of the City’s multifamily housing structures. This indicates that the City’s inspection program is effectively helping to maintain the City’s housing stock by proactively identifying problems with rental housing conditions and bringing properties into compliance. Property owners are incentivized to maintain their properties through assessment of lower fees and less frequent inspections for properties that are categorized as non-serious. Inspection program staff are also available to address complaints as they are reported.⁷

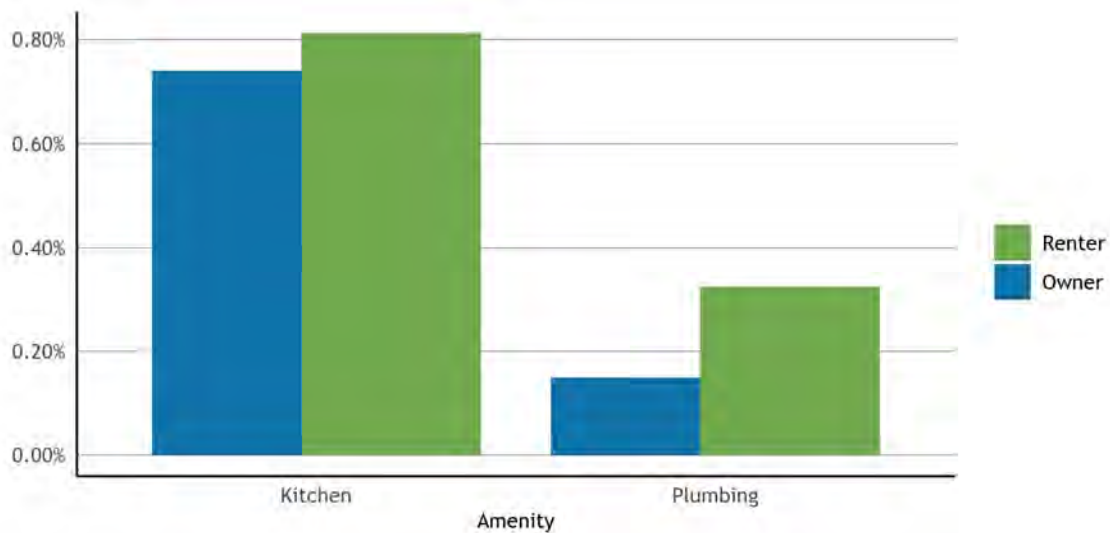
Additionally, Mountain View is located in the seismically active Bay Area and requires its future housing development to undergo analyses of increased risks to safety related to fault rupture, ground shaking, ground failure, and liquefaction. Although there are no known active faults present within the City, there are a significant number of soft-story buildings⁸ in the City that could be extremely vulnerable to collapse and failure if a major earthquake were to occur in the region. According to the Mountain View Soft Story Study Report from May 2018, 1,152 of the 1,383 multi-unit buildings in Mountain View are woodframe buildings that were built between 1950⁹ and 1980, representing 71% of total multifamily units. Of these, 488 buildings appear to have a “woodframe target story” (WFTS), which is a first-story condition associated with disproportionate earthquake damage and potential collapse. These 488 buildings, containing 5,123 units, make up about 31% of total multifamily units in the City of Mountain View and about 16% of total housing units including single-family housing units.

⁷ Personal communication, Eric Anderson, Fire Marshal, Mountain View Fire Department, February 28, 2022.

⁸ Soft-story buildings are low-rise, multi-story, wood frame structures that are typically older and have an open wall condition on the first floor to accommodate tuck-under parking.

⁹ Pre-1950 buildings can also be vulnerable to earthquakes, but usually in ways that do not involve a typical soft-story condition.

Figure 12: Substandard Housing Issues



Universe: Occupied housing units

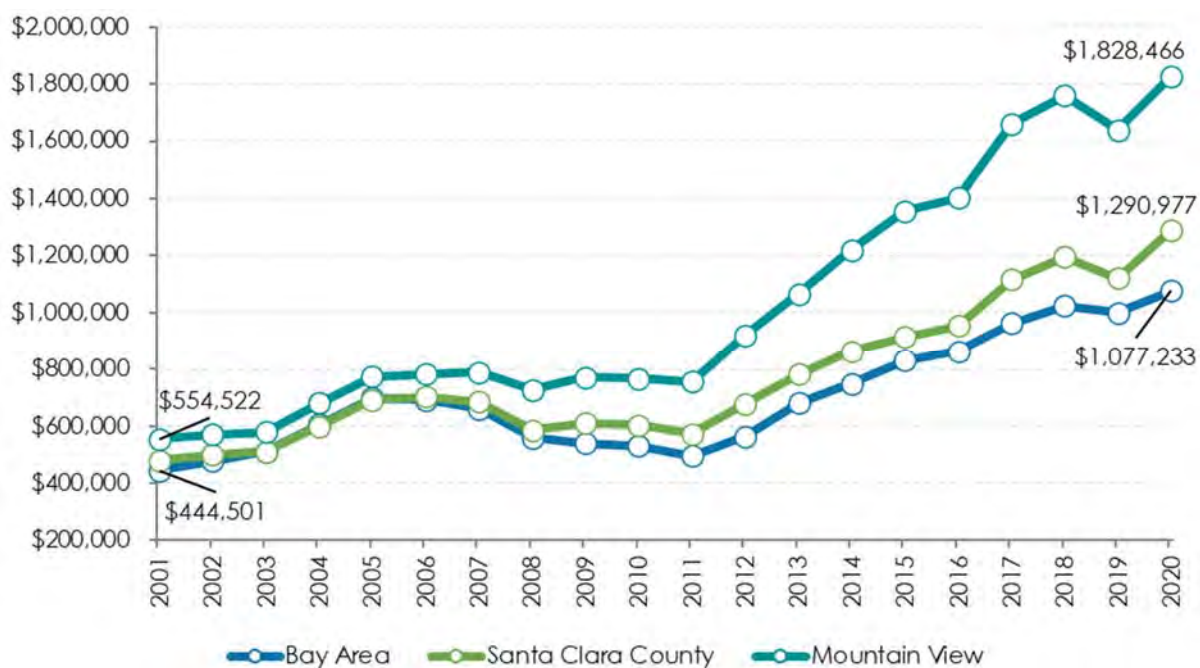
Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049; BAE, 2021.

Housing Costs and Affordability

Residential Home Sale Prices

Overall, home values in Mountain View are much higher than the countywide and regional averages and are unaffordable to most of the households and workers in the City and region (see Figure 13). Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with land and construction costs. Housing sale prices and rental rates are also an indicator of housing affordability and can signal high incidence of housing cost burden and overcrowding. In the Bay Area, the costs of housing have long been among the highest in the nation. The region's home values have increased steadily since 2000, aside from a slight decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Home values in Mountain View have also appreciated at a much more rapid rate than homes throughout Santa Clara County and the region since the Great Recession. Since 2001, the typical home value has increased 229.7% in Mountain View from \$554,520 to \$1,828,466 in December of 2020, according to Zillow. This change is significantly greater than that of Santa Clara County, at around 168.3 percent, and of the Bay Area, at around 142.3% (see Figure 13).

Figure 13: Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series.

Sources: Zillow, Zillow Home Value Index (ZHVI); BAE, 2021.

Based on American Community Survey (ACS) data from 2015-2019 (inflation-adjusted to 2019 values), the largest proportion of homes, about 25 percent, was valued at more than \$2 million (see Table 9). By comparison, the largest share of units was valued between \$1,000,000 and \$1,500,000 in the county and between \$500,000 and \$750,000 in the region. The limited number of lower-value homes in Mountain View indicates a lack of units affordable to middle and lower-income households interested in homeownership. Housing prices have increased significantly during the pandemic, fueled in part by historically low mortgage rates. In addition, the pandemic is believed to have contributed to high housing costs by increasing demand for homes that provide more space for working from home, particularly single-family homes with yards, encouraging many buyers to enter the home sale market for the first time. Meanwhile, there was a shortage of supply as fewer existing homeowners were listing homes for sale. According to data from Redfin, the median single-family home sale prices in Mountain View was \$2.014 million in March 2022, up from \$1.473 million in March of 2019. Individuals that participated in the public engagement process for the Housing Element Update noted that high home costs prevent many households from having the ability to purchase a home in Mountain View.

Table 9: Home Values of Owner-Occupied Units

Home Value	Mountain View		Santa Clara County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Less than \$250K	888	6.3%	19,359	5.4%	93,478	6.1%
\$250K to \$500K	519	3.7%	22,636	6.3%	249,138	16.3%
\$500K to \$750K	968	6.9%	64,280	17.8%	345,087	22.5%
\$750K to \$1M	1,737	12.4%	79,354	22.0%	307,689	20.1%
\$1M to \$1.5M	3,263	23.2%	82,485	22.8%	274,733	17.9%
\$1.5M to \$2M	3,112	22.1%	40,175	11.1%	120,970	7.9%
More than \$2M	3,569	25.4%	52,816	14.6%	140,860	9.2%
Total	14,056	100.0%	361,105	100.0%	1,531,955	100.0%

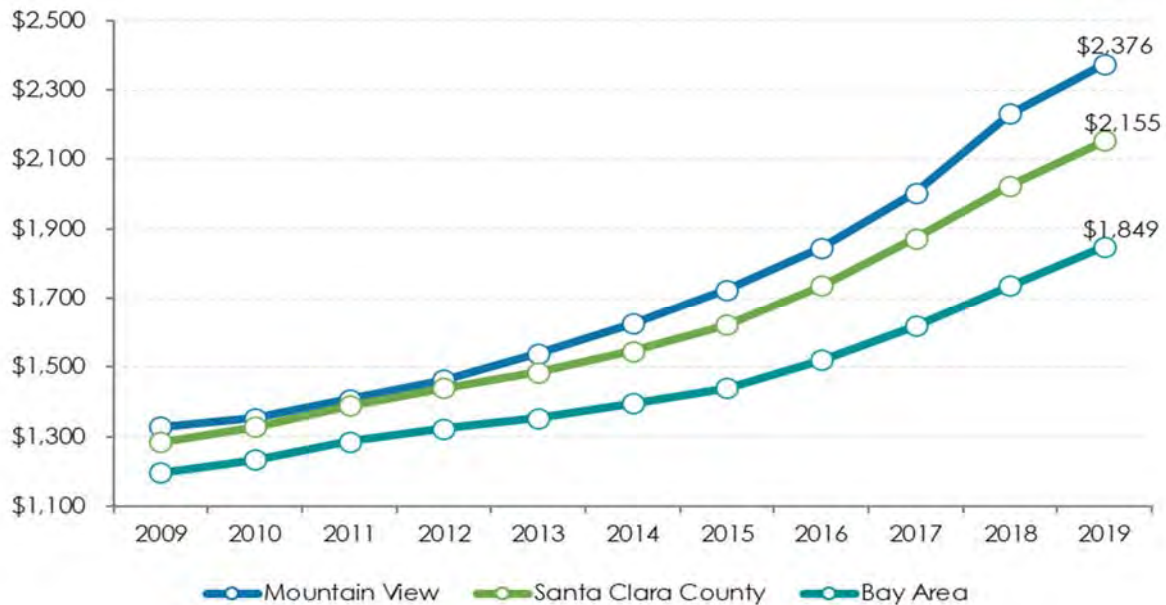
Universe: Owner-occupied units.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075; BAE, 2021.

Residential Rents

Similar to home sales prices, residential rental rates have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state. Between 2009 and 2019, the median rent increased by 78.9% in Mountain View, from \$1,328 to \$2,376 per month, according to ACS data (see Figure 14). This rate of increase was greater than in Santa Clara County, where the median rent increased by 67.7 percent, from \$1,285 to \$2,155, or regionwide, where the median rent increased from \$1,196 in 2009 to \$1,849 in 2019, an increase of 54.6% over the same period. Input obtained during the public engagement process for the Housing Element Update indicates that rents have continued to increase in more recent years.

Figure 14: Median Contract Rent



Universe: Renter-occupied housing units paying cash rent.

Note: County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058; BAE, 2021

According to ACS data, more than one-fourth of the rental units in Mountain View rented for \$3,000 or more per month between 2015 and 2019 (see Table 10). In Santa Clara County, approximately 18.5% of the rental units rented for \$3,000 or more, while the same was true of 13.0% of the units in the Bay Area. Just 13.1% of the rental units in Mountain View rented at rates below \$1,500 during this period. Rents skewed much lower in Santa Clara County and the Bay Area, where 22.6% and 35.2% of rental units rented below \$1,500 per month, respectively. These data suggest that Mountain View renters face high housing costs, pricing out many lower income households and potentially putting existing lower-income renters at risk of displacement.

Table 10: Monthly Contract Rents for Renter-Occupied Units

Contract Rent	Mountain View		Santa Clara County		Bay Area	
	Number	Percent	Number	Percent	Number	Percent
Less than \$1,000	1,048	5.4%	27,896	10.2%	190,335	16.3%
\$1,000 to \$1,500	1,491	7.7%	33,902	12.4%	220,281	18.9%
\$1,500 to \$2,000	3,731	19.2%	55,666	20.4%	265,903	22.8%
\$2,000 to \$2,500	4,566	23.5%	58,293	21.4%	201,746	17.3%
\$2,500 to \$3,000	3,598	18.5%	46,239	17.0%	135,830	11.7%
\$3,000 to \$3,500	2,849	14.7%	29,415	10.8%	85,150	7.3%
\$3,500 or more	2,119	10.9%	20,957	7.7%	66,440	5.7%
Total	19,402	100.0%	272,368	100.0%	1,165,685	100.0%

Universe: Renter-occupied housing units paying cash rent

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056; BAE, 2021.

Data on residential rents in Mountain View between 2019 and 2021 indicate that while the COVID-19 pandemic had a significant impact on market-rate rents, rents have begun to rebound, approaching pre-pandemic levels. The rent data in Table 10 come from the U.S. Census Bureau’s American Community Survey, which does not fully reflect current rents. Table 11 presents more current rent data for Mountain View from CoStar, a private data vendor. According to CoStar, Mountain View’s multifamily inventory included 15,678 market-rate rental units as of the third quarter of 2021, an increase of about 1.4% from third quarter 2019. The majority of inventoried rental units are either one-bedroom or two-bedroom units, which make up about 39.5% and 34.3% of the multifamily rental stock, respectively. The average monthly asking rent per unit was \$2,851 across all units at the end of the third quarter of 2021. This is an increase of 6.8% from Q3 2020 rents, but a 3.8% decrease from Q3 2019 rents, which may be due to the influence of the COVID-19 pandemic on rental housing. These impacts are also reflected in recent changes in the average vacancy rate. The multifamily vacancy rate was 6.3% at the end of the third quarter of 2019, growing to 11.4% at the end of the third quarter of 2020. As of the third quarter of 2021, the average multifamily vacancy rate was 9.4 percent, 3.1 percentage points above the rate at the end of the third quarter of 2019. These data suggest that the rental housing market is continuing to recover from the effects of the COVID-19 pandemic and may continue to experience higher vacancies and lower rental rates in the near term as a result. However, even at these lower rental rates the average rent for multifamily rental units in Mountain View is substantially higher than many lower-income households can afford.

Table 11: Market-Rate Multifamily Rent Summary, Q3 2021

Multifamily Residential Summary	All Unit Types	Studio	1-Bedroom	2-Bedroom	3-or-more Bedroom
Inventory	15,678	3,365	6,197	5,379	737
% of Units	100.0%	21.5%	39.5%	34.3%	4.7%
Vacancy Rate	9.4%	7.0%	10.7%	9.6%	6.9%
<u>Average Monthly Asking Rent (per unit)</u>					
Q3 2021 Rent	\$2,851	\$2,111	\$2,528	\$3,233	\$4,183
Q3 2020 Rent	\$2,670	\$1,914	\$2,385	\$3,026	\$3,888
Q3 2019 Rent	\$2,965	\$2,203	\$2,672	\$3,318	\$4,300
Q3 2020 – Q3 2021 % Change	6.8%	10.3%	6.0%	6.8%	7.6%
Q3 2019 – Q3 2021 % Change	-3.8%	-4.2%	-5.4%	-2.6%	-2.7%

Sources: CoStar Group; BAE, 2021.

Housing Cost Burden

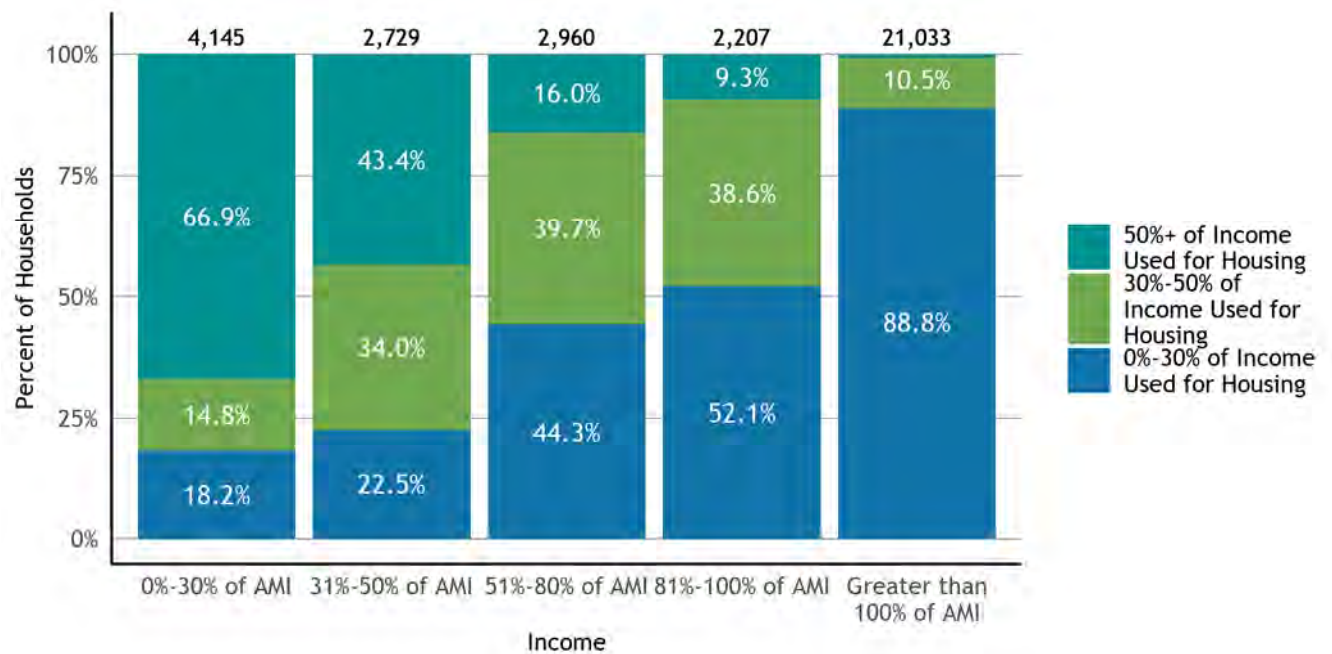
A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. High housing cost burdens put low-income households at higher risk of displacement, eviction, and homelessness. Displacement risk due to high housing costs was emphasized as a key concern among those that participated in the public engagement process for the Housing Element Update.

There are well-documented and persistent relationships between income, tenure, and the likelihood of a household to experience a moderate or severe cost burden. Generally speaking, as household income decreases, housing costs typically account for an increasingly large share of a household’s monthly budget. Similarly, renter households are also typically more likely to experience moderate and severe housing cost burdens, even across income levels. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates and fixed monthly payments, whereas renter households are more readily subject to periodic rent increases, though Mountain View has had a rent stabilization program since 2016.

In Mountain View, 14.5% of households spend more than half of their income on housing, while 17.4% have a cost burden of 30% to 50 percent. However, these rates vary greatly across income

categories (see Figure 15). For example, 66.9% of Mountain View households with income less than 30% of HAMFI are severely cost-burdened. For Mountain View residents above 100% of HAMFI, only 0.8% are severely cost-burdened, and 88.8% of those above 100% of HAMFI spend less than 30% of their income on housing.

Figure 15: Cost Burden by Income Level



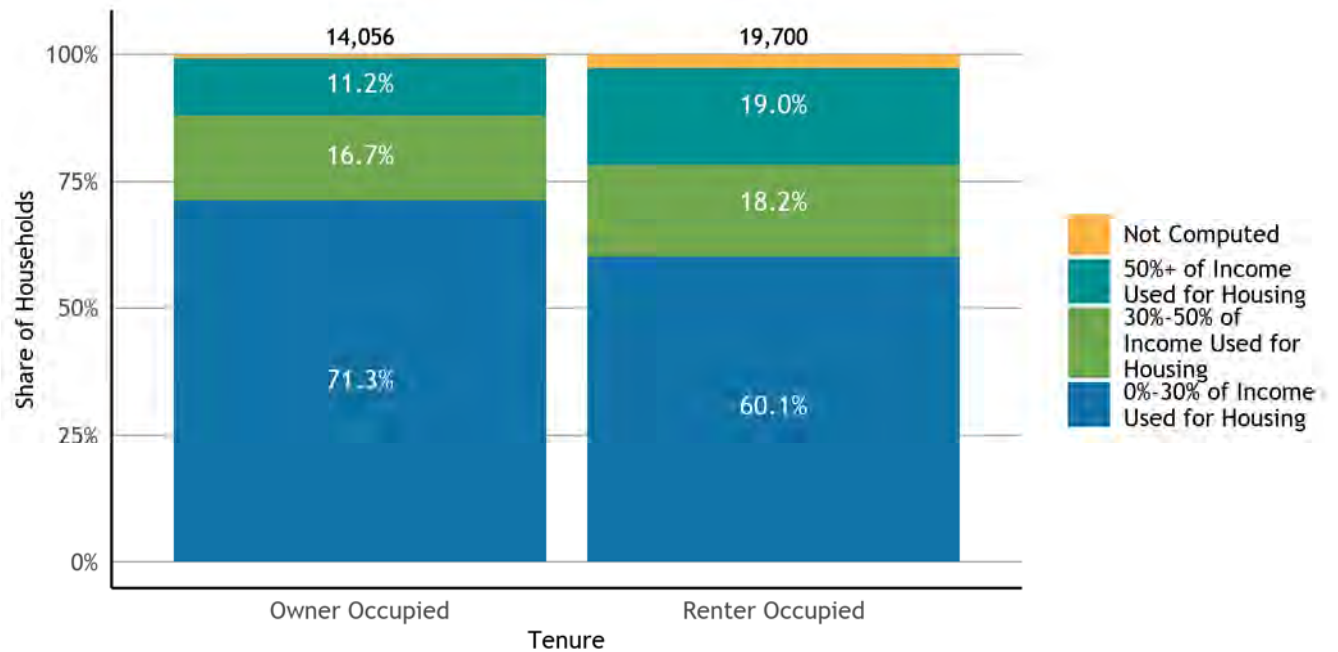
Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI).

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

When looking at the cost burden across tenure in Mountain View, 19.0% of renters spend 50% or more of their income on housing, while only 11.2% of owners are severely cost-burdened (see Figure 16). Additionally, 18.2% of renters spend 30% to 50% of their income on housing, compared to only 16.7% of those that own.

Figure 16: Cost Burden by Tenure



Universe: Occupied housing units

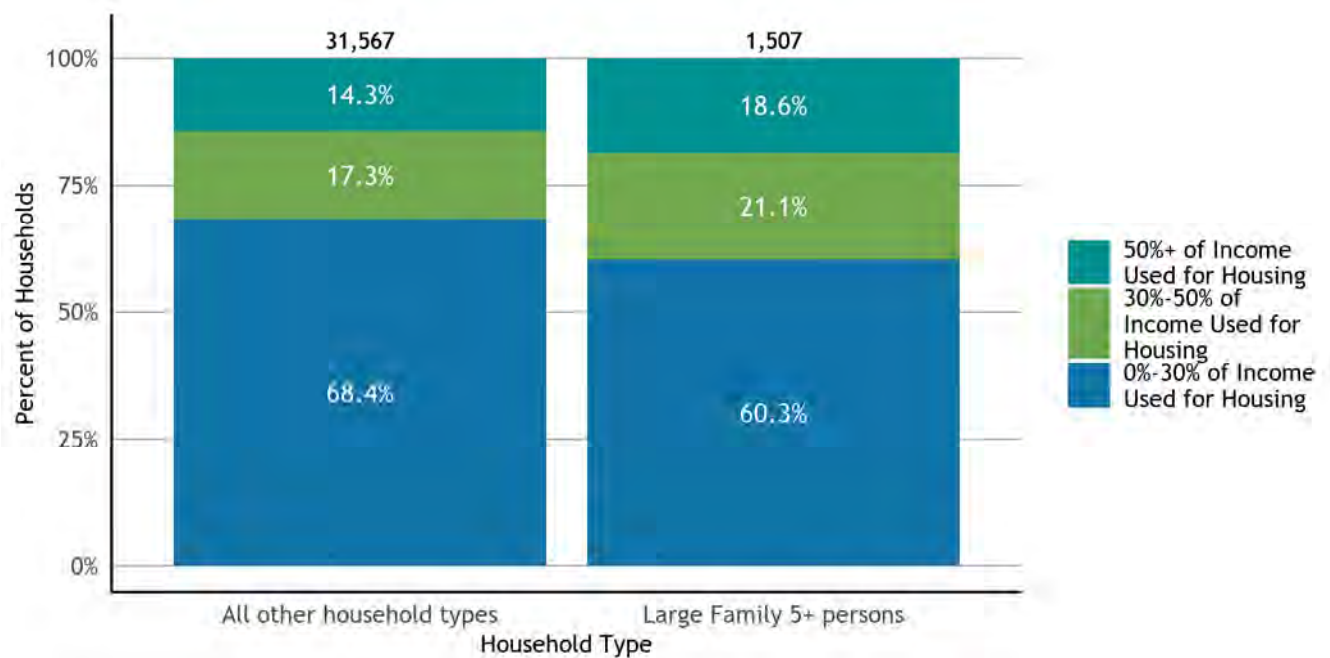
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs,” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091; BAE, 2021.

Large family households of five or more persons often have special housing needs due to a lack of adequately sized affordable housing. The higher costs associated with homes with multiple bedrooms can result in larger families experiencing disproportionate cost burdens compared to the rest of the population and can increase the risk of housing insecurity.

In Mountain View, 21.1% of large family households experience a cost burden of 30% to 50 percent, while 18.6% spend more than half of their income on housing. In comparison, 17.3% of all other households have a cost burden of 30% to 50 percent, and 14.3% of households are severely cost burdened (see Figure 17).

Figure 17: Cost Burden by Household Size



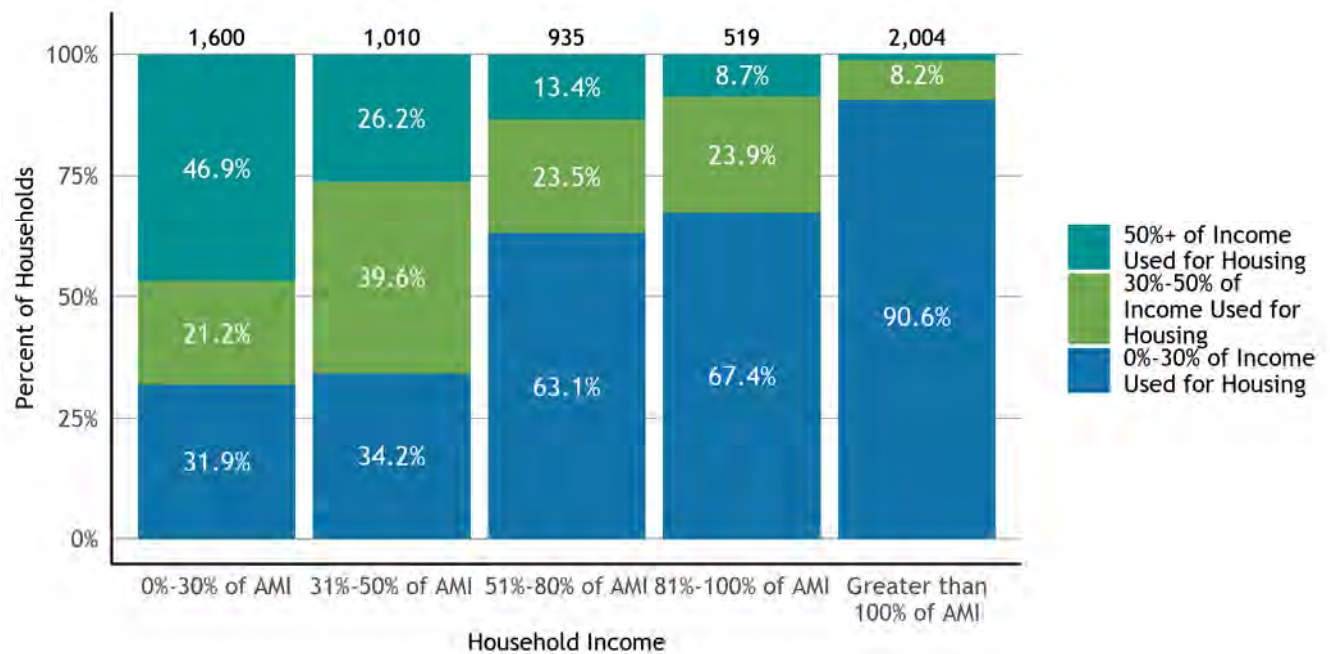
Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs," which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

Senior households also have special housing needs and are disproportionately cost burdened compared to the total population. Based on 2013-2017 CHAS data, 40.5% of senior households were cost burdened compared to 31.9% of total households. When cost-burdened seniors, especially those on a fixed income, are no longer able to make house payments or rents, displacement from their homes can occur. This puts further stress on the local rental market and forces long-time residents out of the community they call home. Because of this, understanding how seniors might be cost-burdened is of particular importance. About 46.9% of seniors with incomes less than 30% of AMI are spending the majority of their income on housing. For seniors with incomes more than 100% of AMI, about 90.6% are not cost-burdened and spend less than 30% of their income on housing (see Figure 18).

Figure 18: Cost-Burdened Senior Households by Income Level



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs,” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI).

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

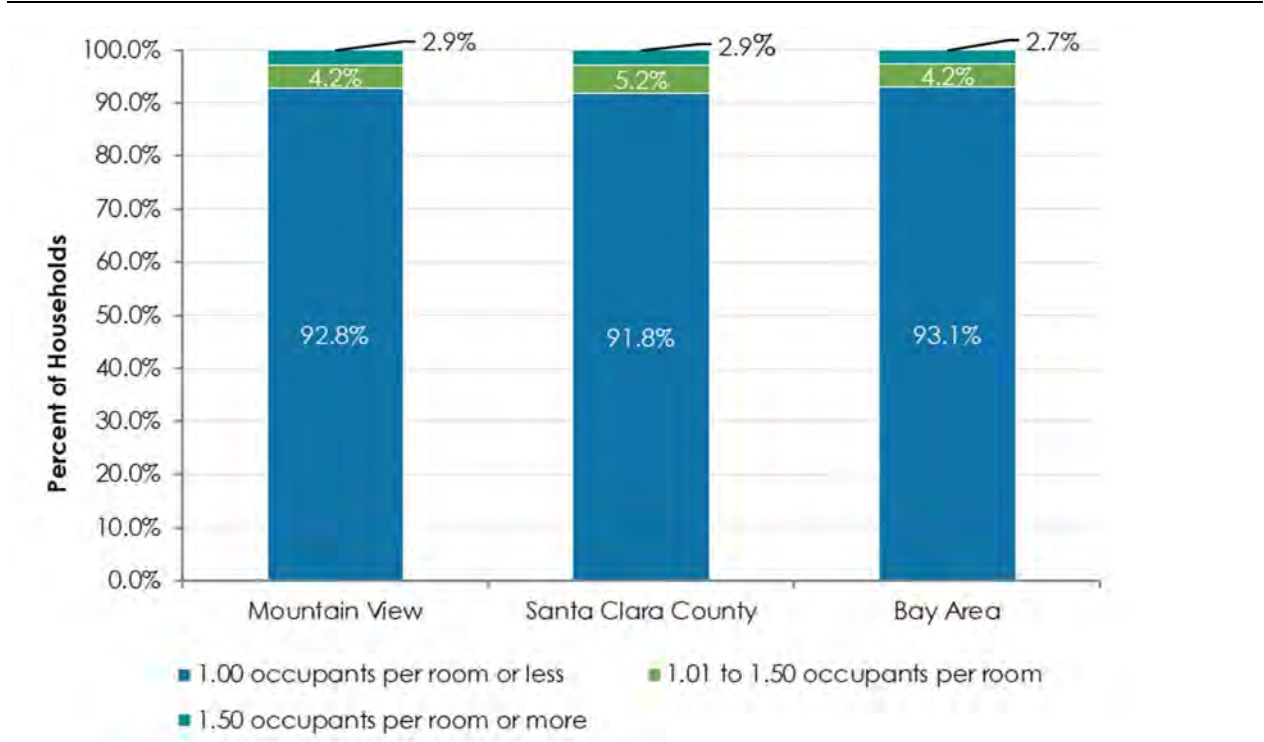
Overcrowding

Overcrowding is often related to the cost of housing and most often occurs when demand for housing in a city or region is high. Overcrowding occurs when the number of people living in a household exceeds the number of people the home they occupy was designed to hold. This report uses the Census Bureau definition of overcrowding, which is more than one occupant per room (including bedrooms, living rooms, family rooms, dining rooms, and other rooms but not including bathrooms or kitchens). Additionally, units with more than 1.5 occupants per room are considered severely overcrowded.

Figure 19 illustrates overcrowding by severity in Mountain View, Santa Clara County, and the Bay Area. The percentage of severely overcrowded households is roughly the same in all three geographies, at around 2.9 percent. In Mountain View, about 92.8% of households are not considered overcrowded. This suggests that overcrowding does not impact a disproportionate share of Mountain View households, though some households in Mountain View live in overcrowded units. Stakeholders that participated in the public engagement process noted that there are families in

Mountain View that live with multiple families in one unit, likely in overcrowded conditions, in order to afford housing.

Figure 19: Overcrowding by Severity



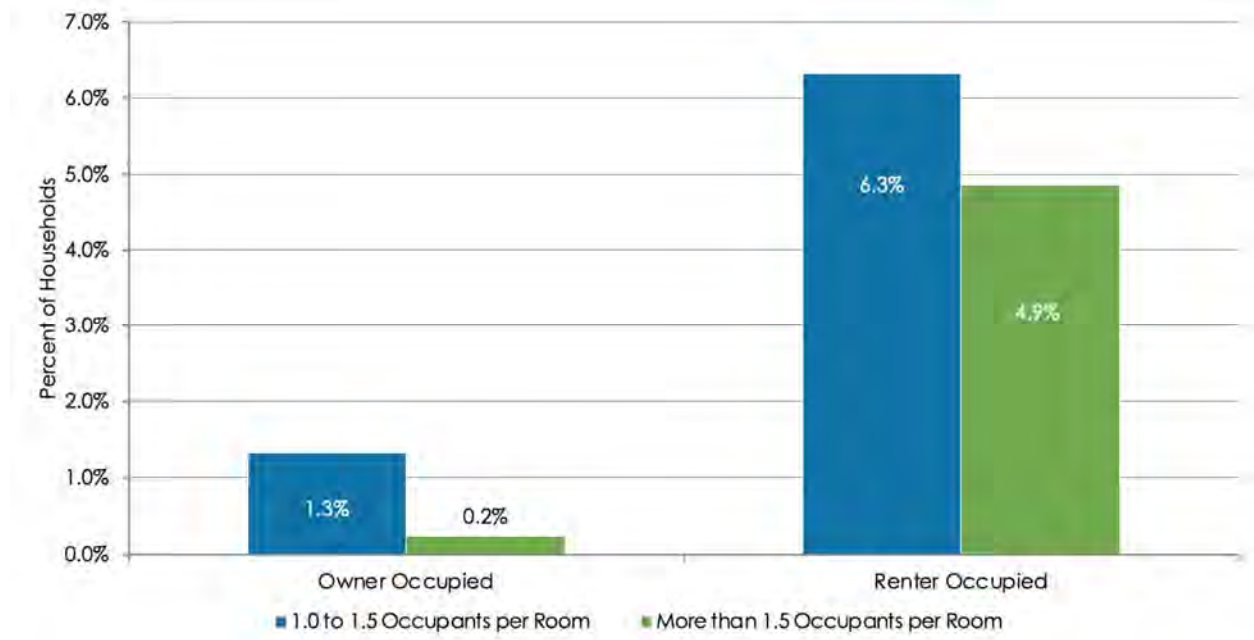
Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

In many cities, overcrowding is more prevalent among those who are renting, with multiple households sharing a unit to spread out costs and make it possible to stay in their communities or large households living in small units relative to their household size to afford housing. In Mountain View, approximately 11.2% of renter households are overcrowded (more than one occupant per room), compared to just 1.5% for those who own their homes. In addition, approximately 4.9% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to only 0.2% of owner households (see Figure 20).

Figure 20: Overcrowding by Tenure and Severity



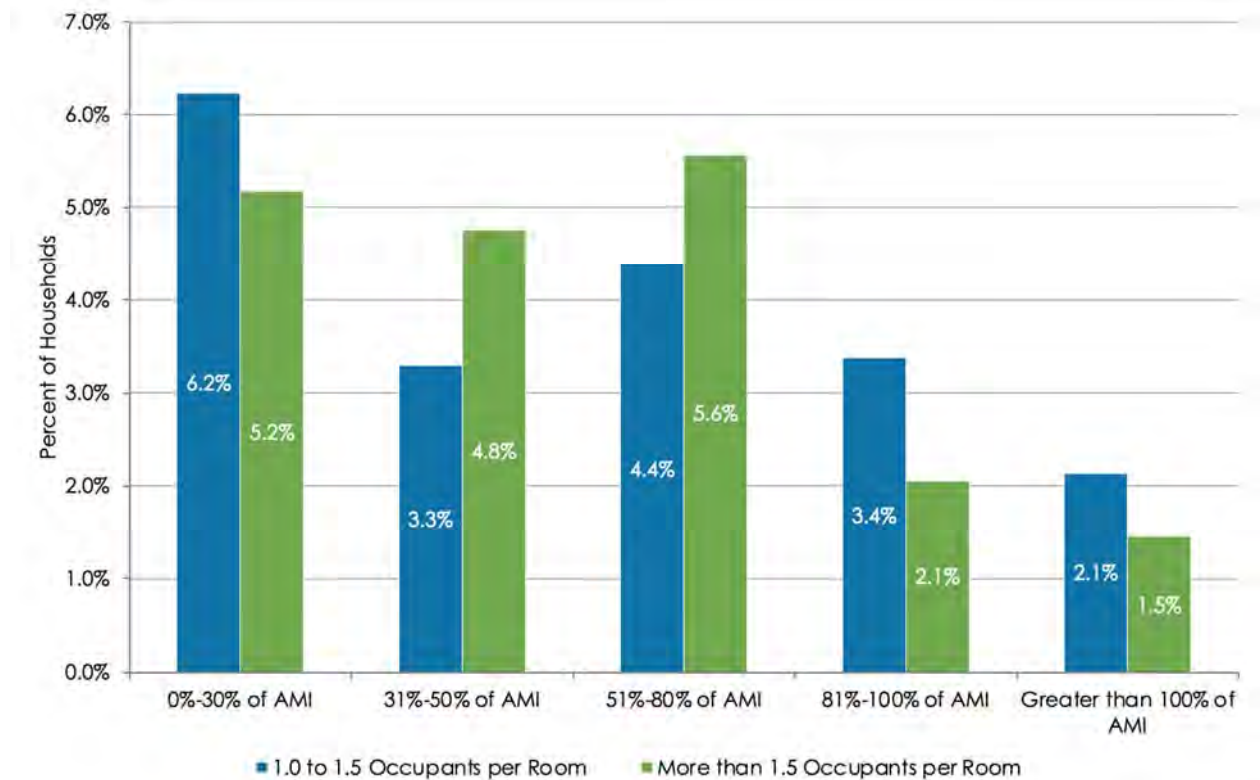
Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

Similar to cost burden, overcrowding often disproportionately impacts lower income households. About 11.4% of extremely low-income households (incomes below 30% of HAMFI) experience overcrowding in Mountain View, with 5.2% experiencing severe overcrowding. Low-income households (incomes between 50% and 80% of HAMFI) have a higher rate of severe overcrowding, with 5.6% occupying units with more than 1.5 occupants per room. Of the households with incomes above 100% of HAMFI, approximately 3.6% are considered overcrowded, with 1.5% experiencing severe overcrowding (see Figure 21).

Figure 21: Overcrowding by Income Level and Severity



Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI).

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

Assisted Housing At-Risk of Conversion

California Government Code Section 65583 requires that housing elements identify all assisted rental housing units within the jurisdiction that are at risk of converting to market rate within ten years of the beginning of the Housing Element Planning period. Many subsidized affordable housing developments receive government funding that requires units be made affordable for a specified amount of time. Typically, assisted units are potentially considered to be at risk of converting to market rate if they are subject to local affordability requirements that will soon expire, or if the affordable units were financed using sources that required affordability for a set period that will soon expire. However, units that are potentially at risk for these reasons may not actually be at risk of conversion, particularly in cases where the units are owned by a nonprofit or other entity that is dedicated to preserving the units as affordable housing. Table 12 presents an inventory of the existing assisted affordable units in Mountain View, including information on affordability time period requirements associated with different funding sources. As shown, none of the subsidized units have affordability terms that would expire in the next ten years. In addition, all of the units are located within 100% affordable developments that are owned by non-profit and mission-driven affordable housing developers who would be likely to extend the affordability restrictions beyond the expiration date associated with the funding sources.

Table 12: Inventory of Assisted Affordable Housing Units, 2021

Project	Total Units	Assisted Units	Affordability Level			Funding Source	Expiration Date	Risk Status 2023-2032
			ELI	VLI	LI			
Maryce Freelen Place Apartments (Latham Park Apts) 2230 Latham Street	75	74	0	74	0	CDBG HOME LIHTC	2044 2025 2027	No Risk
San Veron Park Apartments 807 San Veron Avenue	32	32	7	10	15	CDBG	2044	No Risk
Monte Vista Terrace Apartments 1101 Grant Road	150	149	149	0	0	LIHTC	2060	No Risk
Sierra Vista One Apartments 1909 Hacket Avenue	34	27	18	7	2	CDBG	2070	No Risk
Ginzton Terrace Apartments 375 Oaktree Drive	107	106	0	53	53	CDBG CCRC HOME LIHTC	2038 2023 2071 2048	No Risk
Shorebreeze Apartments (Mountain View Apts) 460 N. Shoreline Blvd	120	119	103	11	5	CDBG HOME LIHTC	Indefinitely 2027 2027	No Risk
San Antonio Place Apartments 210 San Antonio Circle	120	118	36	82	0	CDBG HOME	2052 2057	No Risk
Tyrella Gardens Apartments 449 Tyrella Avenue	56	55	0	43	12	CDBG LIHTC	2058 2059	No Risk
Paulson Park I & II (New Central Park) 111 Montebello Avenue 50 Sierra Vista & 1929 Hackett Avenue	253	251	32	219	0	CDBG HOME LIHTC	2034 2073 2029	No Risk
The Fountains Apartments (San Ramon) 2005 San Ramon Ave	124	123	0	84	39	HOME LIHTC	2044 2019	No Risk
Franklin Street Apartments 135 Franklin Street	51	50	15	35	0	BMR CDBG RDA	2066 2066 2066	No Risk
Studio 819 Apartments 819 N. Rengstorff Ave	49	48	13	35	0	BMR	2068	No Risk
1585 Studios 1581-85 W. El Camino Real	27	26	16	10	0	BMR HOME	2069 2069	No Risk
1701 ECR 1701 W. El Camino Real	67	66	39	10	17	BMR	2072	No Risk
Evelyn Family Apartments 779 E. Evelyn Avenue	116	114	0	12	102	BMR	2072	No Risk
Total	1,381	1,358	428	685	245			

Source: City of Mountain View.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Based on this data from 2020, there are 1,460 assisted units in Mountain View in the Preservation Database. Of these units, all are at low risk of conversion.¹⁰

Table 13: Assisted Units at Risk of Conversion

Income	Mountain View	Santa Clara County	Bay Area
Low	1,460	28,001	110,177
Moderate	0	1,471	3,375
High	0	422	1,854
Very High	0	270	1,053
Total Assisted Units in Database	1,460	30,164	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.
Notes: While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.
Sources: California Housing Partnership, Preservation Database (2020); BAE, 2021.

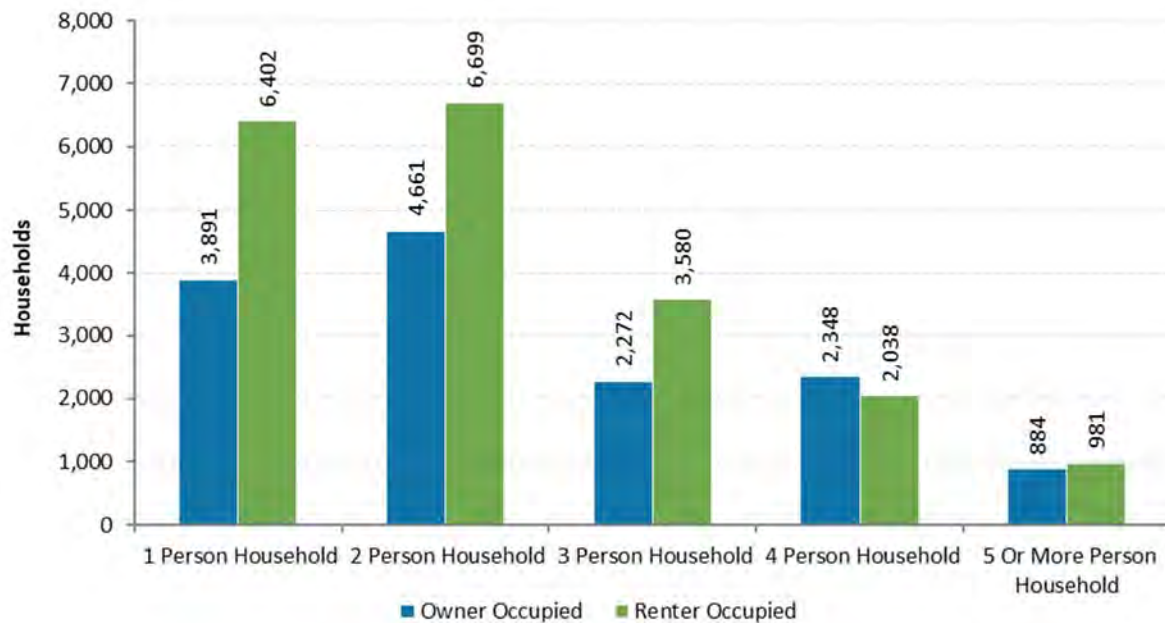
¹⁰ California Housing Partnership uses the following categories for assisted housing developments in its database:
 Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
 High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
 Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
 Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Housing and Special Needs Populations

Large Households

As mentioned earlier, large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger unit sizes, large households who rent could end up living in overcrowded conditions. In Mountain View, slightly more than half of large households with five or more persons are renters, as shown in Figure 22. Furthermore, according to 2013-2017 HUD CHAS data, approximately 40% of large family households in Mountain View were lower income at less than 80% of HAMFI; these lower income households may have trouble finding affordable and appropriately sized units in Mountain View.

Figure 22: Household Size by Tenure



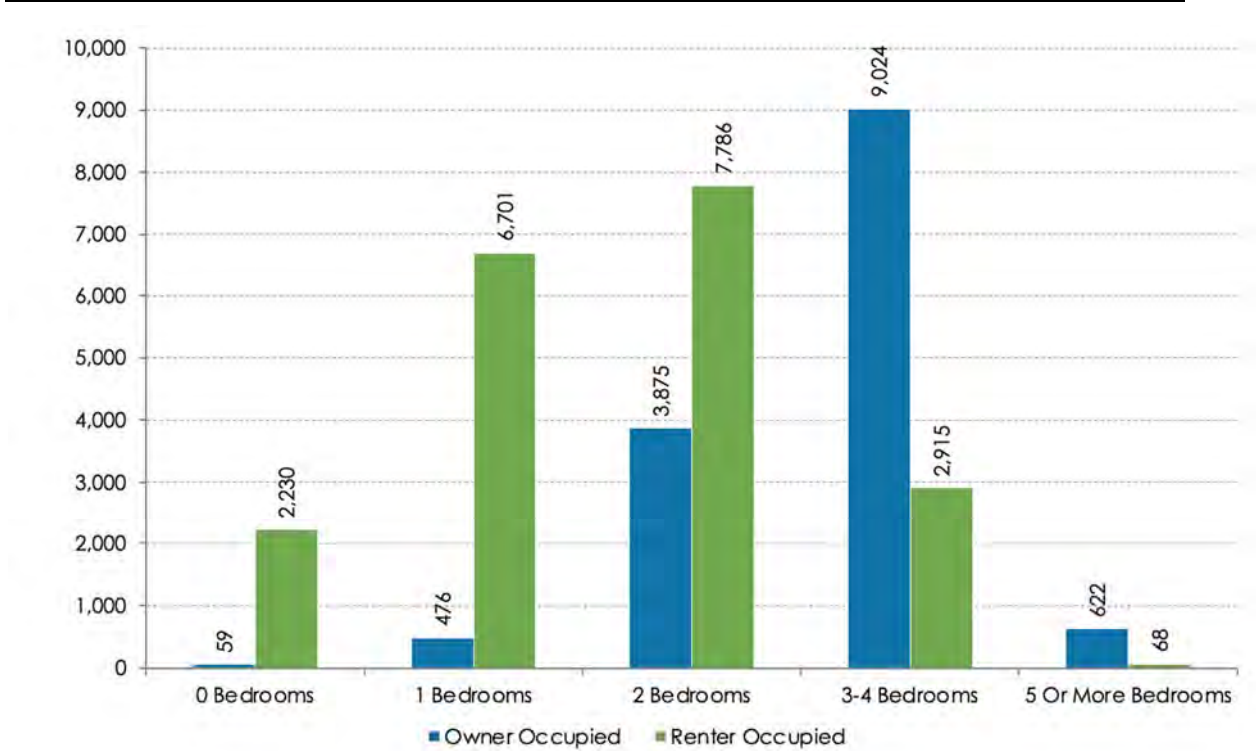
Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009; BAE, 2021.

The unit sizes available in a community affect the household sizes that can access that community. Large family households are generally served by housing units with three or more bedrooms, of which there are 13,054 units in Mountain View. Among the 12,629 large units with three or more bedrooms that are occupied, 23.6% are renter occupied and 76.4% are owner occupied (see Figure 23). While the data in Figure 22 and Figure 23 indicate that Mountain View has a relatively large inventory of rental units with two or more bedrooms relative to the number of renter households with three or more people, City staff report that

there is a shortage of deed-restricted affordable units with two or more bedrooms for lower-income families. This represents a challenge for larger lower-income households that are in need of affordable housing.

Figure 23: Housing Units by Number of Bedrooms



Universe: Occupied housing units

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042; BAE, 2021.

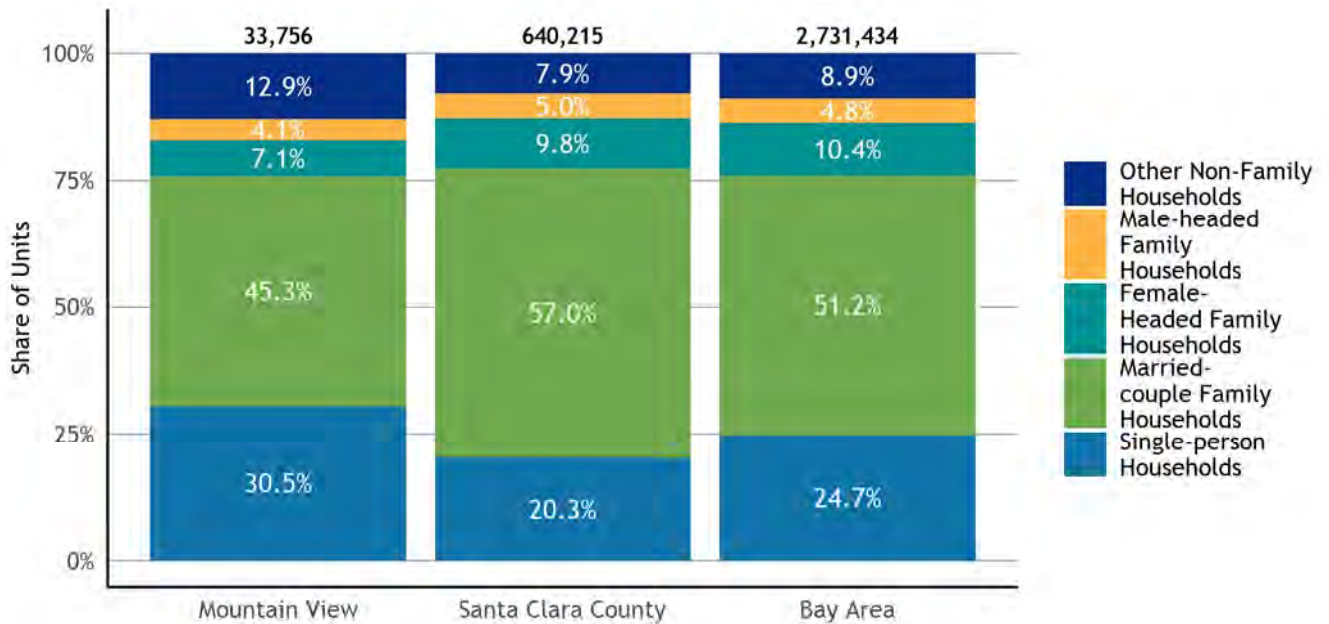
Household Type

Family households¹¹ headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. While Mountain View has significantly fewer family households than the County and the region (56.5% compared to 71.8% and 66.4 percent, respectively), over ten% of local households are families with a single parent. Mountain View has a higher proportion of single-person households and non-family households (such as cohabiting roommates) than the County and the region. Single-person households are likely to seek smaller units than larger households, and non-family households of more than one person may seek different types of

¹¹ Family households consist of two or more individuals who are related by birth, marriage, or adoption, although these households may also include other unrelated people.

units than family households (e.g., two non-cohabiting adults may seek not just separate bedrooms but also separate bathrooms).

Figure 24: Household Type



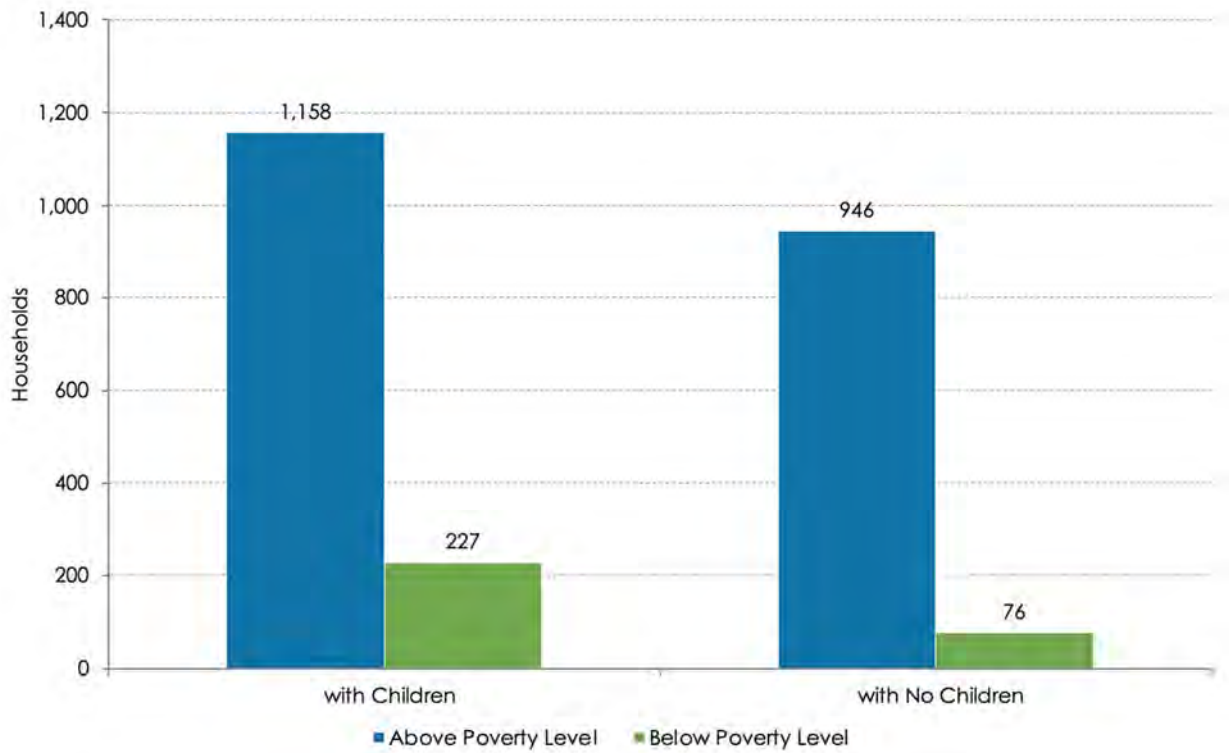
Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001; BAE, 2021.

Female-Headed Households with Children

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. According to 2019 ACS data, there are more female-headed households with children (at 57.5 percent) than without children (at 42.5 percent) in Mountain View. In addition, 227 (16.4 percent) of all female-headed households with children, fall below the federal poverty line, while 76 (7.4 percent) of all female-headed households *without* children, live in poverty (see Figure 25).

Figure 25: Female-Headed Households by Poverty Status



Universe: Female Households

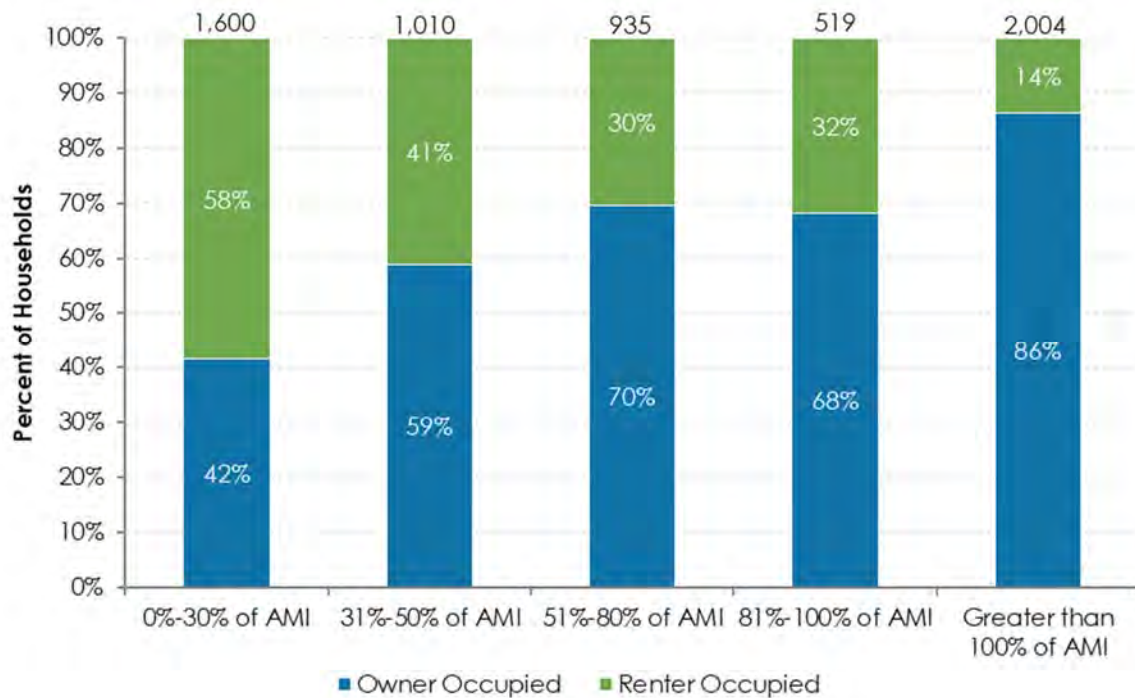
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012; BAE, 2021.

Seniors

Senior households commonly experience a combination of factors that can make accessing or keeping housing a challenge. As noted above (see Figure 18) seniors often are faced with high cost burdens. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest groups of seniors have incomes greater than 100% of AMI or incomes less than 30% of AMI (see Figure 26). Senior renter households are much more likely to be lower income. Approximately 78.8% of senior renter households have incomes less than or equal to 80% of AMI, while 47.8% of senior owner households have incomes less than or equal to 80% of AMI. The group most likely facing challenges finding suitable affordable housing is extremely low-income senior renters, who make up over 45% of all senior renter households. Senior owners may have limited incomes but may also reside in homes that they own outright with no mortgage payments, resulting in low overall housing costs.

Figure 26: Senior Households by Income and Tenure



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Sources: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release; BAE, 2021.

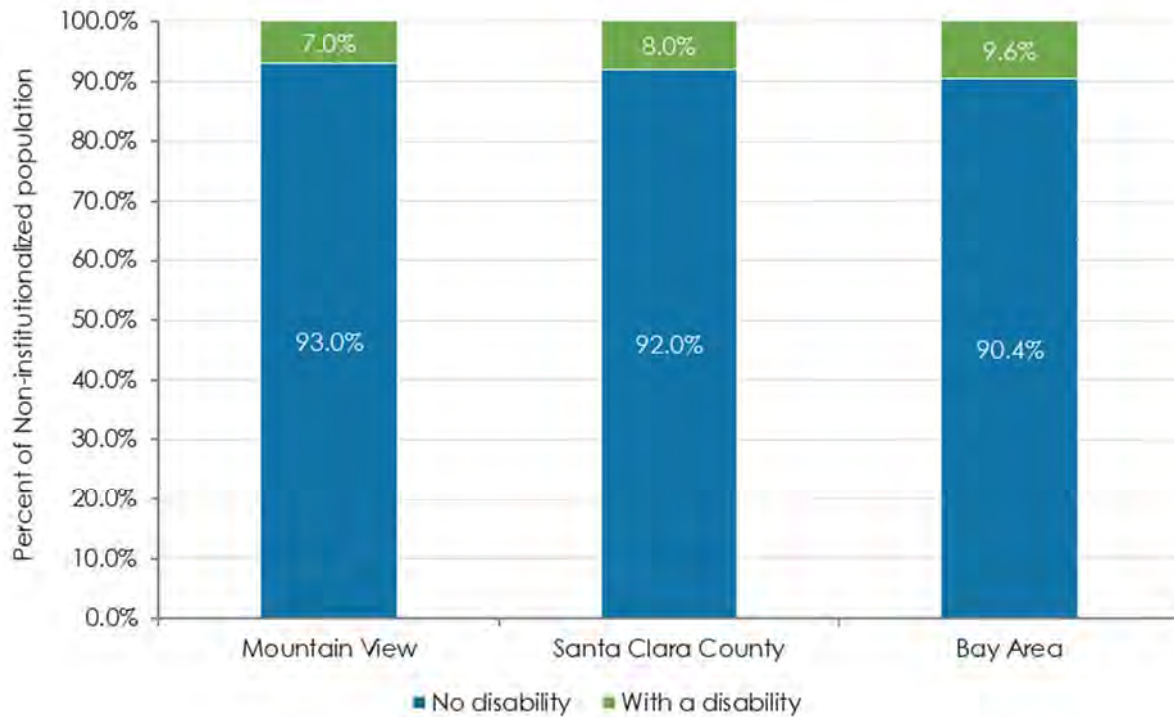
People with Disabilities

Disability data provide valuable context for assessing the current and future need for accessible housing units. Encompassing a broad group of individuals living with a variety of physical, cognitive, and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. People with disabilities face additional housing challenges, as they not only need housing that is affordable but also accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. As a result, people with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

In Mountain View, approximately 5,700 of the civilian noninstitutionalized population (7.0 percent) are estimated to have one or more of the six disability types specified below in Figure 28. As shown in Figure 27, this proportion is slightly lower than the proportions in Santa Clara County (8.0 percent) and the Bay Area (9.6 percent), potentially due to high housing costs in

Mountain View, as individuals with disabilities tend to have lower incomes on average than the population as a whole.

Figure 27: Population by Disability Status

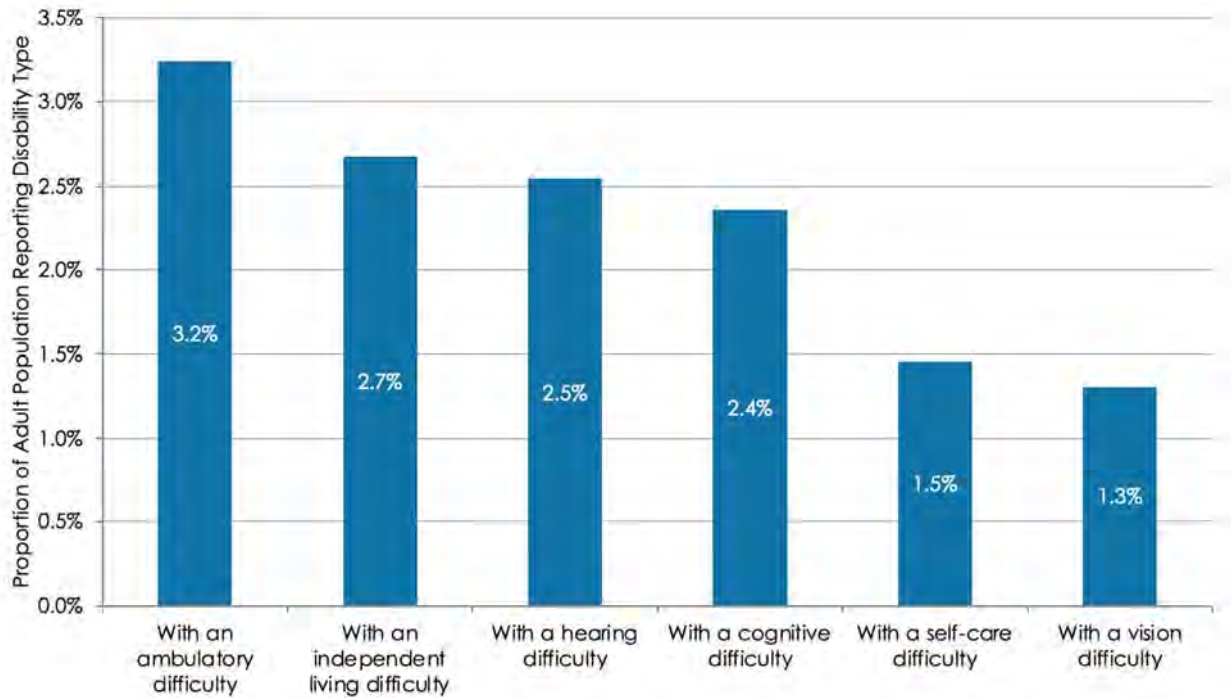


Universe: Civilian noninstitutionalized population

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18101; BAE, 2021.

Figure 28 shows the rates at which different disabilities are present among residents of Mountain View. The most common disabilities in Mountain View are ambulatory (3.2 percent), independent living (2.7 percent), and hearing (2.5 percent). Some individuals have more than one disability and therefore are represented more than once in the figure below. Housing preferences and needs for persons with disabilities varies widely, with many requiring additional services such as live-in care, social services, job training programs, or counseling to help them achieve independent living.

Figure 28: Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107; BAE, 2021.

Persons with Developmental Disabilities

Those with developmental disabilities have a high risk of housing insecurity due to aging caretakers, usually an elderly parent or family member, no longer being able to care for them. In addition, they may be at risk due to their specific housing needs. Persons with developmental disabilities are a subset of the population with disabilities as represented in Figure 28 above, and are defined as those with a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe intellectual disability, as well as disabling conditions that are closely related to intellectual disability or require treatment similar to that required for individuals with an intellectual disability but does not include conditions that are solely physical in nature. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members.

In Mountain View, out of the population of 298 people with a developmental disability, about 50.3% are children below the age of 18, while adults account for the remaining 49.7% (see Table 14).

Table 14: Population with Developmental Disabilities by Age

Age Group	Total
Age Under 18	150
Age 18+	148

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Sources: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020); BAE, 2021.

The most common living arrangement for individuals with developmental disabilities in Mountain View is the home of a parent, family, or guardian. As shown in Table 15, approximately 82.3% of the individuals with developmental disabilities residing in Mountain View currently live with a parent, family, or guardian, while 12.9% live in an independent or supported living facility. Many people with developmental disabilities have extremely low incomes, making it difficult to find housing in Mountain View’s high-cost housing market. Adults with developmental disabilities that live with parents or other elderly family members may be at risk of displacement or homelessness if those family members are no longer able to care for them due to death or other factors that affect their ability to provide care. This could indicate a need for additional independent or supported living facilities, care homes, and other housing options for persons with disabilities as well as a need to ensure that existing homes can be adapted to meet the needs of persons with disabilities. In addition, there may be a need for additional units for extremely low-income households in order to meet the needs of many individuals with developmental disabilities.

As discussed in the Constraints Analysis (see Appendix C), the City of Mountain View has reasonable accommodation procedures to facilitate equal access to housing. In addition, the City’s Zoning Ordinance complies with State law related to the permitting of residential care homes. Program 2.1 in the Housing Plan states that the City will make funding available to support a range of housing needs, including permanent supportive housing and housing for people with special needs. Program 2.3 states that the City will fund fair housing education, enforcement, and counseling to prevent fair housing violations and provide financial support for tenant/property owner mediation and eviction protection, which can help to prevent displacement among individuals with developmental disabilities. Program 3.1 states that the

City will develop and implement a strategy to prevent people from becoming unhoused. In addition, many of the other programs in the Housing Plan that will facilitate the production and preservation of affordable housing can also help to address housing needs among individuals with developmental disabilities.

Table 15: Population with Developmental Disabilities by Residence

Residence Type	Total
Home of Parent /Family /Guardian	255
Independent /Supported Living	40
Other	10
Community Care Facility	5
Foster /Family Home	0
Intermediate Care Facility	0

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Sources: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020); BAE, 2021.

Homelessness

One of the most pressing and challenging issues in California is homelessness, reflecting a range of social, economic, and psychological factors. Rising housing costs in already-expensive areas such as the Bay Area result in increased risks of community members experiencing homelessness. Too many residents who have found themselves housing insecure have ended up unhoused in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances.

Table 16 presents HUD’s biennial Point-In-Time (PIT) count of sheltered and unsheltered persons experiencing homelessness at the city and county level. Of the 9,706 persons experiencing homelessness in Santa Clara County, the vast majority of whom are unsheltered, 606 persons, or six percent, are in Mountain View. However, over 10% of the increase in persons experiencing homelessness between 2015 and 2019 in Santa Clara County was in Mountain View. Indeed, the PIT count in Mountain View increased by nearly 120% between

2015 and 2019, compared to a 48% increase countywide.¹² The PIT count, however, should be considered a conservative estimate as many homeless individuals cannot be identified or counted, even with the most thorough methodology. Furthermore, a decrease in homeless persons counted during the census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, which includes homeless people who are unlikely to be found in shelters or in other residential programs within a local homeless assistance network, it is very difficult to count all homeless individuals living on the streets.

Table 16: Point-In-Time Count, 2015-2019

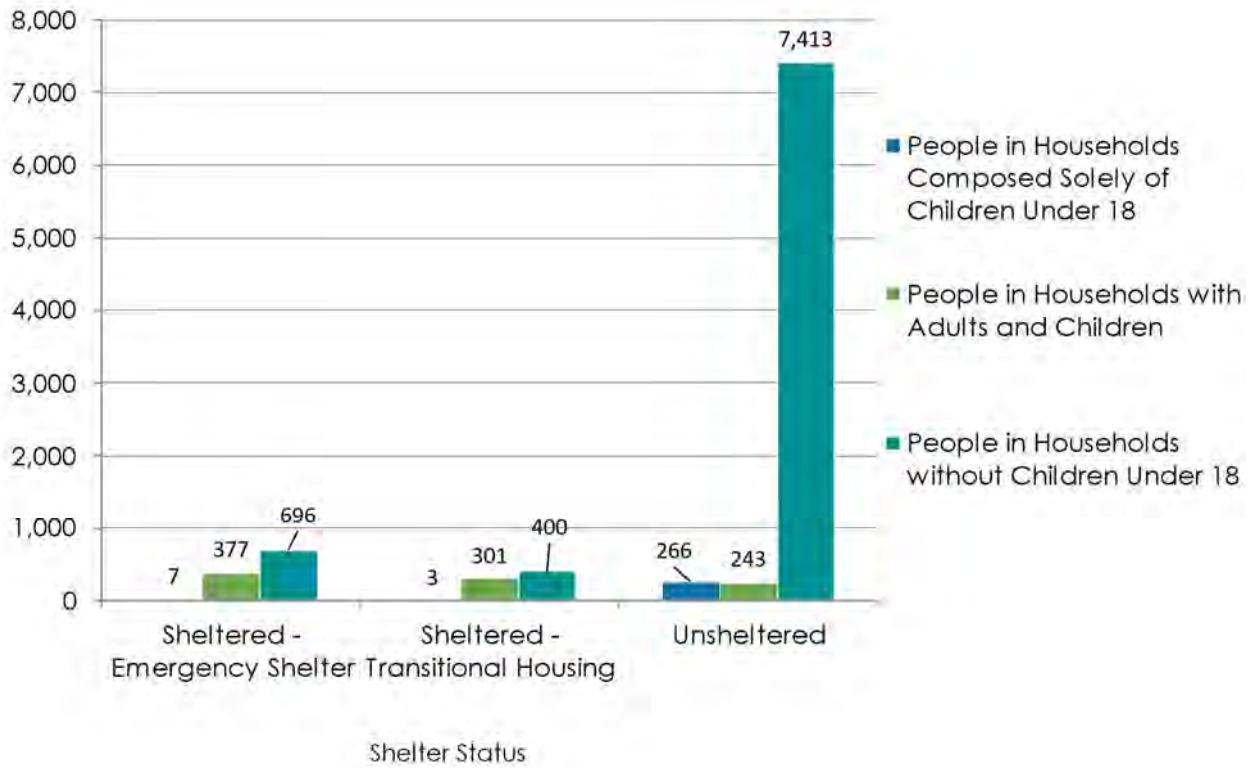
	2015	2019	2015-2019 Change	
			Number	Percent
<u>City of Mountain View</u>				
Sheltered	5	32	27	540%
Unsheltered	271	574	303	112%
Total	276	606	330	120%
<u>Santa Clara County</u>				
Sheltered	1,929	1,784	-145	-8%
Unsheltered	4,627	7,922	3,295	71%
Total	6,556	9,706	3,150	48%

Sources: City of Mountain View; 2020; BAE, 2021.

Over three-quarters of the countywide population experiencing homelessness are unsheltered adults in households without any children under 18, as shown in Figure 29. Persons experiencing homelessness that are in households with at least one adult and children are the second largest subgroup of the homeless population, accounting for 9.5% of the population, while 2.8% are households composed solely of children under 18. Only ten of the 276 persons experiencing homelessness that are in households composed solely of children are sheltered, which is particularly concerning for the County, although it is unclear how many of the 266 unsheltered households in this category reside in Mountain View.

¹² The 2021 PIT was deferred due to the COVID-19 pandemic and the count was completed in February 2022. Results were not yet available as of the writing of this report.

Figure 29: Homelessness by Household Type & Shelter Status, Santa Clara County



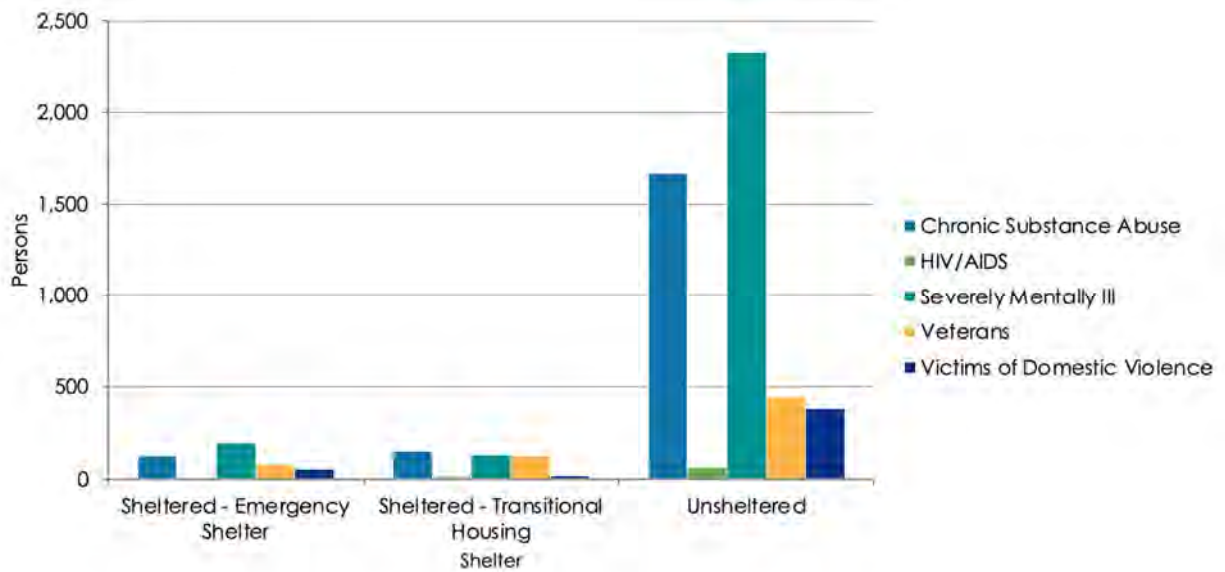
Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); BAE, 2021.

One common challenge among individuals experiencing homelessness is severe mental illness, with the countywide PIT data showing 2,659 persons reporting this condition among the homeless population. Another common affliction is chronic substance abuse, reported by 1,949 persons among the countywide homeless population.

Figure 30: Characteristics for the Population Experiencing Homelessness, Santa Clara County



Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Sources: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); BAE, 2021.

In Mountain View, the student population experiencing homelessness totaled 161 during the 2019-20 school year, which is about 7.0% and 1.2% of the total homeless student population in Santa Clara County and the Bay Area, respectively. Between the 2016-17 school year and the 2019-20 school year, this population increased by 571 percent, although notably there were no reported homeless students for the 2018-19 school year, which may reflect a discrepancy in the data. By comparison, Santa Clara County has seen a 3.5% increase in the population of students experiencing homelessness since the 2016-17 school year, while the Bay Area population of students experiencing homelessness decreased by 8.5 percent. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region.

Table 17: Students in Local Public Schools Experiencing Homelessness

Academic Year	Mountain View	Santa Clara County	Bay Area
2016-17	24	2,219	14,990
2017-18	46	2,189	15,142
2018-19	na	2,405	15,427
2019-20	161	2,297	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography. 2018-19 data not available for Mountain View.

Sources: ABAG, based on data from the California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020); BAE, 2021.

To augment the information from the County count, the City also conducts a street-by-street count of vehicles that appear to be in use for living purposes. From 2017 until 2020, the count of vehicles in the public right-of-way (PROW) used for living has ranged from 250 to 300 vehicles on average. The highest count was in July 2020 at 320 (combined street and in safe parking vehicles). The safe parking lots were operating 24/7 at the time and vehicles onsite were excluded from the PROW count and have since been counted separately.

Over time, the counts reflect that more than half of the counted vehicles have been RVs. The 2022 count reflects an increase in other types of vehicles, including vans, buses, and box trucks. While there has been both a modest decrease and a change in types of vehicles used for living purposes in the public right-of-way in the most recent count, the overall trend for lived-in vehicles has remained fairly consistent. Though the numbers are down in some of the on-street counts, the challenges and factors that may result in living in vehicles remain.

Table 18: Mountain View Vehicles in Public Right-of-Way (PROW), 2017-2020

	2017	Dec. 2018	Jul-19	Feb. 2020	Jul-20	Jan-22	2017- Jan 2022 Change	
							Number	Percent
RV	158	189	207	205	191	135	-23	-15%
Passenger Vehicle	94	89	80	89	70	18	-76	-81%
Other/Unspecified	0	9	11	5	4	63	63	n.a.
Total	252	287	298	299	265	216	13	5%

Sources: City of Mountain View; 2022; BAE, 2022.

In 2018, the City partnered with the County of Santa Clara and a local nonprofit safe parking provider to provide safe parking and a range of other services to support unstably housed residents on a path to permanent housing. Overnight safe parking programs were launched at faith-based locations and the program has since grown to become the largest safe parking provider in the region with the capacity for up to 101 vehicles (includes both faith-based lots). The City also adopted a Safe Parking Ordinance to facilitate the creation of safe parking locations on private lots in 2019. In response to the COVID-19 pandemic, the city extended the safe parking program to operate 24/7. The City has been increasing the options available along the continuum of housing and the focus on the affordable housing pipeline remains one of the highest priorities. The continuum in addition to safe parking lots includes the interim LifeMoves Mountain View facility, which in addition to accepting the City's unhoused resident also accepts unhoused people from across the County as a part of the County system of coordinated care. Between 2016 and 2021, the city invested \$9.9 million in strategies to address homelessness and fund associated services, including over \$3.8 million in rent relief to address impacts due to the pandemic. Some of the investment has been directed towards healthcare and providing showers and laundry services for the homeless population, such as the MayView Community Health Center and Hope's Corner. The city has partnered with the State, private companies, and nonprofits to raise an additional \$22.4 million between 2016 and 2021, including a \$1 million grant from Google and approximately \$17 million in State, City, County, and philanthropic funding for LifeMoves Mountain View (Project Homekey interim housing site). County investment for initiatives in Mountain View specifically includes five years of funding for a cold weather homeless shelter, safe parking, construction of a resource center, and funding for job training programs. In 2022, the City entered into an MOU with the County for \$80 million in Measure A funding to develop up to 200 units of rapid rehousing/permanent supportive housing units. The Housing Plan component of this Housing Element Update includes Program 3.1 to address the needs of homeless individuals and families, as well as Programs 2.3 and 3.2 to prevent displacement that could lead to homelessness.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs, and many hold jobs that are temporary or seasonal. Finding decent and affordable housing can be challenging for these farmworker households, particularly in the current housing market.

Mountain View shows extremely limited resident employment in the agriculture, forestry, fishing, and hunting sector, and even fewer local jobs in the sector. As shown in Table 19, there are less than 200 local residents with jobs in the sector, and less than 40 jobs in Mountain View. Nevertheless, affordable housing for farmworkers is a regional problem that could be mitigated by affordable housing throughout the Bay Area, including in Mountain View.

Table 19: Agriculture, Forestry, Fishing, and Hunting Employment in Mountain View, 2019

	Agriculture, Forestry, Fishing, and Hunting	Total
Employed Resident Jobs	181	44,711
Jobs in Mountain View	38	93,107

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

In Mountain View, there were no reported students of migrant workers in the 2019-20 school year, or in the preceding three school years. In the Bay Area, there has been a decline of 14.1% in the number of migrant worker students since the 2016-17 school year, and the change at the county level was a 49.7% decrease.

Table 20: Migrant Worker Student Population

Academic Year	Mountain View	Santa Clara County	Bay Area
2016-17	0	978	4,630
2017-18	0	732	4,607
2018-19	0	645	4,075
2019-20	0	492	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Sources: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020); BAE, 2021.

As shown in Figure 31, the number of permanent farmworkers in Santa Clara County increased by 42.6% between 2002 and 2017, totaling 2,418 in 2017, while the number of seasonal farm workers decreased by 53.3 percent, totaling 1,757 in 2017. Overall, the farmworker population in Santa Clara County decreased by 23.5 percent, totaling 4,175 in 2017.

Figure 31: Farm Operations and Farm Labor by County, Santa Clara County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

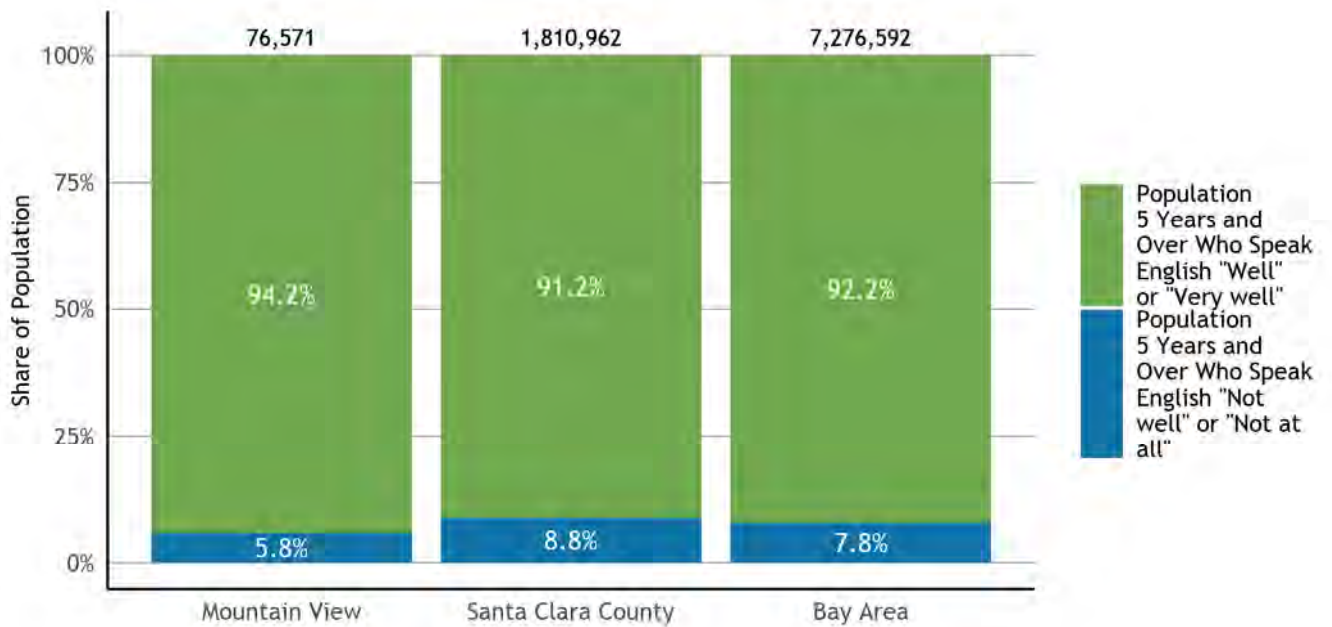
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limited proficiency can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or might be wary to engage due to immigration status concerns. In Mountain View, 5.8% of residents five years and older identify as speaking English not well or not at all, which is below the proportion for Santa Clara County and the Bay Area at 8.8% and 7.8 percent, respectively. Individuals that participated in the public engagement process for the Housing Element Update noted that language barriers can prevent lower-income households from accessing subsidized housing. Program 2.2 seeks to address this barrier by reviewing the City’s BMR application process for language inclusivity.

Figure 32: Population with Limited English Proficiency



Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

Assessment of Fair Housing

With the adoption of AB 686, all Housing Elements completed January 1, 2019 or later must include a program that promotes and affirmatively furthers fair housing throughout the community for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or any other characteristics that are protected by the California Fair Employment and Housing Act (FEHA), Government code Section 65008, and all other applicable State and federal fair housing and planning laws. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹³

The law also requires that all Housing Elements completed as of January 1, 2021 or later include an Assessment of Fair Housing (AFH) that is consistent with the core elements of the

¹³ California Government Code § 8899.5 (a)(1)

federal Affirmatively Furthering Fair Housing (AFFH) Final Rule from July 2015. The following section summarizes key findings from the Assessment of Fair Housing, which was completed in accordance with current HCD guidance regarding the application of the new AB686 requirements, as well as a detailed reading of the California Government Code.¹⁴

The main sources of information for the following analysis are the U.S. Census Bureau (including the Decennial Census and the American Community Survey), the HCD AFFH Data and Mapping Resources Tool, the California Department of Fair Employment and Housing (DFEH), HUD Office of Fair Housing and Equal Opportunity (FHEO), the State Tax Credit Allocation Committee (TCAC), and the City of Mountain View.

Fair Housing Enforcement and Outreach

Fair housing complaints can be used as an indicator of the overall magnitude of housing complaints, and to identify characteristics of households experiencing discrimination in housing. Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code." Federal Law also prohibits many kinds of housing discrimination.

Housing discrimination complaints can be directed to either HUD's Office of Fair Housing and Equal Opportunity (FHEO) or the California Department of Fair Employment and Housing (DFEH).

Fair housing issues that may arise in any jurisdiction include but are not limited to:

- housing design that makes a dwelling unit inaccessible to an individual with a disability;
- discrimination against an individual based on race, national origin, familial status, disability, religion, sex, or other characteristic when renting or selling a housing unit;
- and, disproportionate housing needs including cost burden, overcrowding, substandard housing, and risk of displacement.

A limited number of complaints have been filed with FHEO over housing discrimination in Mountain View in recent years. From 2013 through 2020, 14 complaints were recorded and closed, as shown in Table 21. Nine complaints were conciliated or settled, a no cause determination was made for three complaints, and two complaints were withdrawn after resolution.

¹⁴ Olmstead, Z. (April 23, 2020). AB 686 Summary of Requirements in Housing Element Law Government Code Section 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a).

Table 21: FHEO Fair Housing Complaints by Resolution Type, 2013-2020

Resolution	Total, 2013-2020	Percent of Total
Conciliated/settled	9	64.3%
Dismissed for lack of jurisdiction	0	0.0%
No cause determination	3	21.4%
Withdrawn after resolution	2	14.3%
Withdrawn without resolution	0	0.0%
Total, Closed Complaints	14	100%

Sources: HUD, Office of Fair Housing and Equal Opportunity, 2021; BAE, 2021.

In addition to data from the FHEO, this analysis also reviewed data from the California Department of Fair Employment and Housing (DFEH). As reported in Table 22, there were a total of three complaints in Mountain View between 2018 and 2020, covering four basis types and eight discriminatory practices (a single complaint can include more than one of each of these two categories). All three of the complaints were found to have no cause.

Table 22: DFEH Fair Housing Complaints, 2018-2020

Basis Type (a)	Total, 2018-2020	Percent of Total
Ancestry	0	0.0%
Disability	2	50.0%
Familial status	1	25.0%
National origin/color/race	1	25.0%
Other	0	0.0%
Sexual harassment-Quid Pro Quo	0	0.0%
Total, All Basis Types	4	100%
Discriminatory Practice (a)		
Denied equal terms and conditions	1	12.5%
Denied reasonable accommodation	0	0.0%
Denied reasonable accommodation for a disability or medical cond.	1	12.5%
Denied rental/lease/sale	0	0.0%
Evicted	1	12.5%
Harassed	0	0.0%
Subjected to discriminatory zoning/land use	1	12.5%
Subjected to restrictive rule/covenant	2	25.0%
Subjected to discriminatory statements/advertisements	1	12.5%
Other	1	12.5%
Total, All Practices	8	100%
Resolution		
No cause determination	3	100.0%
Voluntary mediation	0	0.0%
Withdrawn after resolution	0	0.0%
Total, All Resolutions	3	100%

Note:

(a) Each complaint may involve more than one basis type or discriminatory practice, but there is only one resolution per complaint.

Sources: California Department of Fair Employment and Housing, 2022; BAE, 2022.

While these data suggest that fair housing complaints that arise in Mountain View are relatively rare, the overwhelming majority of fair housing issues are not typically captured in fair housing complaints. In part, this is because many fair housing issues go unreported due to a lack of awareness of fair housing laws, fear of retaliation, or other factors that prevent individuals from coming forward. More broadly, fair housing issues include a range of factors that limit access to opportunity, often with disparate impacts on communities of color, people with disabilities, those with limited English proficiency, and other vulnerable populations. The fair housing complaint system is not designed to address the majority of these factors, and therefore provides information on only a small component of potential fair housing issues. The remainder of this section provides additional data and analysis to assess potential fair housing issues and identify factors that may limit access to opportunity.

Mountain View Fair Housing Services

The City of Mountain View helps fund Project Sentinel, a regional non-profit agency, to provide fair housing services. Project Sentinel provides assistance with housing discrimination, dispute resolution, and housing counseling for residents in Mountain View and throughout Santa Clara, San Mateo, Stanislaus, and Sacramento Counties and Cities of West Sacramento, Fremont, Merced, and Roseville. Through Project Sentinel, the City provides landlord tenant counseling, outreach and education, arbitration, audits, and discrimination investigation. The City also allocates additional General Fund monies to support Project Sentinel to administer a tenant/landlord referral and mediation program, as well as to refer cases that may potentially involve violations of fair housing law to the fair housing service provider.

The City also has an established a Multi-Cultural Engagement Program, which focuses on outreach and education to inform non-English speaking residents on available services, including fair housing services. Outreach workers are fluent in the three primary non-English languages spoken in Mountain View: Spanish, Mandarin, and Russian. Services provided include providing non-English speaking residents with information about programs, meetings, and other community events/activities; providing assistance in completing applications for subsidized housing and community programs; providing translation services as needed; and making presentations and distributing brochures at churches, apartment complexes, and other locations where non-English speaking persons can be found.

Integration and Segregation Patterns and Trends

Race and Ethnicity

As noted above, Mountain View has a slightly larger proportion of its population that identifies as Non-Hispanic White than the County and Bay Area region, and the share of residents that identify with other racial and ethnic groups has increased more slowly in Mountain View than in the County and region over recent years. As shown in Table 23, approximately 40.1% of residents in Mountain View were non-Hispanic White in 2020, compared to 30.8% of residents in the two-county region. Non-Hispanic Asian residents account for approximately 34.9% of the citywide population, while Hispanic and Latino residents comprise an additional 17.2 percent. In both Mountain View and the region, the small Black Non-Hispanic population has been declining, and the Asian Non-Hispanic population has increased substantially. The number of persons identifying as Some Other Race or Two or More Races has also increased both in absolute numbers and as a proportion of the overall population in both the City and the two-county region. The Hispanic population has increased absolutely in both geographies, but its proportion of the total has decreased in Mountain View. This is in contrast to the two-county region, where the Hispanic proportion of the total population increased slightly between 2000 and 2020. These trends may be due at least in part to the high cost of housing in Mountain View relative to the County and region overall, coupled with wealth and income gaps between racial and ethnic groups. It should be noted that, as illustrated in the table below, some groups have very limited populations in the City, which means that a small change in

absolute numbers among these groups has a significant impact on the percentage change in the population of these groups.

Table 23: Mountain View Population by Race and Ethnicity, 2000 - 2020

	City of Mountain View									
	2000		2010		2020		Change, 2000-2020		Change, 2010-2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Not Hispanic nor Latino by Race										
White	39,029	55.2%	34,052	46.0%	33,008	40.1%	(6,021)	-12.8%	(1,044)	-3.1%
Black or African American	1,674	2.4%	1,468	2.0%	1,155	1.4%	(519)	-12.3%	(313)	-21.3%
Native American Indian & Alaska Native	164	0.2%	116	0.2%	101	0.1%	(63)	-29.3%	(15)	-12.9%
Asian	14,513	20.5%	19,064	25.7%	28,760	34.9%	14,247	31.4%	9,696	50.9%
Native Hawaiian & Other Pacific Islander	160	0.2%	372	0.5%	215	0.3%	55	132.5%	(157)	-42.2%
Some other race alone	221	0.3%	241	0.3%	557	0.7%	336	9.0%	316	131.1%
Two or more races	2,036	2.9%	2,682	3.6%	4,374	5.3%	2,338	31.7%	1,692	63.1%
Subtotal, Not Hispanic nor Latino	57,797	81.7%	57,995	78.3%	68,170	82.8%	10,373	0.3%	10,175	17.5%
Hispanic or Latino	12,911	18.3%	16,071	21.7%	14,206	17.2%	1,295	24.5%	(1,865)	-11.6%
Total, All Races	70,708	100.0%	74,066	100.0%	82,376	100.0%	11,668	4.7%	8,310	11.2%
	San Mateo and Santa Clara Counties									
	2000		2010		2020		Change, 2000-2020		Change, 2010-2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Not Hispanic nor Latino by Race										
White	1,096,637	45.9%	930,518	37.2%	831,610	30.8%	(265,027)	-15.1%	(98,908)	-10.6%
Black or African American	68,253	2.9%	61,094	2.4%	56,849	2.1%	(11,404)	-10.5%	(4,245)	-6.9%
American Indian & Alaska Native	6,816	0.3%	5,167	0.2%	4,261	0.2%	(2,555)	-24.2%	(906)	-17.5%
Asian	567,084	23.7%	741,400	29.7%	981,182	36.3%	414,098	30.7%	239,782	32.3%
Native Hawaiian & Other Pacific Islander	14,152	0.6%	16,136	0.6%	14,785	0.5%	633	14.0%	(1,351)	-8.4%
Some other race alone	5,739	0.2%	6,586	0.3%	16,035	0.6%	10,296	14.8%	9,449	143.5%
Two or more races	72,956	3.1%	77,480	3.1%	117,236	4.3%	44,280	6.2%	39,756	51.3%
Subtotal, Not Hispanic nor Latino	1,831,637	76.6%	1,838,381	73.5%	2,021,958	74.9%	190,321	0.4%	183,577	10.0%
Hispanic or Latino	558,109	23.4%	661,712	26.5%	678,743	25.1%	120,634	18.6%	17,031	2.6%
Total, All Races	2,389,746	100.0%	2,500,093	100.0%	2,700,701	100.0%	310,955	4.6%	200,608	8.0%

Sources: U.S. Census Bureau, Decennial Census 2000 SF3 Table P7, 2010 SF1 Table P8, and 2020 PL 94-171, Table P2; BAE, 2022.

Historic Patterns of Racial Discrimination

While Mountain View today is a racially diverse community, historic patterns of discrimination have helped to shape disparities between neighborhoods as well as between Mountain View and the region. Citywide, the proportion of the population that identifies as White non-Hispanic is only about 40% of the total, well above the 31% proportion regionally. However, this proportion has been declining over the last several decades, just more slowly than in the region overall.

One set of historic factors contributing to segregation was national policies such as FHA redlining and loan discrimination. These factors as well as the impact of regional and local planning decisions are discussed in “Segregation Shaped the San Mateo Housing Crisis,”¹⁵ In an interview¹⁶ discussing his book *The Color of Law: A Forgotten History of How Our Government Segregated America*, author Richard Rothstein points out numerous policies and actions in the region, including blockbusting and government policies that led to segregated patterns of housing in local communities such as Mountain View, and how this led in part to the wealth gaps, and health disparities by race/ethnicity that still exist today.

However, one Bay Area developer of suburban housing in the region following WWII, Joseph Eichler, “was one of the first builders to sell a home to whoever could afford it...,”¹⁷ Today, Eichler houses with their open floor plans are still sought by homeowners. Reportedly, there are 275 Eichler homes in Mountain View, with additional similar houses designed and built by others.¹⁸

While national policies have contributed historically to patterns of segregation, economic considerations have also been a factor. As discussed above, housing prices in Mountain View have increased substantially over at least the past 20 years, surpassing the pace of housing cost increases in the surrounding region. As a result, other communities in the County and region provide a slightly more affordable option for lower-income households. Due to the economic disparities between racial and ethnic groups, which are attributable in part to historic patterns of redlining and loan discrimination and the resulting impact on wealth gaps that persist today, the high cost of housing in Mountain View is likely a key factor contributing to the differences between the City and the surrounding region in terms of the racial and ethnic composition of the population. The City of Mountain View has engaged in numerous

¹⁵ Marcy Rein, “Segregation Shaped the San Mateo Housing Crisis,” *RP&E Journal*, undated, <https://www.reimaginerpe.org/20-2/rein/san-mateo-segregation> access February 14, 2022.

¹⁶ Charles Russo, “Un-forgetting the segregationist history of the Midpeninsula,” *Mountain View Voice*, June 30, 2020, <https://www.mv-voice.com/news/2020/06/30/un-forgetting-the-segregationist-history-of-the-midpeninsula>, accessed February 14, 2022.

¹⁷ Lisa Keys, “Famous for his California homes, this Jewish developer pushed to integrate the burbs,” *The Jewish News of Northern California*, August 5, 2020, <https://www.jweekly.com/2020/08/05/famous-for-his-california-homes-this-jewish-developer-pushed-to-integrate-the-burbs/>, accessed February 14, 2022.

¹⁸ “Mountain View Eichler Homes,” <https://www.eichlerforsale.com/mountain-view-eichlers/>, accessed February 14, 2022.

past and ongoing efforts to address the need for affordable housing in the City, and the Housing Plan section of this Housing Element Update includes new and continued actions to improve the affordability of housing in Mountain View.

Dissimilarity Index

One of two key metrics recommended for use in fair housing analysis as part of the federal AFFH rule, the dissimilarity index measures the evenness with which two groups are distributed across the geographic units that make up a larger area, such as Census Block Groups within a City. The index can range from zero to 100, with zero meaning no segregation, or spatial disparity, and 100 indicating complete segregation between the two groups. The index score can be interpreted as the percentage of one of the two groups that would have to move to produce an even distribution. An index score above 60 is considered high, while 30 to 60 is considered moderate, and below 30 is considered low.¹⁹ The sub-city analysis, including the calculation of both the dissimilarity and isolation indexes, relies on the use of Block Group-level data from the U.S. Census Bureau.

Mountain View generally shows low dissimilarity index scores by race/ethnicity (see Table 24). In 2020, the scores ranged from 11.0 for non-Hispanic persons of two or more races to 55.0 for non-Hispanic American Indian and Alaska Native residents. However, it should be noted that the only groups with dissimilarity index scores in the moderate range are those with very small populations in Mountain View; their higher dissimilarity index scores may in part reflect segregation resulting from their limited numbers. Most of the groups show a decrease in the dissimilarity index between 2010 and 2020, indicating that segregation of racial and ethnic groups within Mountain View has generally declined in recent years.

Table 24: Dissimilarity Index, Mountain View, 2010 and 2020

Racial and/or Ethnic Group	Dissimilarity Index	
	2010	2020
Black or African American alone	32.7	25.7
American Indian and Alaska Native alone	38.7	55.0
Asian alone	18.8	14.4
Native Hawaiian and Other Pacific Islander alone	47.0	44.4
Some other race alone	31.1	24.7
Two or more races	11.9	11.0
Hispanic or Latino	36.7	29.6

Sources: U.S. Census Bureau, 2010 and 2020 Decennial Census, Table P2; BAE, 2022.

¹⁹ Cloud Nine Technologies and Brent Mast, (2017). *Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation*. HUD Office of Policy Development and Research, and Massey, D.S. and N.A. Denton. (1993). *American Apartheid: Segregation and the Making of the Underclass*. Cambridge, MA: Harvard University Press.

Isolation Index

The other key metric recommended under the federal AFFH rule is the Isolation Index, which compares a group’s share of the overall population to the average share within a given block group. Ranging from 0 to 100, the isolation index represents the percentage of residents of a given race or ethnicity in a Block Group where the average resident of that group lives, correcting for the fact that this number increases mechanically with that group’s share of the overall study area’s population. Using Hispanic or Latino residents as an example, the isolation index of 7.8 indicates that the average Hispanic or Latino resident in 2020 lives in a Block Group where the Hispanic or Latino share of the population exceeds the overall citywide average by 7.8 percent. Isolation index values close to zero indicate that members of that minority group live in relatively integrated neighborhoods.^{20 21}

Table 25 summarizes isolation index scores by racial and ethnic group. The data indicate that most residents live in areas with relatively high degrees of racial and ethnic integration. The isolation indexes decreased in most groups between 2010 and 2020. None of the scores indicate a high degree of isolation for any group in either 2010 or 2020.

Table 25: Isolation Index, Mountain View, 2010 and 2020

Racial and/or Ethnic Group	Isolation Index	
	2010	2020
Non-Hispanic White	7.8	3.8
Black or African American alone	0.7	0.5
American Indian and Alaska Native alone	0.1	0.4
Asian alone	3.5	3.2
Native Hawaiian and Other Pacific Islander	0.7	0.4
Some other race alone	0.2	0.3
Two or more races	0.3	0.5
Hispanic or Latino	12.2	7.8

Sources: U.S. Census Bureau, 2010 and 2020 Decennial Census, Table P2; BAE, 2022.

Geographic Distribution of Residents by Race and Ethnicity

Figure 33 through Figure 50 below illustrate the geographic concentrations of the overall non-White population and the non-Hispanic populations of White, Black, Native American/Alaska Native, Asian, Pacific Islanders, Some Other Race, and Two or More Races, and Hispanic or Latino residents by Census block group, for both the City of Mountain View and a comparison region, defined as San Mateo and Santa Clara Counties combined.

²⁰ HUD. (2013). *AFFH Data Documentation*. Available at: http://www.huduser.org/portal/publications/pdf/FR-5173-P-01_AFFH_data_documentation.pdf

²¹ Glaeser, E. and Vigdor, J. (2001). *Racial Segregation in the 2000 Census: Promising News*. Washington, DC: The Brookings Institution, Center on Urban and Metropolitan Policy. Available at: <http://www.brookings.edu/es/urban/census/glaeser.pdf>

As shown above in Table 23, approximately 60% of Mountain View's population is non-White. The share of non-White residents varies considerably by Census Block Group, as shown in Figure 33, ranging from 39% to 77 percent. The highest minority concentrations can be found in Block Groups in the areas around Rengstorff Park, as well as North Whisman, Whisman Station, and areas north of Old Middlefield Way. In the two-county region, the Block Groups with the highest minority population tend to be in urban areas in East San Jose and Milpitas, with concentrations by Block Group ranging from 15% up to 99% (see Figure 34). For many of the groups, the population overall in Mountain View is extremely small.

The percentage of non-Hispanic White population by Block Group in Mountain View ranges from 23% to 61% (see Figure 35). Monta Loma, Downtown and many of the Block Groups south of El Camino Real are majority non-Hispanic White, with proportions of non-Hispanic White residents exceeding 50 percent. In the two-county region, the highest concentrations of non-Hispanic White persons tend to be found in more rural areas, ranging from one percent to 85 percent, as shown in Figure 36.

As of 2020, Hispanic and Latino residents made up 17% of the citywide population. By Block Group, the percentage varies widely, from three% to 50% (see Figure 37). The highest concentrations can be found in block groups around Rengstorff Park and North Bayshore. Regionwide, there are areas with both lower and higher concentrations of the Hispanic/Latino population, with the proportions ranging from just one percent to 93% by block group. The highest concentrations can be found in the cities of East Palo Alto, Redwood City, San Jose, and Gilroy (see Figure 38).

The non-Hispanic Black population in Mountain View is extremely small, accounting for just 1.4% of the citywide population as of 2020. By Block Group, the percentage ranges from 0.1% to four percent. In the two-county region, the range by Block Group is from zero to 19 percent, as shown in Figure 40. The Block Groups with high concentrations are clustered in and around northern neighborhoods in Menlo Park, East Palo Alto, and San Jose.

The largest minority group in Mountain View is the Non-Hispanic Asian population, which makes up 35% of the citywide population. The proportion of non-Hispanic Asians by Block Group varies from 15% to nearly 60 percent, with the highest concentrations found near the San Antonio and Whisman Station neighborhoods (see Figure 41). In the two-county region, the proportion of the population that is non-Hispanic Asian ranges from less than one percent to nearly 92 percent. The Block Groups with the highest concentrations are located in and around the cities of Milpitas, San Jose, Cupertino, Foster City, Millbrae, and Daly City (see Figure 42)

The Non-Hispanic Hawaiian Native/Pacific Islander population in Mountain View is extremely small, making up just 0.1% of the citywide population as of 2020. By Census Block Group the proportions range from none to two percent (see Figure 43). Regionally, the highest Block

Group concentration is 14 percent, with high concentrations in East Palo Alto, San Mateo, and San Bruno (see Figure 44).

As displayed in Figure 45, the non-Hispanic Alaska Native/Native American population in Mountain View is also extremely small, ranging from zero to less than two% by Block Group. Regionally, the proportion in all Block Groups is also less than two percent. One Block Group in North Bayshore in the City shows non-Hispanic Native Americans making up approximately 1.6% of the population, the highest proportion regionally (Figure 46).

The non-Hispanic Some Other Race Alone population in Mountain View is another very small cohort, as seen in Figure 47. The percentage by Block Group ranges from zero to just 2.2 percent. Regionally, the percentage by Block Group ranges from zero to six percent (see Figure 48). The Block Groups with the highest concentrations of non-Hispanic Some Other Race populations are located in northern San Mateo County in Burlingame, San Bruno, and San Mateo.

Non-Hispanic persons of two or more races comprise 5.3% of the citywide population according to 2020 Census data. By Block Group, the concentration ranges from three percent to ten percent. The highest concentrations can be found in multiple Block Groups throughout the City, but in no real pattern (see Figure 49). Regionally the percentage by Block Group ranges from less than one percent to 13 percent.

Summary of Geographic Distribution of Residents by Race and Ethnicity and Implications for Affirmatively Furthering Fair Housing. Overall, the figures provided below indicate that some areas of Mountain View include concentrations of various racial and ethnic groups in Block Groups throughout the City. In particular, there are concentrations of White residents in Monta Loma, Downtown and many of the Block Groups south of El Camino Real; concentrations of Hispanic and Latino residents in Block Groups around Rengstorff Park and North Bayshore; and concentrations of Asian residents in Block Groups near the San Antonio and Whisman Station neighborhoods. During the public review period for the Housing Element Update, several individuals commented on the high proportion of Latino students at Mariano Castro Elementary School (see Figure 69 below), which has an attendance zone that overlaps with the area around Rengstorff Park that has a large Latino population. These commenters expressed concerns that the differences between schools in terms of the racial and ethnic composition of the students provided an indicator of segregated living patterns within Mountain View. All other racial and ethnic groups comprise a relatively small share of the population in Mountain View overall and in individual Block Groups throughout the City.

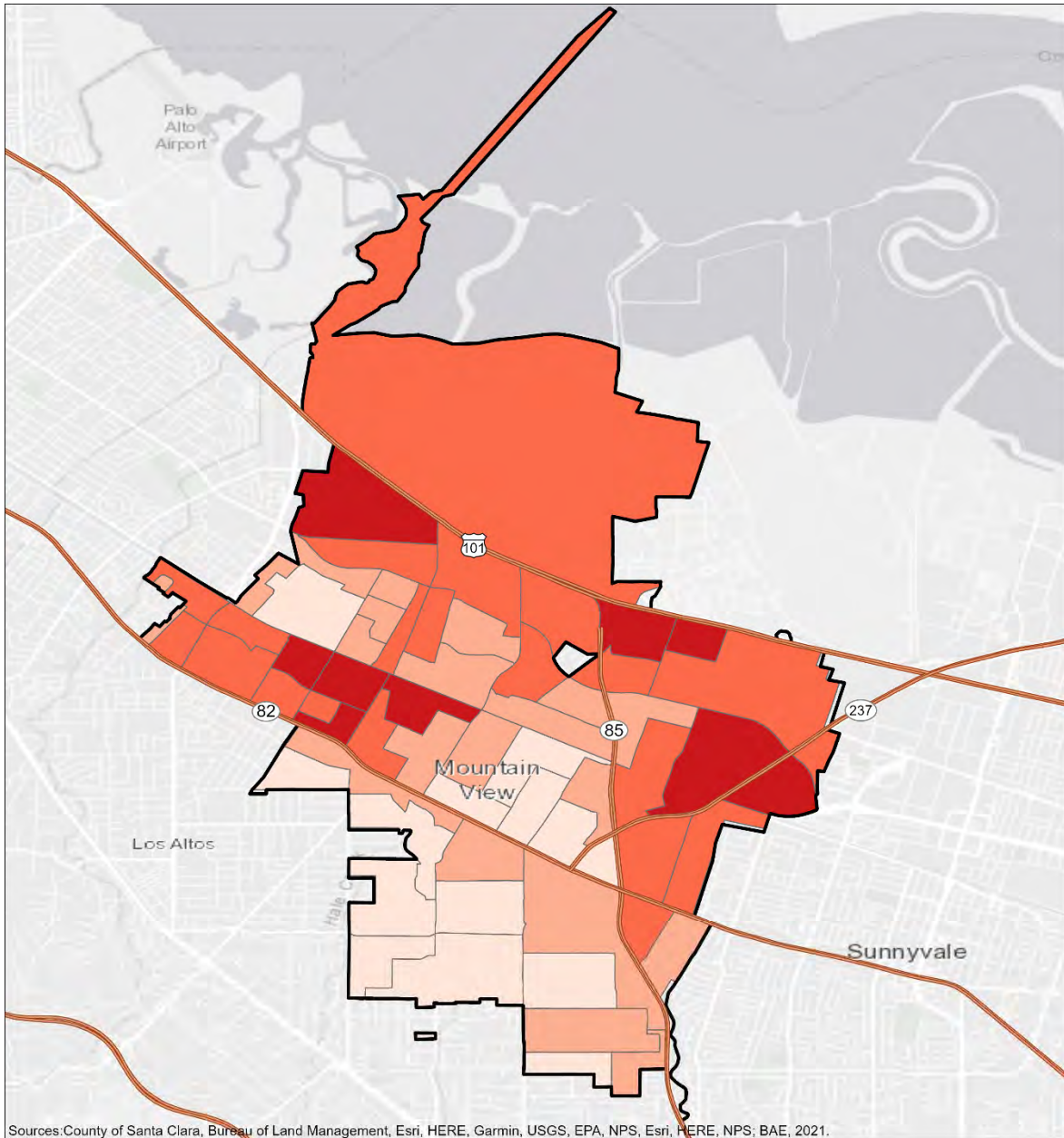
Affirmatively furthering fair housing through the Housing Element Update includes taking actions that overcome patterns of segregation. The primary mechanism that a local jurisdiction can use to overcome existing patterns of segregation is to identify affordable housing opportunity sites throughout the community, rather than concentrating affordable

housing in areas with existing concentrations of racial and ethnic minority residents. As shown in Figure 93 below and discussed in Appendix E, the housing sites inventory that is included in this Housing Element Update identifies sites throughout the City where affordable housing could be built, and does not concentrate affordable housing opportunity sites in areas with disproportionate concentrations of racial or ethnic minority groups.

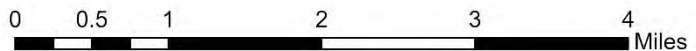
Another key component of affirmatively furthering fair housing entails ensuring that residents live in areas that provide them with access to opportunity. Though some areas of Mountain View have large populations of various racial and ethnic minority groups, there are no racially or ethnically concentrated areas of poverty in Mountain View, as discussed below (see Figure 63). In addition, almost all of Mountain View offers relatively high access to opportunity, including in areas with comparatively large non-White populations.

The only area considered “Low Resource” in the 2021 TCAC/HCD Opportunity Map is the North Bayshore area. However, the North Bayshore area has access to a significant number of jobs. It is also the subject of a major precise plan that will bring new development and services to the area, helping to improve access to opportunity. The City prepared and adopted the North Bayshore Precise Plan to create a complete community north of Highway 101, including new neighborhood-serving retail and services, new open spaces, land for a new school, and transit improvements along North Shoreline Boulevard to connect the area to the Downtown Transit Center and the rest of the City. The North Bayshore Master Plan, a development framework to implement the vision of the Precise Plan, is already under review, with approval expected in 2023. This Master Plan includes up to 7,000 dwelling units as well as services, open spaces, a school and mobility improvements to vastly improve the quality of life for existing residents north of Highway 101.

Figure 33: Census Block Groups by % Non-White, Mountain View



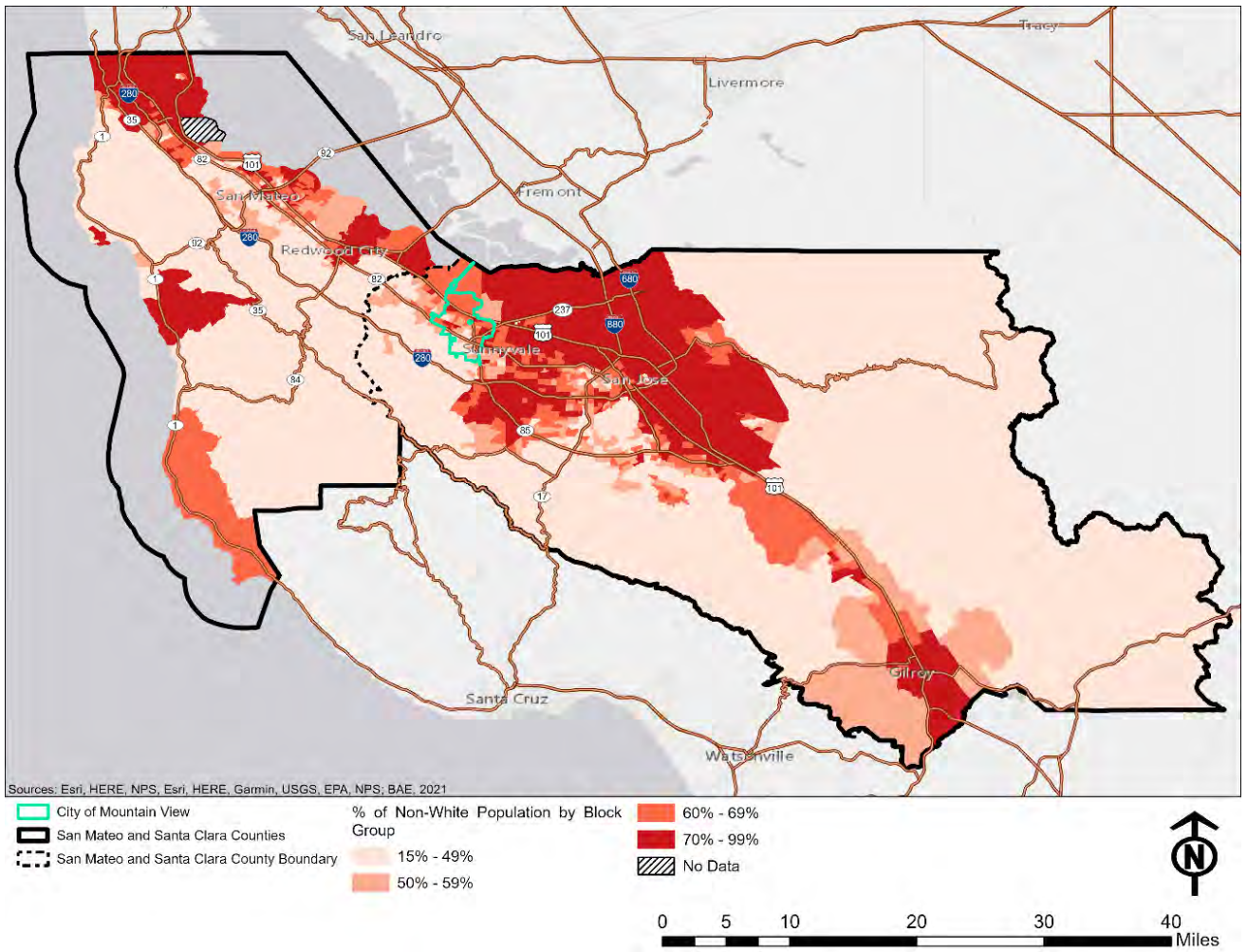
- City of Mountain View
- % of Non-White Population by Block Group
- 39% - 49%
- 50% - 59%
- 60% - 69%
- 70% - 77%



Note: Includes all categories except White non-Hispanic persons.

Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

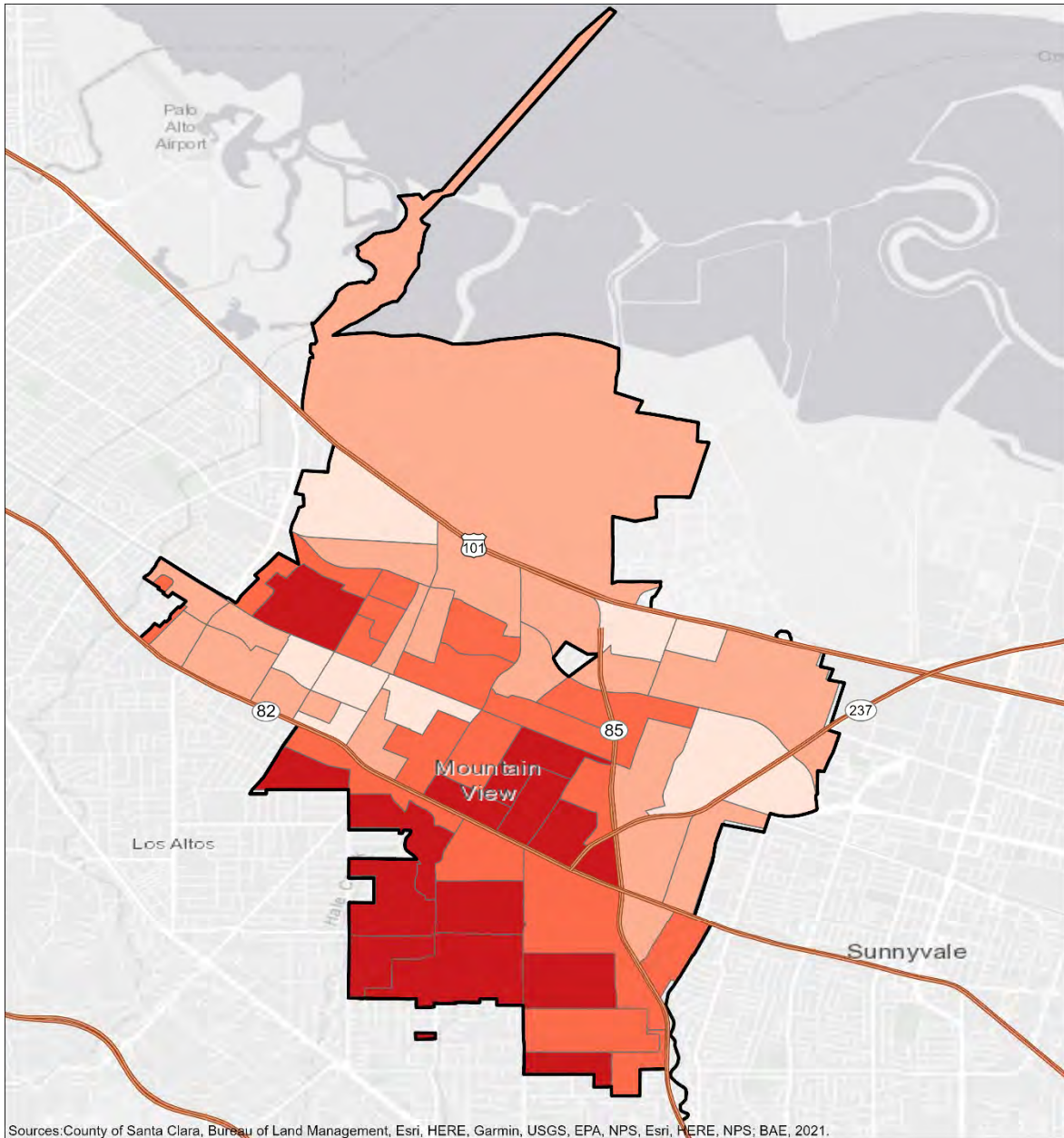
Figure 34: Census Block Groups by% Non-White, San Mateo and Santa Clara Counties








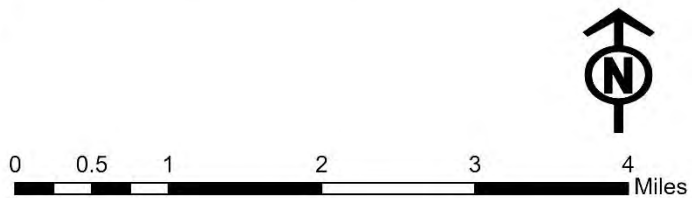
Note: Includes all categories except White non-Hispanic persons.

Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 35: Census Block Groups by% Non-Hispanic White, Mountain View

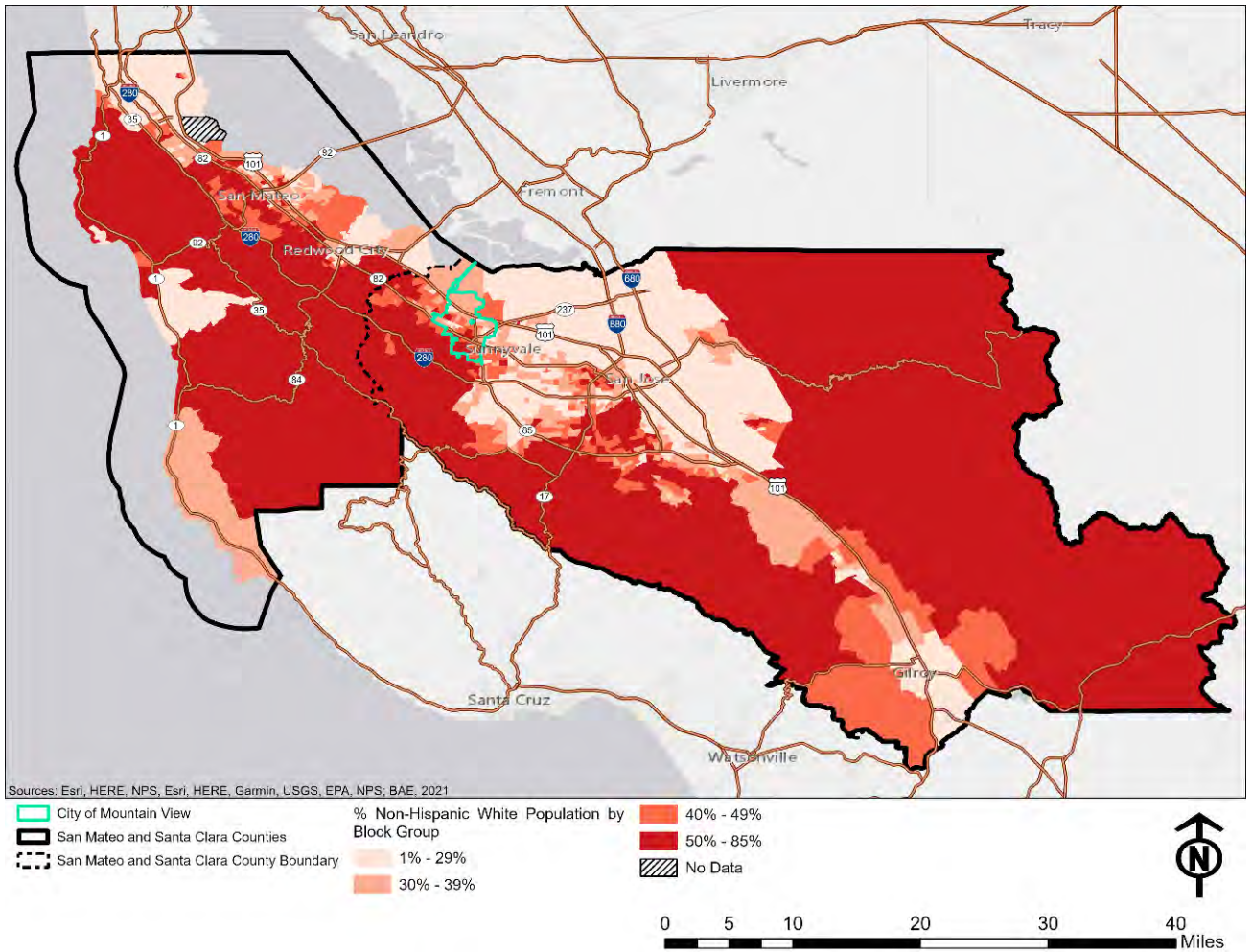


-  City of Mountain View
- % Non-Hispanic White Population by Block Group**
-  23% - 29%
-  30% - 39%
-  40% - 49%
-  50% - 61%



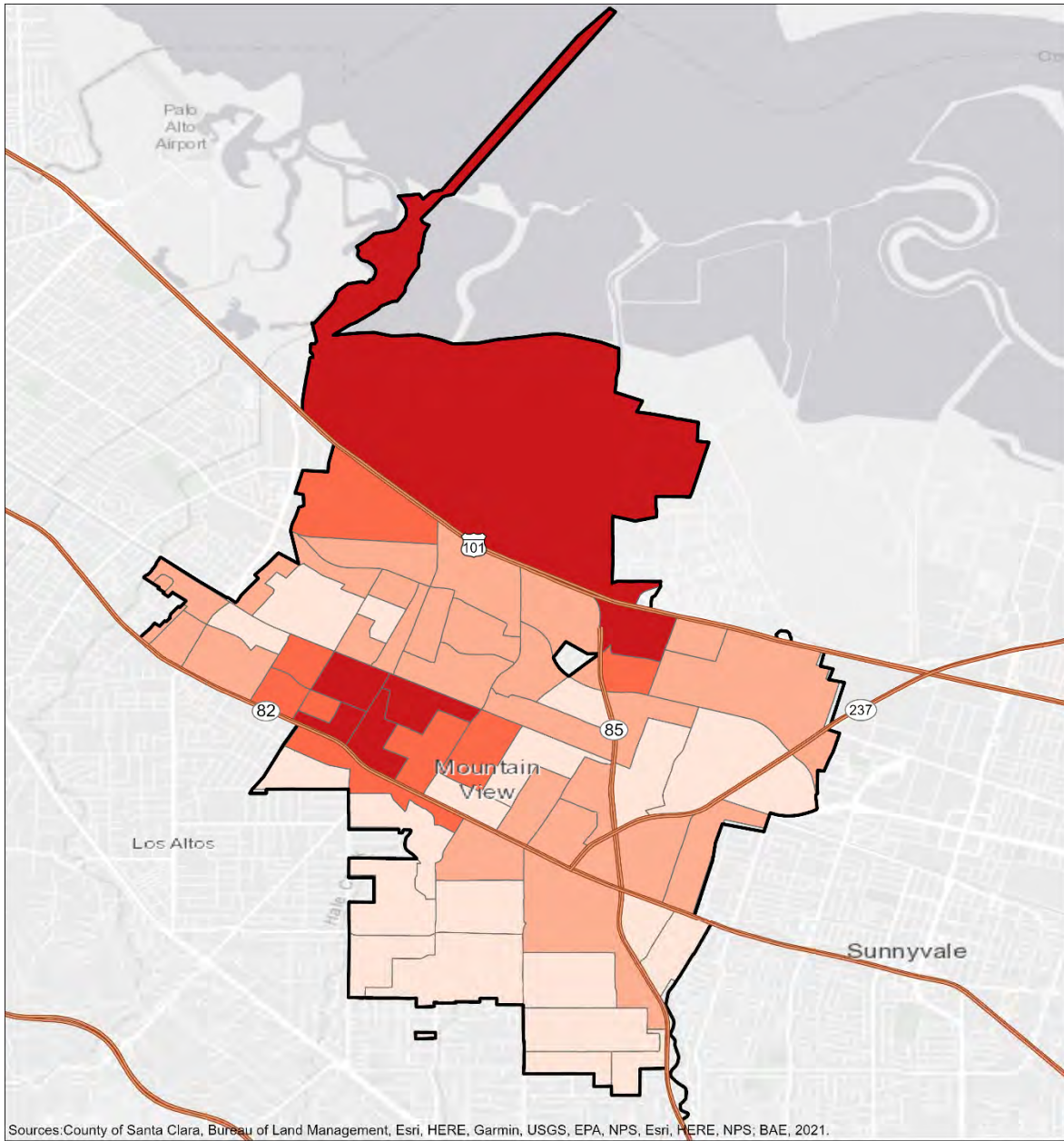
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 36: Census Block Groups by% Non-Hispanic White, San Mateo and Santa Clara Counties

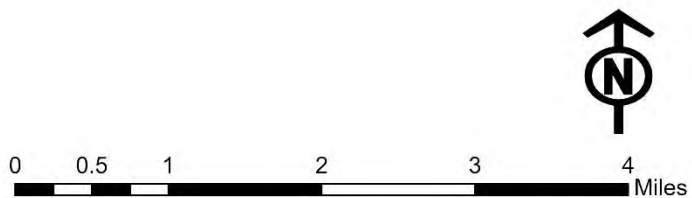


Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 37: Census Block Groups by% Hispanic or Latino, Mountain View

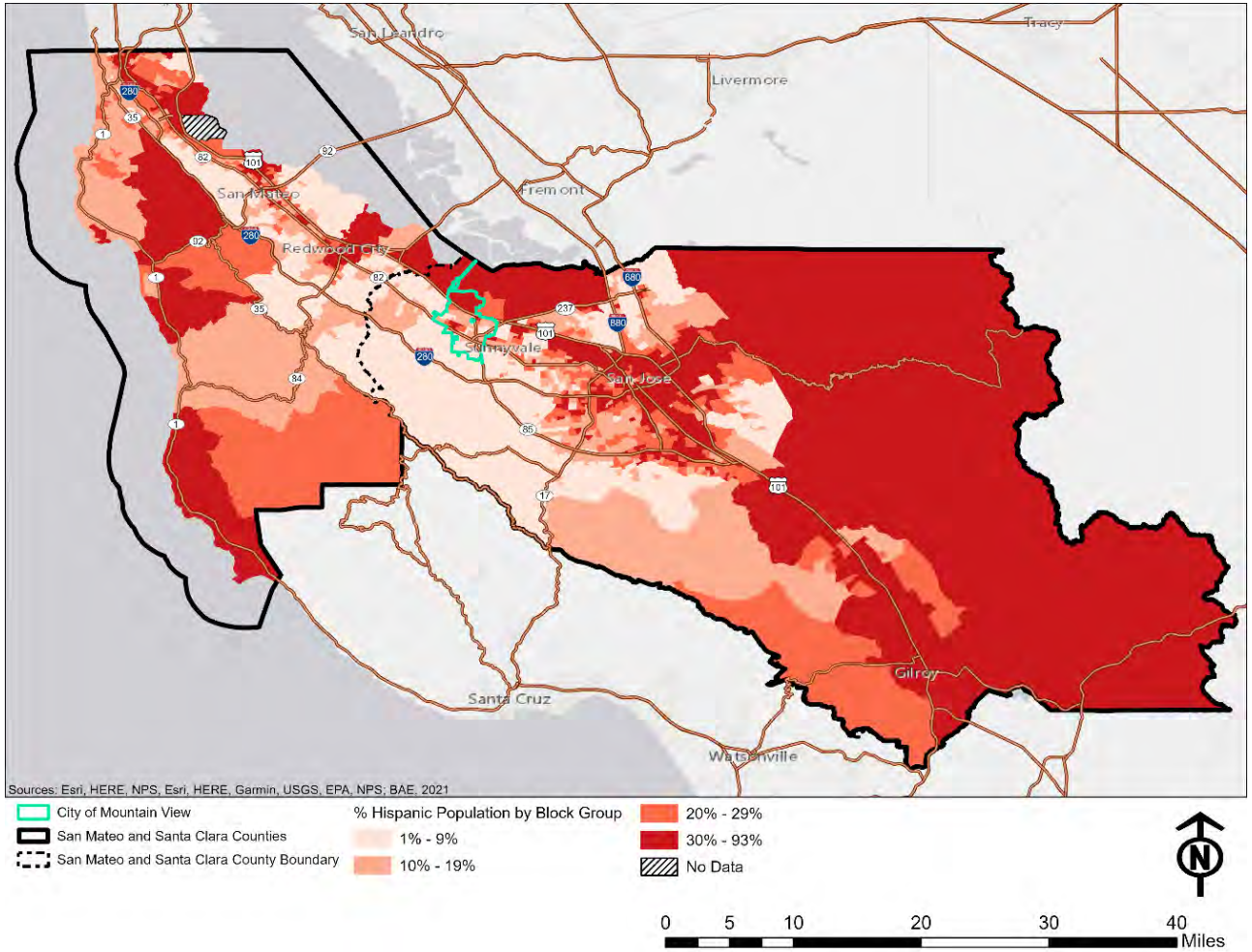


- City of Mountain View
- % Hispanic Population by Block Group
 - 3% - 9%
 - 10% - 19%
 - 20% - 29%
 - 30% - 49%



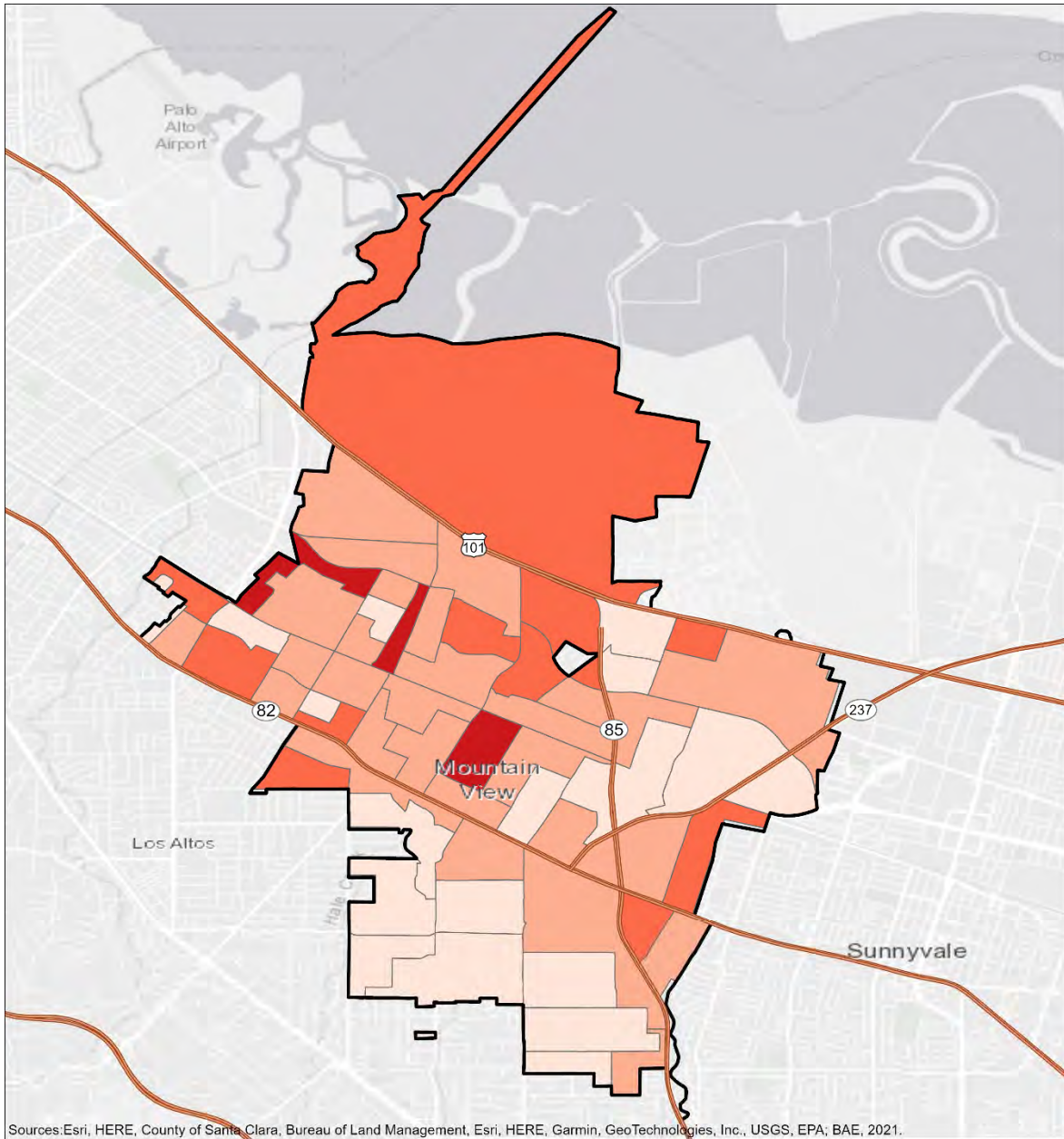
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 38: Census Block Groups by % Hispanic or Latino, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 39: Census Block Groups by Non-Hispanic Black, Mountain View

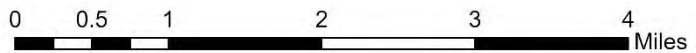


Sources: Esri, HERE, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA; BAE, 2021.

City of Mountain View

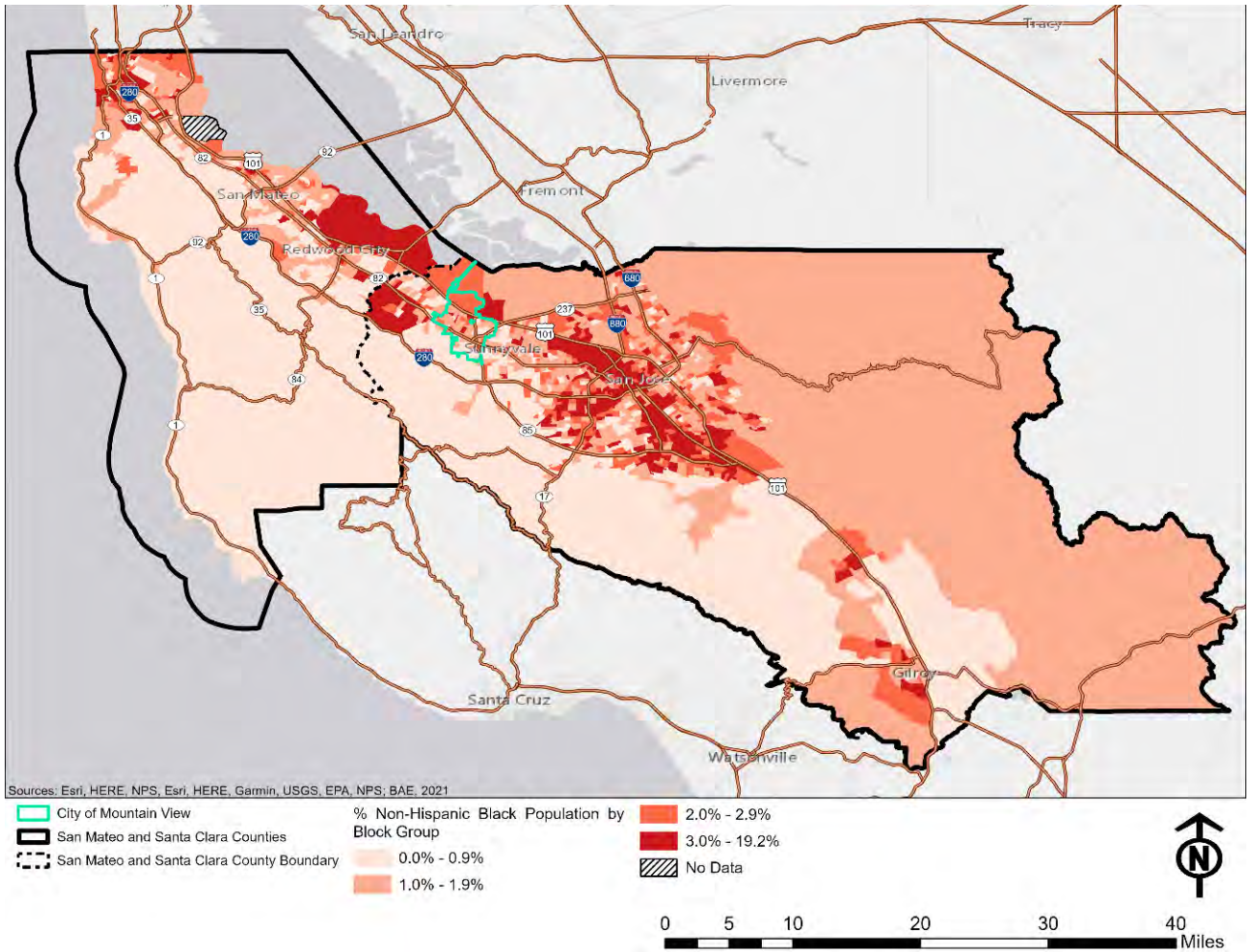
% Non-Hispanic Black Population by Block Group

- 0.1% - 0.9%
- 1.0% - 1.9%
- 2.0% - 2.9%
- 3.0% - 4.2%



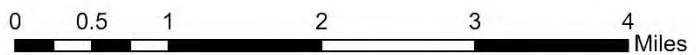
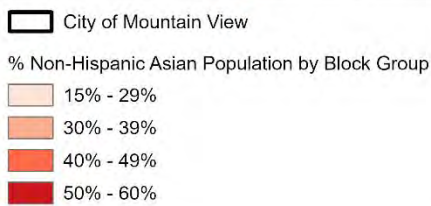
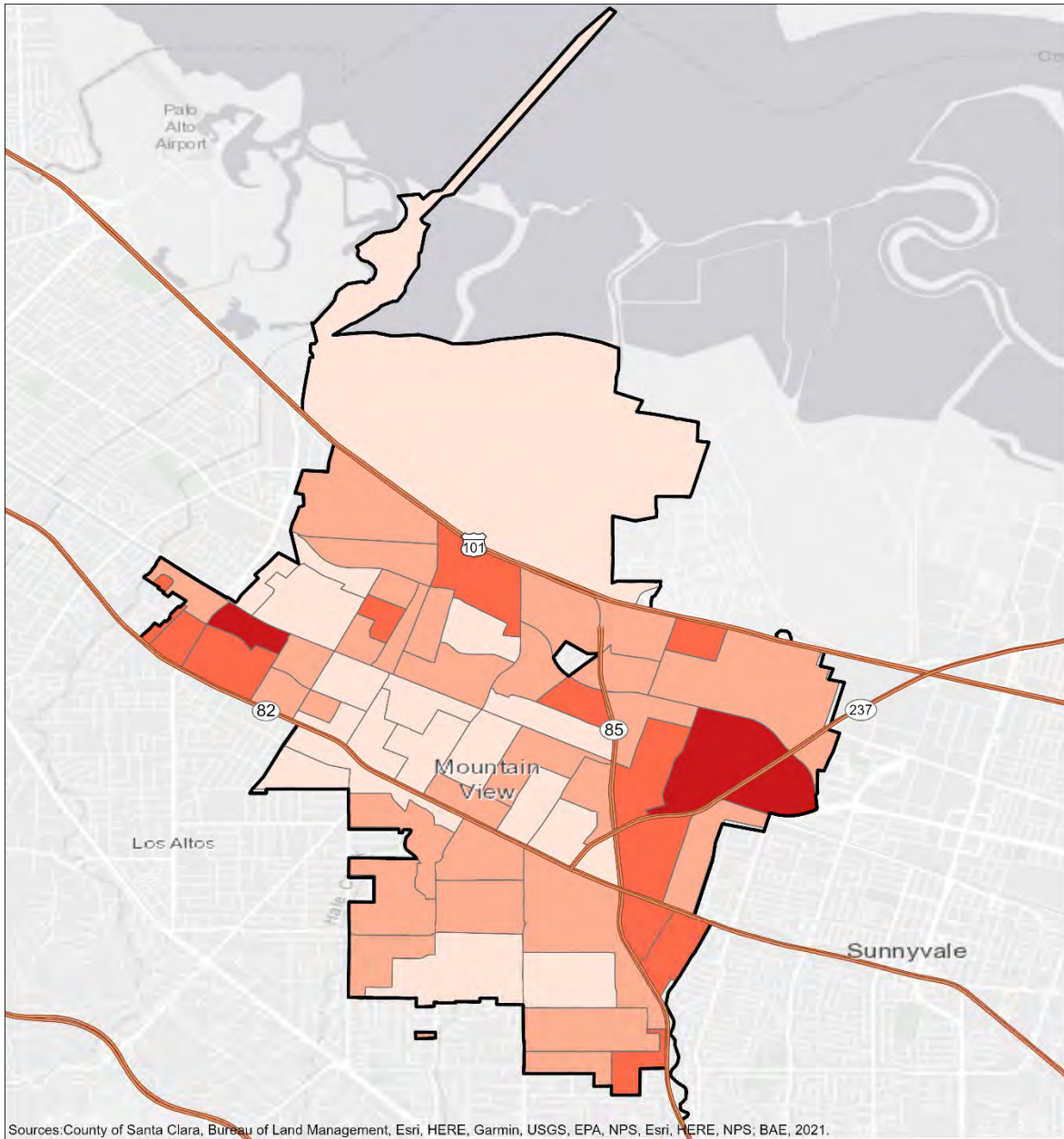
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 40: Census Block Groups by Non-Hispanic Black, San Mateo and Santa Clara Counties



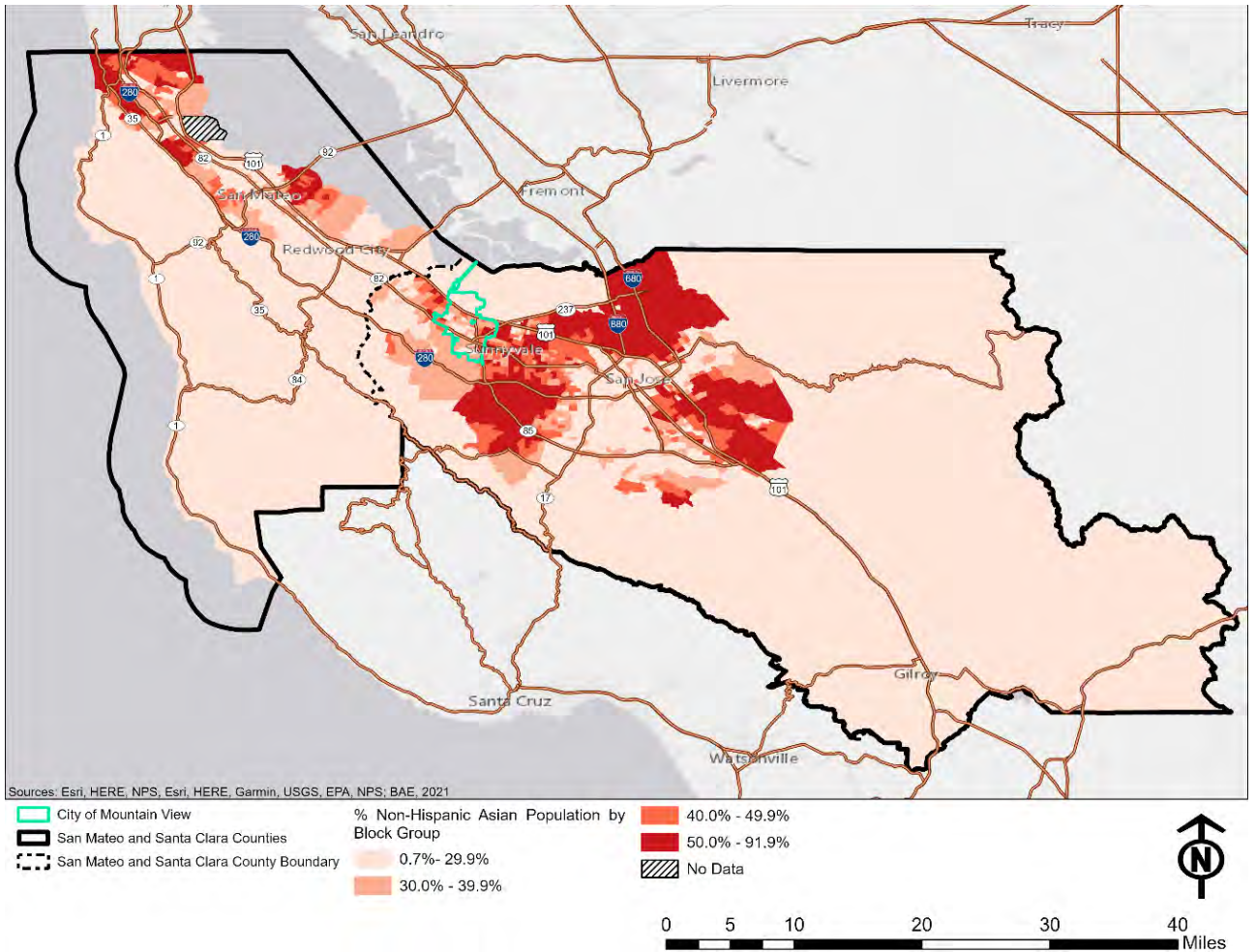
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 41: Census Block Groups by % Non-Hispanic Asian, Mountain View



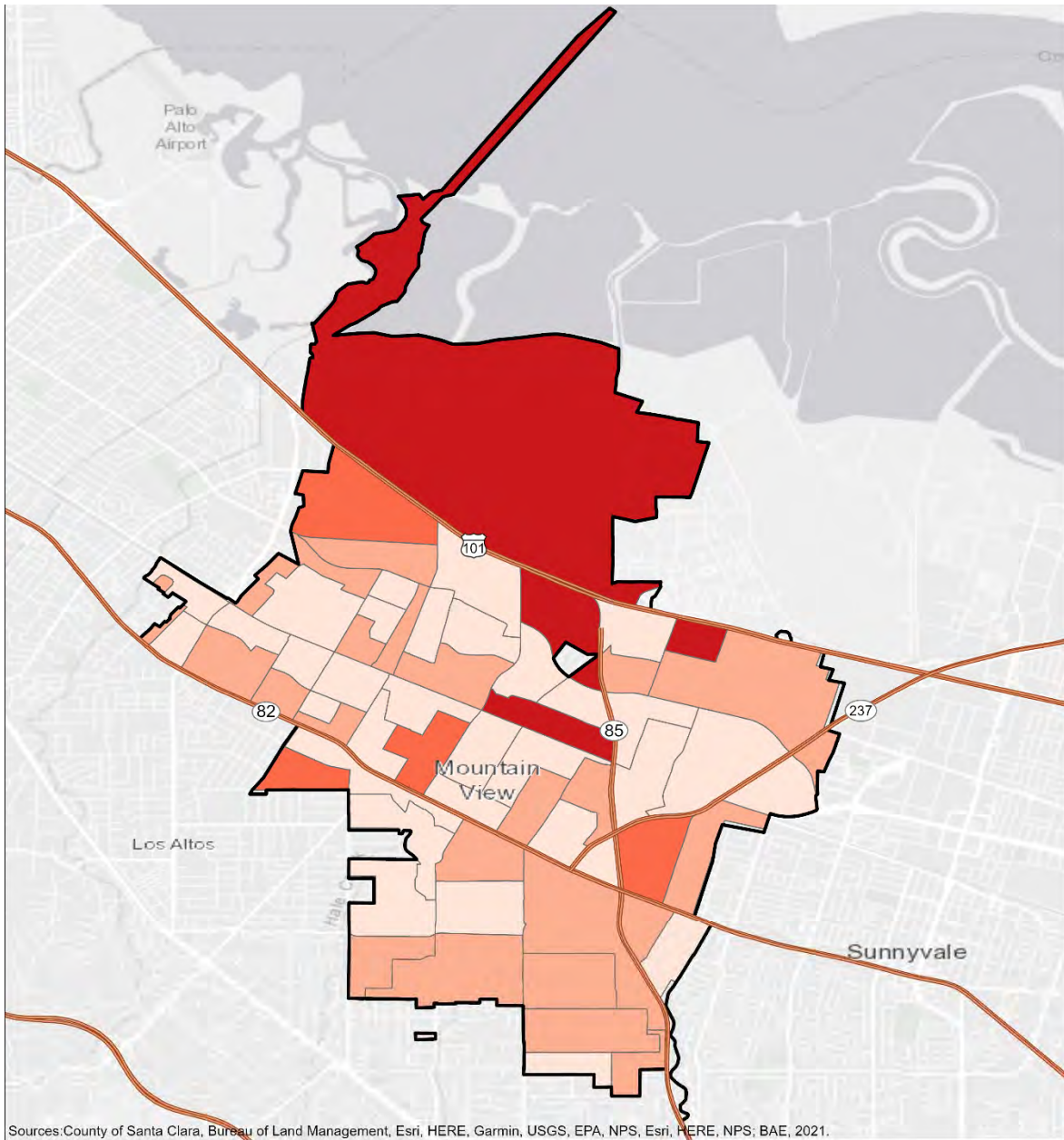
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 42: Census Block Groups by % Non-Hispanic Asian, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

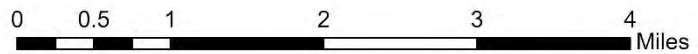
Figure 43: Census Block Groups by% Non-Hispanic Pacific Islander, Mountain View



City of Mountain View

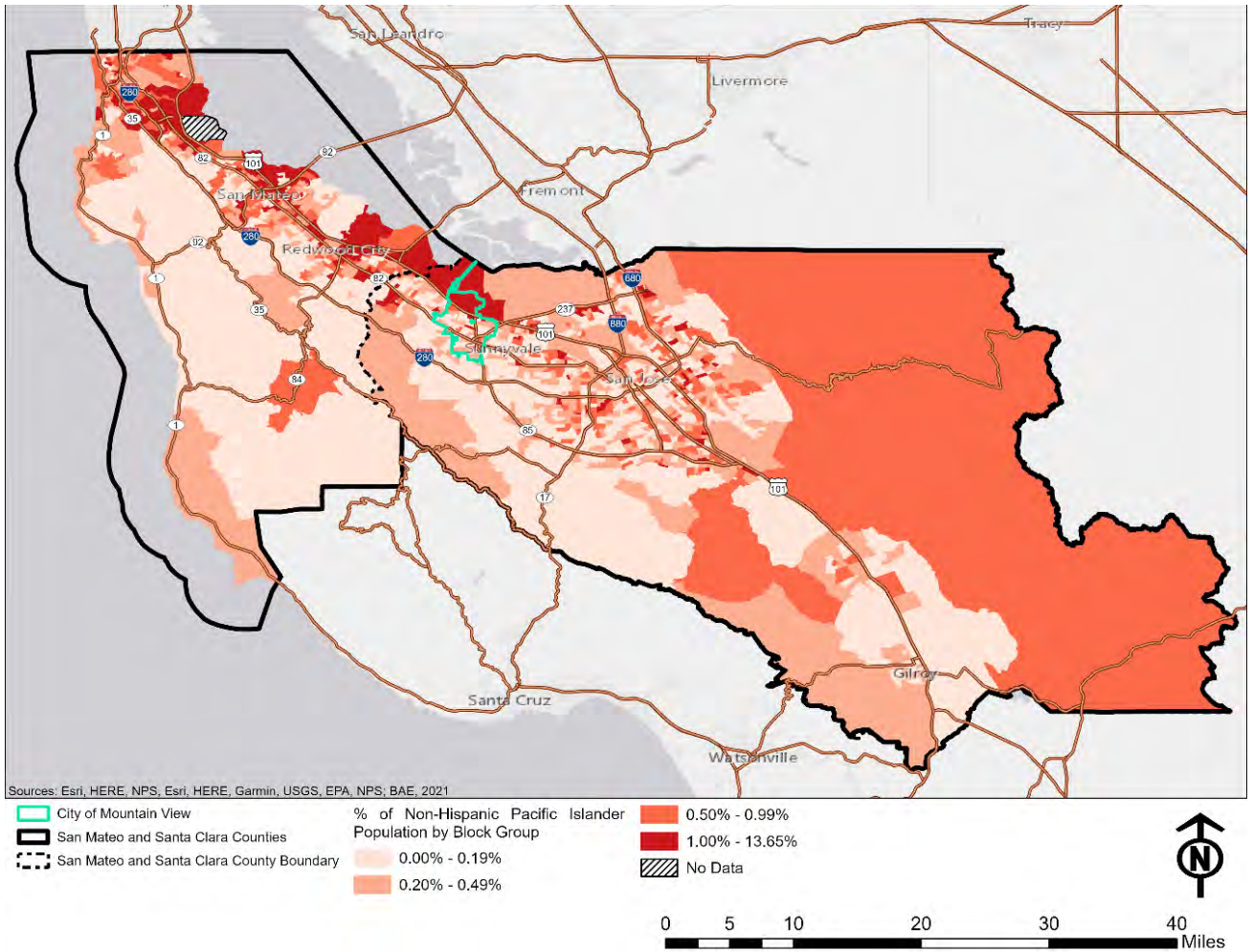
% of Non-Hispanic Pacific Islander Population by Block Group

- 0.00% - 0.19%
- 0.20% - 0.49%
- 0.50% - 0.99%
- 1.00% - 2.04%



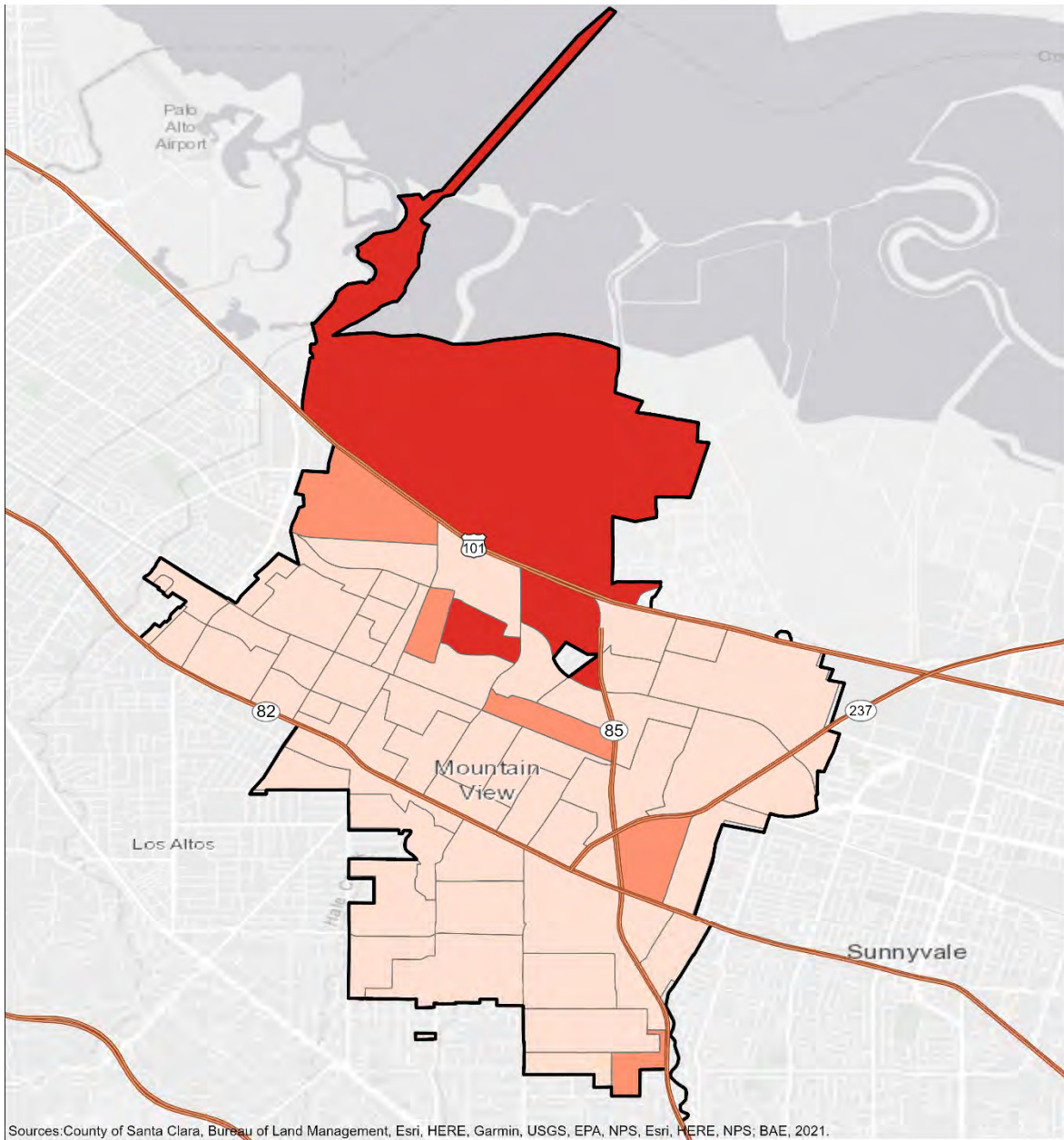
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 44: Census Block Groups by% Non-Hispanic Pacific Islander, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

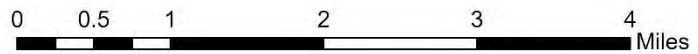
Figure 45: Census Block Groups by % Non-Hispanic Native American, Mountain View



City of Mountain View

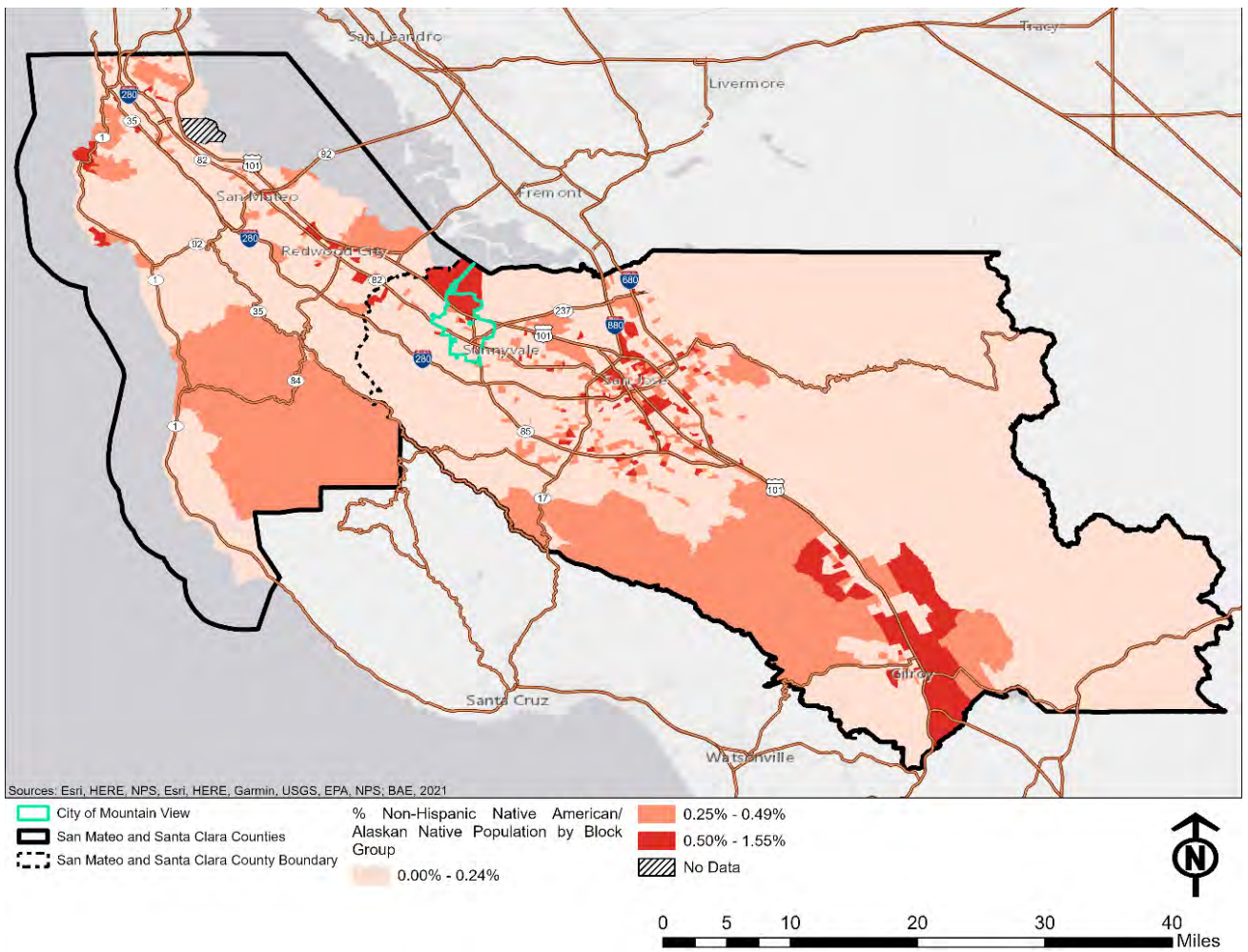
% Non-Hispanic Native American/Alaskan Native Population by Block Group

- 0.00% - 0.24%
- 0.25% - 0.49%
- 0.50% - 1.55%



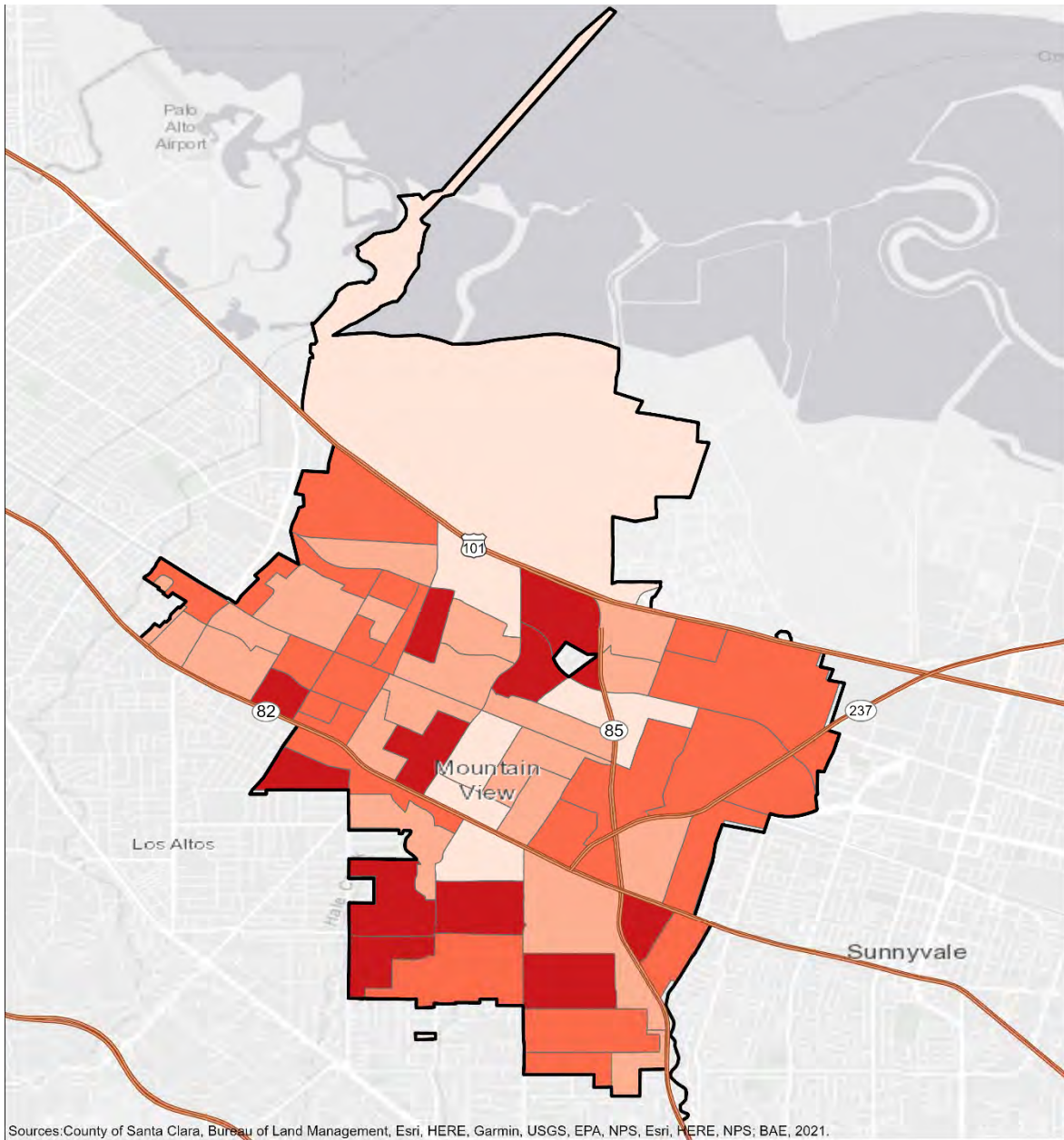
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 46: Census Block Groups by % Non-Hispanic Native American, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

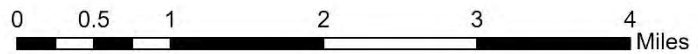
Figure 47: Census Block Groups by % Non-Hispanic Other Race Alone, Mountain View



City of Mountain View

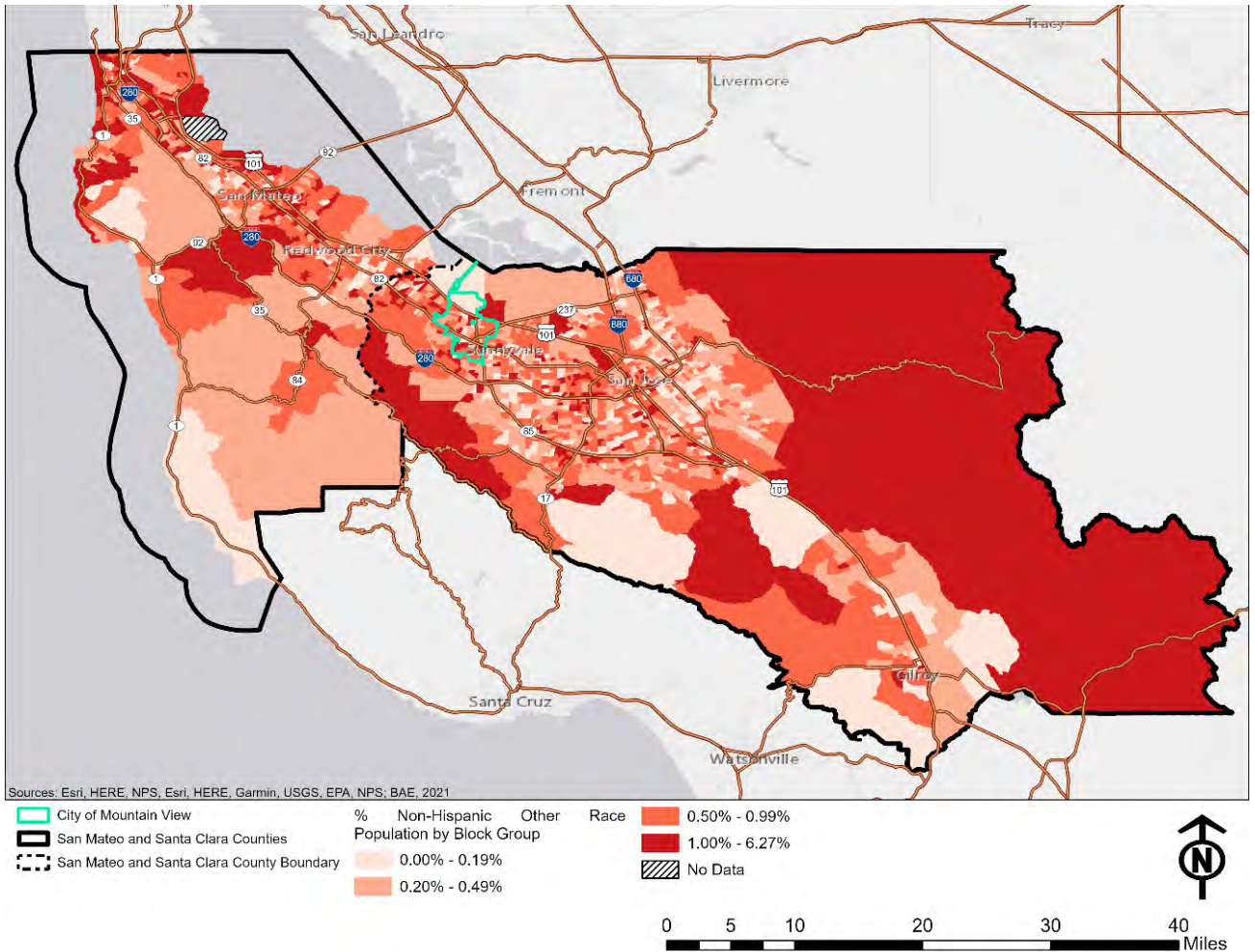
% Non-Hispanic Other Race Population by Block Group

- 0.00% - 0.19%
- 0.20% - 0.49%
- 0.50% - 0.99%
- 1.00% - 2.22%



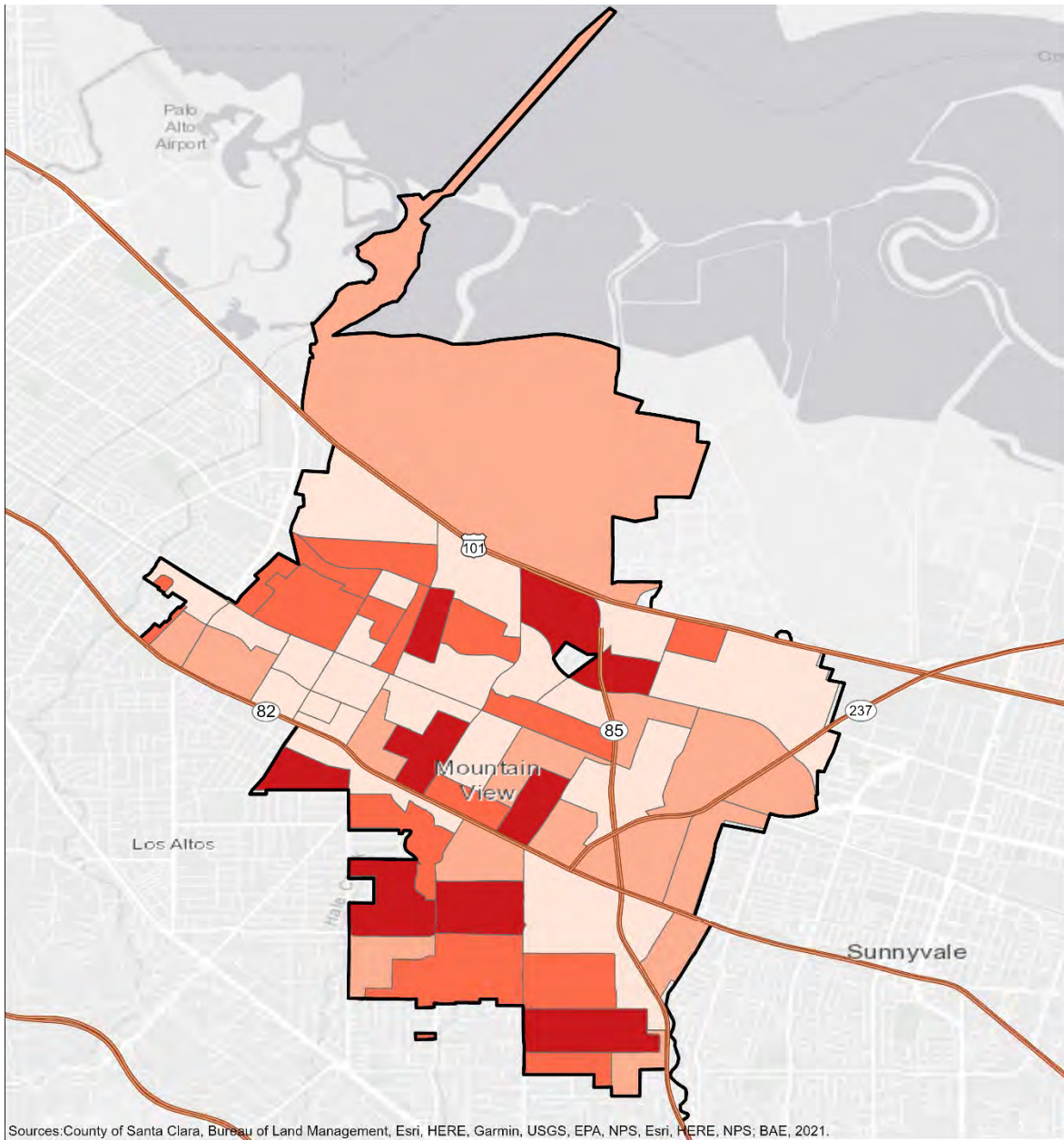
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 48: Census Block Groups by % Non-Hispanic Other Race Alone, San Mateo and Santa Clara Counties

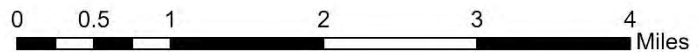


Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 49: Census Block Groups by % Non-Hispanic Persons of Two or More Races, Mountain View

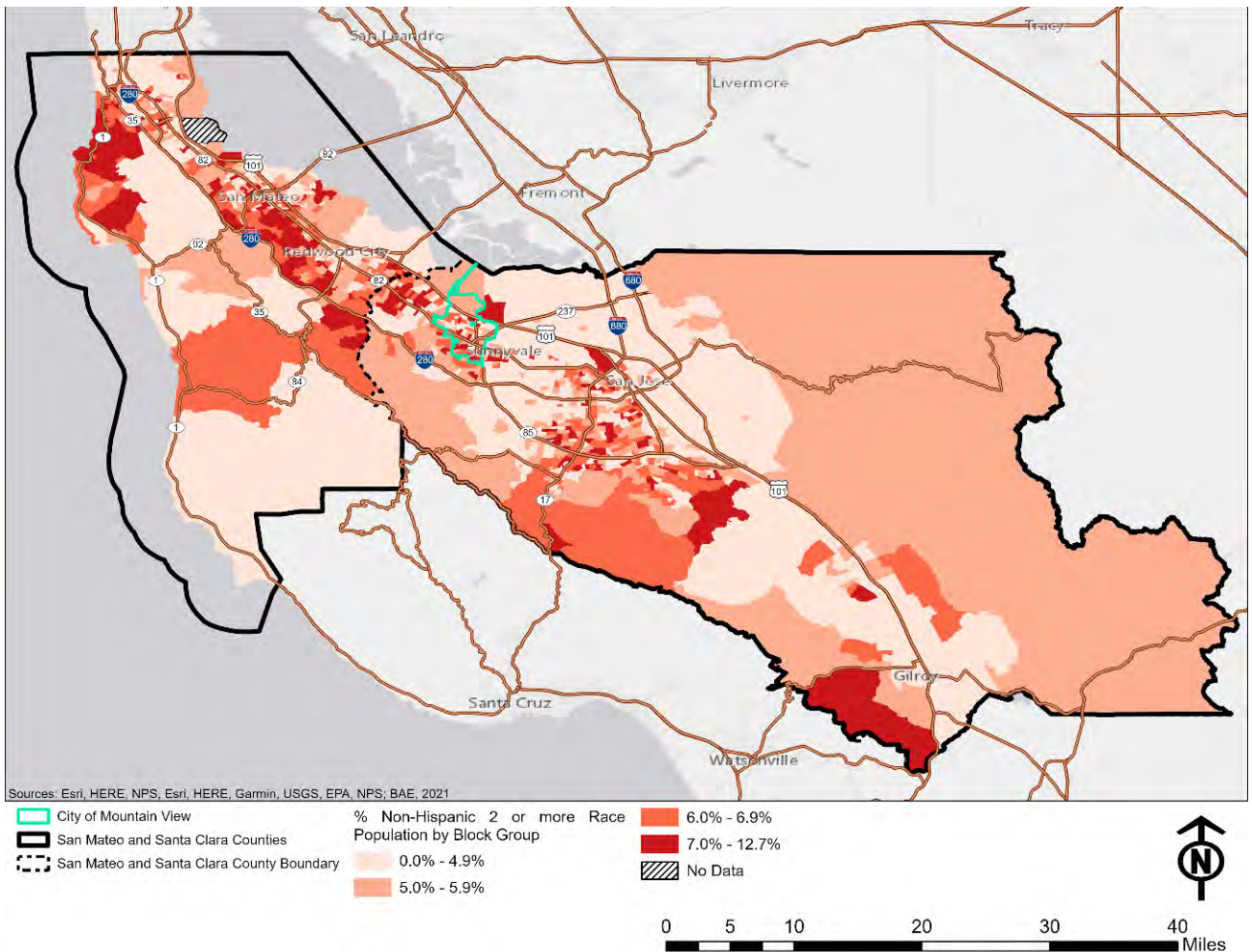


- City of Mountain View
- % Non-Hispanic 2 or more Race Population by Block Group**
- 2.6% - 4.9%
- 5.0% - 5.9%
- 6.0% - 6.9%
- 7.0% - 9.7%



Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Figure 50: Census Block Groups by % Non-Hispanic Persons of Two or More Races, San Mateo and Santa Clara Counties



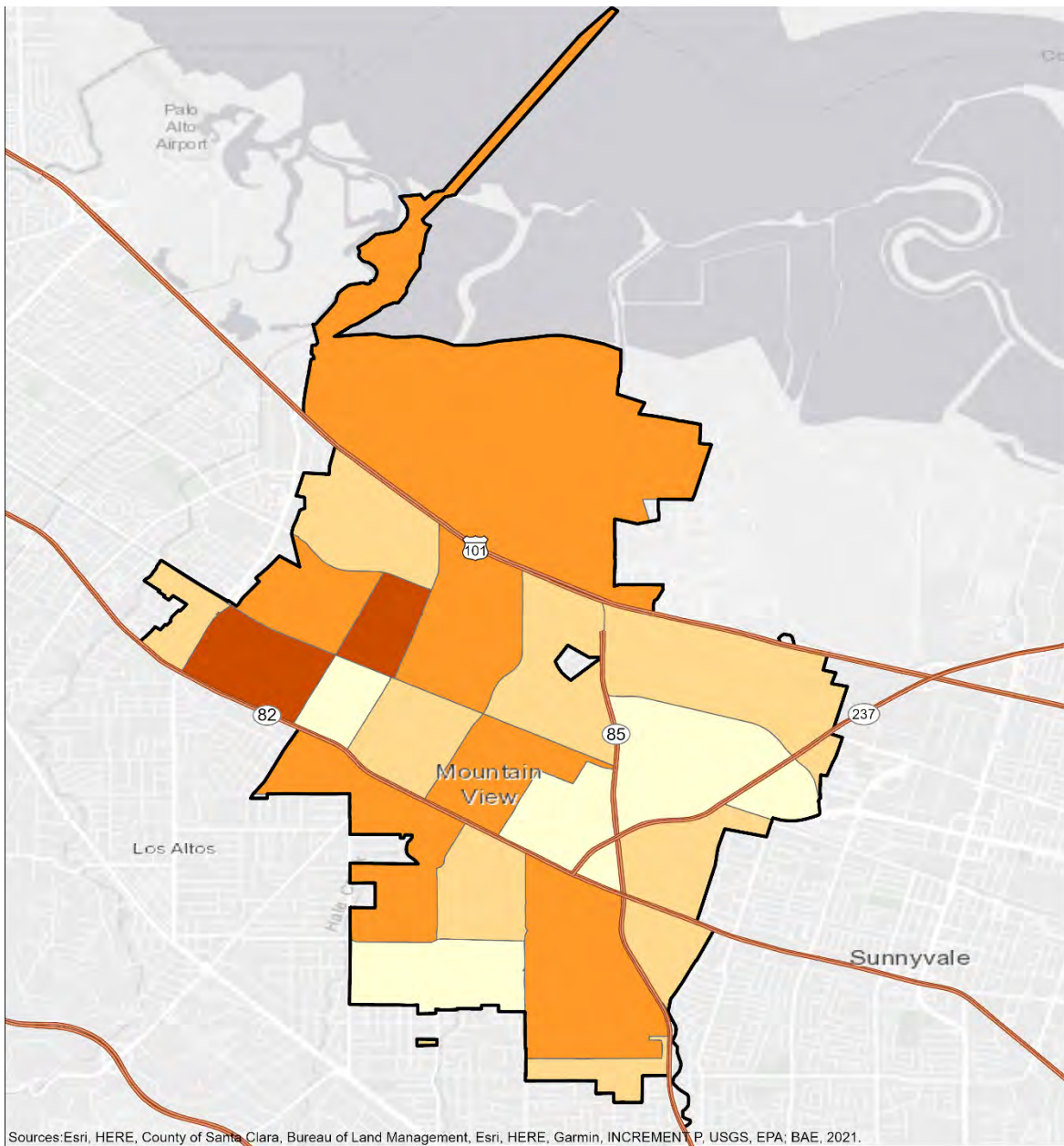
Sources: U.S. Census Bureau, 2020 Decennial Census; BAE, 2022.

Persons with a Disability

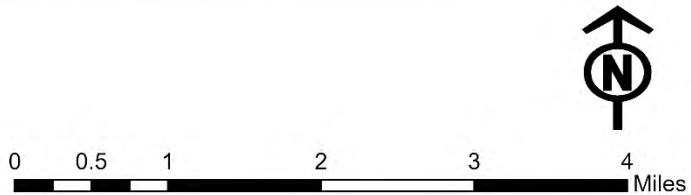
As discussed in the housing needs assessment, approximately 5,700 residents in Mountain View are estimated to have one or more of the six disability types specified by the American Community Survey. Figure 51 shows the % of persons with a disability by Census Tract in Mountain View based on ACS data from 2015-2019. The Tracts range from 8.2% to 15.8% of the civilian noninstitutionalized population having one or more type of disability. The Census Tracts with highest proportion of those with a disability (about ten percent) are located around the western portions of the city.

As shown in Figure 52, the San Mateo and Santa Clara County Region shows some Census Tracts with high proportions of disabled persons, though all of the Census Tracts report having less than 20% of the non-institutionalized civilian population with a disability.

Figure 51: Population with a Disability by Census Tract, Mountain View

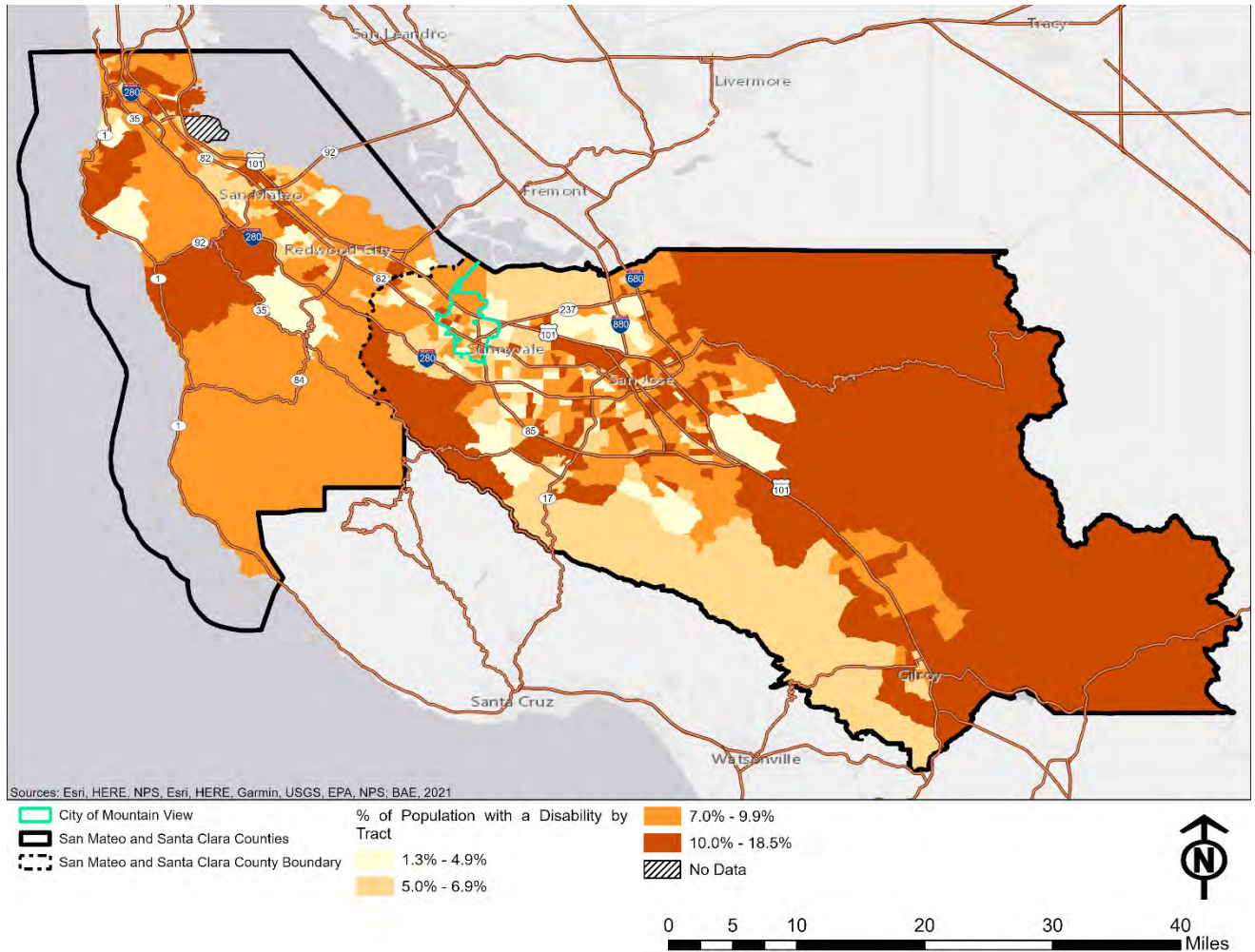


- City of Mountain View
- % of Population with a Disability by Tract
- 4.2% - 4.9%
- 5.0% - 6.9%
- 7.0% - 9.9%
- 10.0% - 10.4%



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

Figure 52: Population with a Disability by Census Tract, San Mateo and Santa Clara Counties



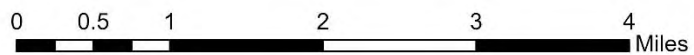
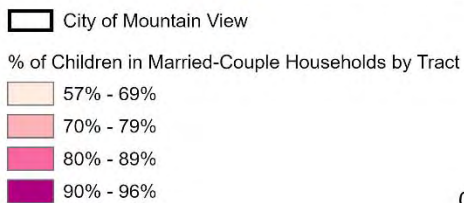
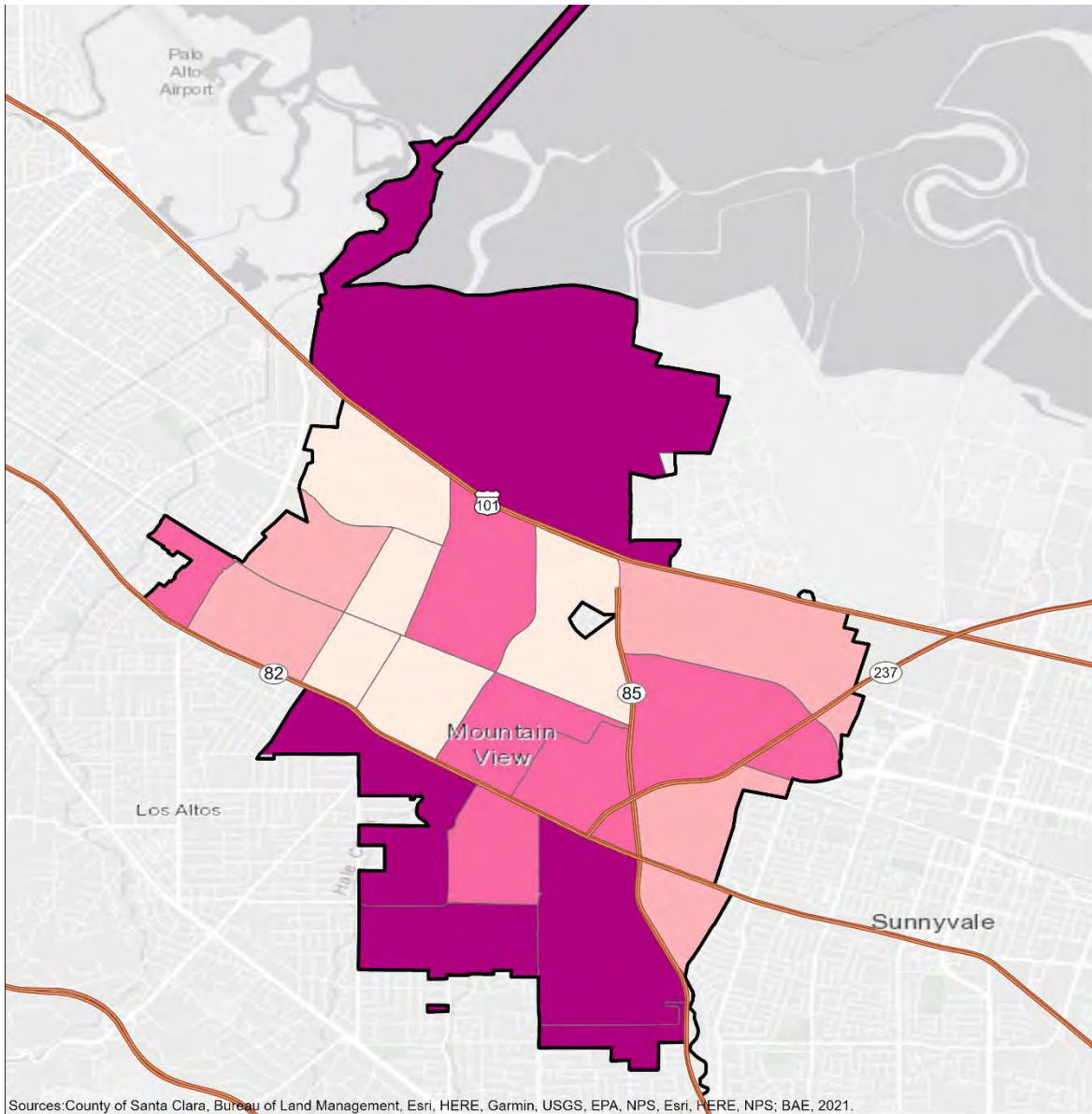
Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

Familial Status

Family status affects housing choices both in the type of housing desired and the ability to afford that housing. Households with more than one adult, especially married couple households, tend to have higher incomes and thus can better afford housing. Mountain View has a lower proportion of married-couple households than Santa Clara County overall and the Bay Area, with 45.3% of households reporting as married-couple families compared to 57% for the county and 51% of the region. Although a minority of households are characterized as married-couple, most children under 18 in Mountain View live in these households. By Census Tract, between 56.9% and 96.4% of children under 18 reside in married-couple households (as shown in Figure 53), with no areas with a majority of children in living in single-parent or

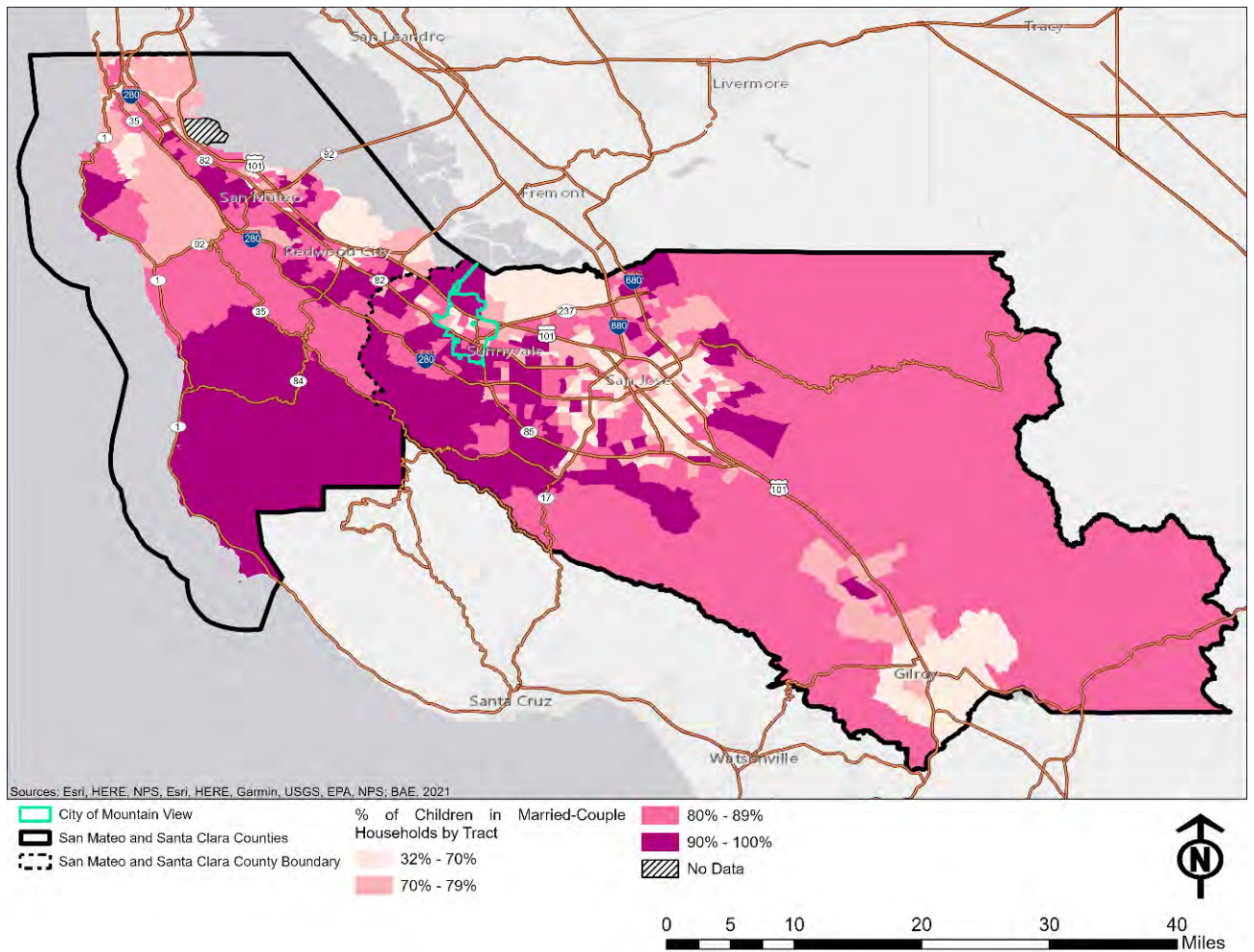
other non-married couple households. The highest concentrations of children under 18 in married couple households are in the northern and southern portions of Mountain View. For the San Mateo and Santa Clara County Region, the proportion of children in married-couple households ranges from 31.9 to 100 percent, though the tracts with 100% in married-couple households have smaller populations of children under 18.

Figure 53: % of Children in Married-Couple Households, 2015-2019, Mountain View



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

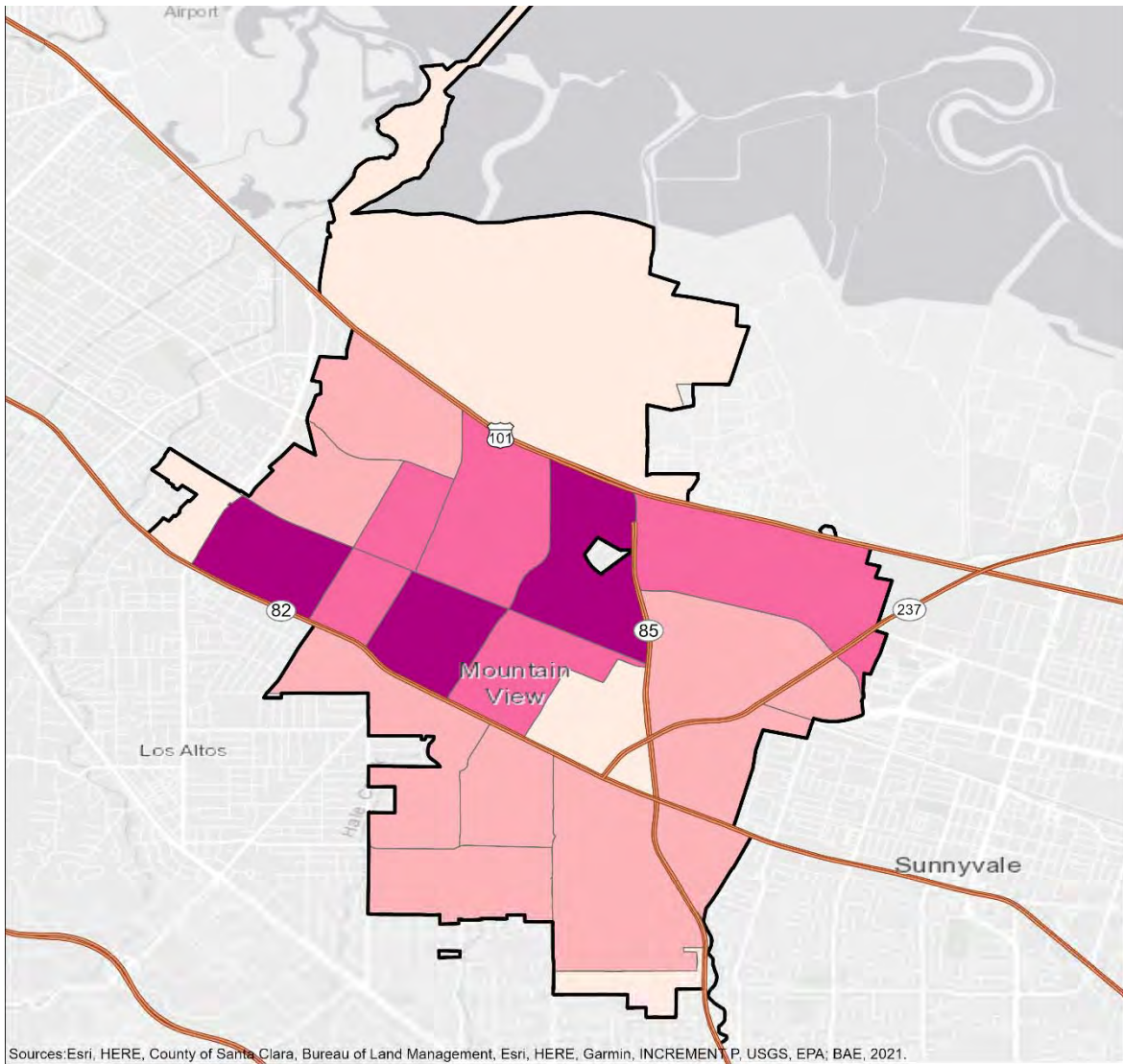
Figure 54: % of Children in Married-Couple Households, 2015-2019, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

Households with only one parent or guardian present, especially female-headed households, are more likely to face problems in finding affordable housing. Figure 55 shows the distribution in Mountain View of the % of children in female-headed households with no spouse or partner present in Mountain View. The proportion of children in female-headed households with no spouse or partner present ranges from zero to 37.2 percent. Three Tracts show concentrations greater than 20 percent, located around the center of the City or near San Antonio Center. The highest concentration, at 37.2 percent, is located in Tract 5092.01, bordered by North Shoreline Boulevard, the Central Expressway, Route 85, and US 101. In the two-county region, the proportion of children in female-headed households with no spouse or partner present ranges from zero to 44.7% (see Figure 56). Only four Tracts have concentrations over 40 percent. These tracts can be found in San Jose and Redwood City.

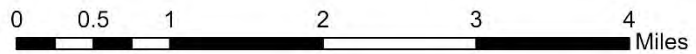
Figure 55: % of Children in Single-Female Headed Households, Mountain View



City of Mountain View

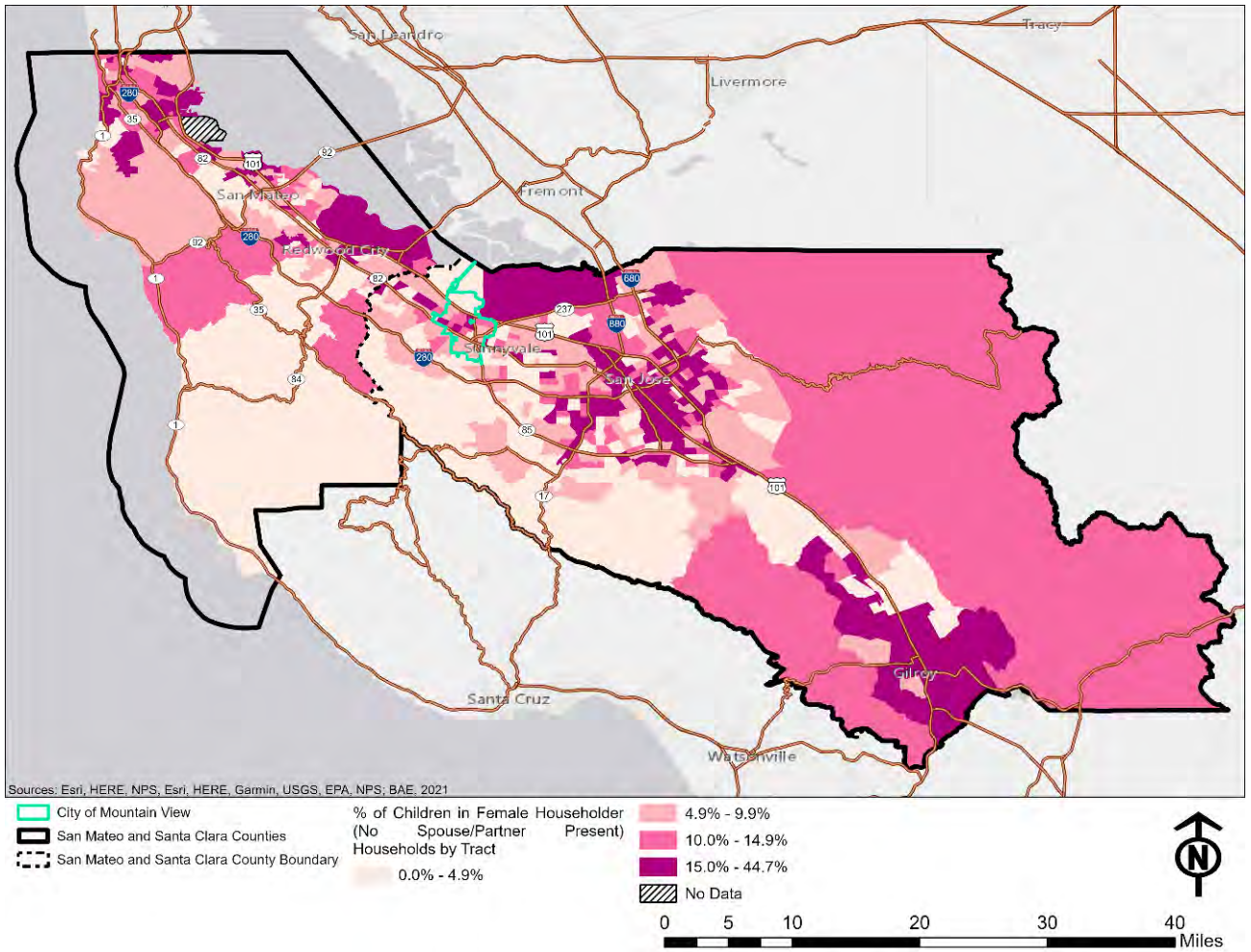
% of Children in Female Householder (No Spouse/Partner Present) Households by Tract

- 0.0% - 4.9%
- 5.0% - 9.9%
- 10.0% - 14.9%
- 15.0% - 37.2%



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

Figure 56: % of Children in Single-Female Headed Households, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2022.

Income

As shown in Table 26, the median annual household income in Mountain View during the 2015-2019 ACS survey period was \$139,720 (2019 dollars), compared to \$123,700 in the two-county region. Approximately 47% of the City’s households had incomes of \$150,000 or more, compared to 41.4% of households in the two-county region. At the lower end of the income scale, roughly one-fifth of the households in both geographies had incomes less than \$50,000.

Table 26: Household Income Distribution and Median Income, 2015-2019

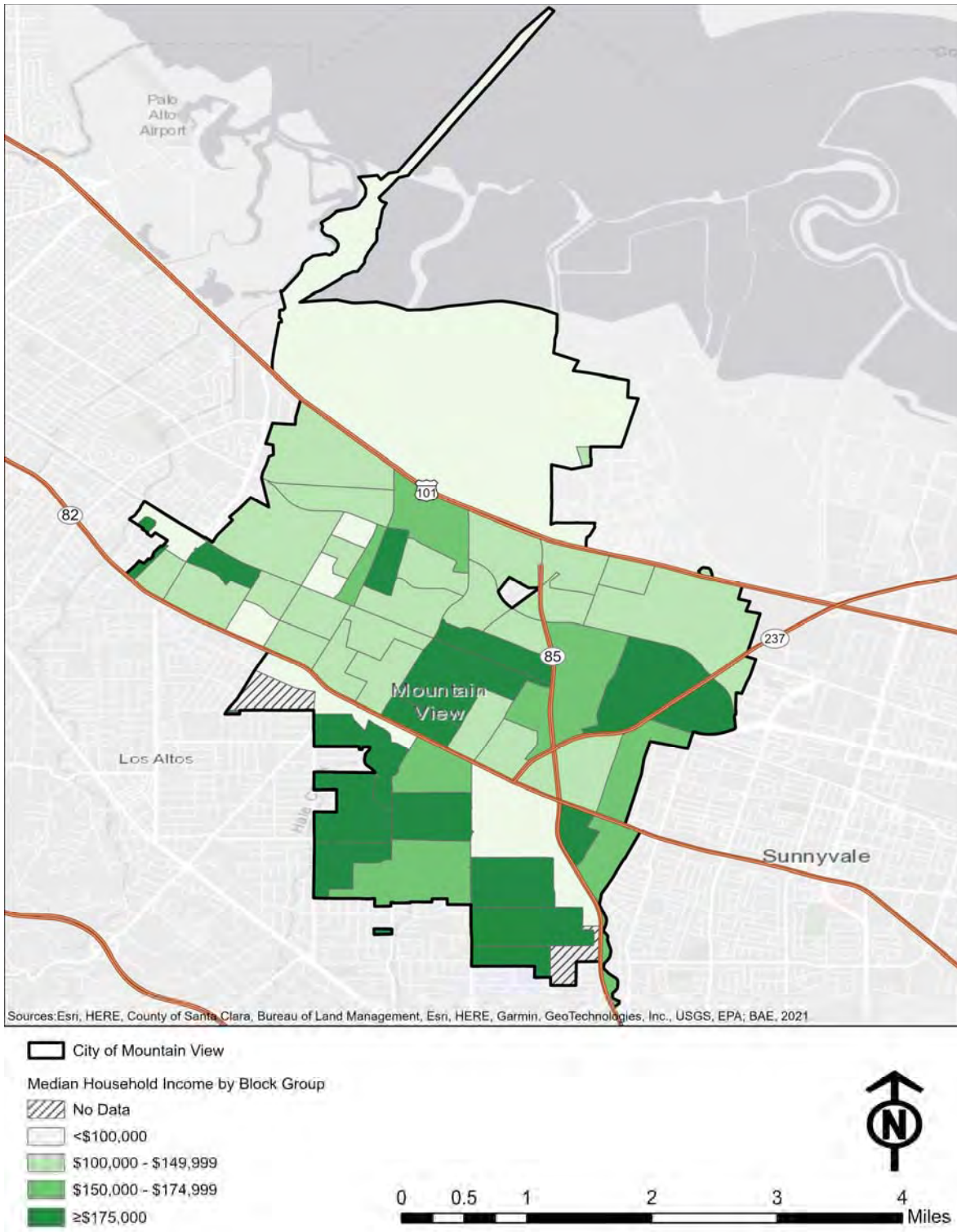
Household Income	Mountain View		San Mateo and Santa Clara Counties	
	Number	Percent	Number	Percent
Less than \$14,999	1,808	5.4%	48,211	5.3%
\$15,000 to \$24,999	1,418	4.2%	38,244	4.2%
\$25,000 to \$34,999	1,360	4.0%	39,964	4.4%
\$35,000 to \$49,999	1,916	5.7%	58,461	6.5%
\$50,000 to \$74,999	2,926	8.7%	96,299	10.7%
\$75,000 to \$99,999	2,711	8.0%	91,657	10.1%
\$100,000 to \$149,999	5,840	17.3%	156,622	17.3%
\$150,000 and above	15,777	46.7%	374,300	41.4%
Total Households	33,756	100.0%	903,758	100.0%
Median Household Income	\$139,720		\$123,699	

Note: Incomes are in 2019 dollars.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period, B19001 and S1903; BAE, 2022.

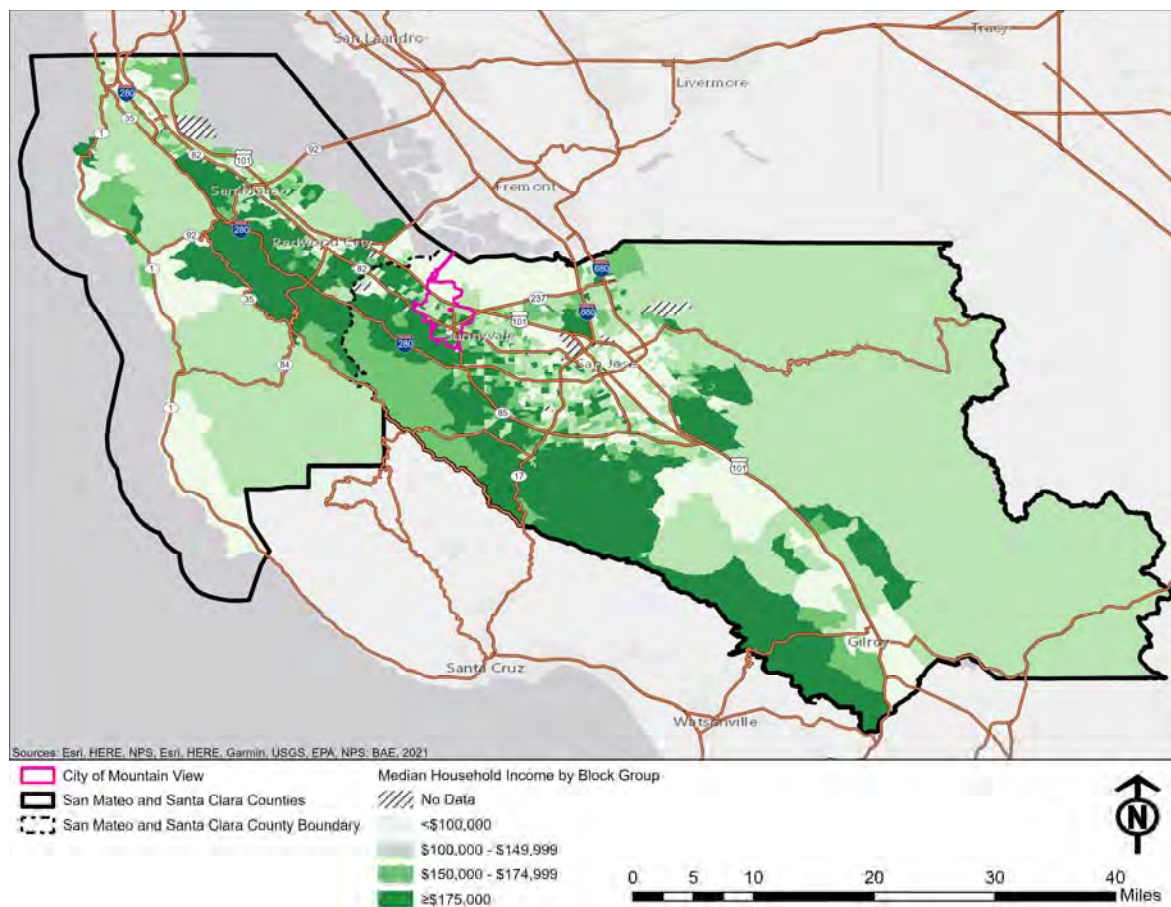
Figure 57 below shows the geographic distribution of households by median household income by Block Group in Mountain View. The median ranges widely, from \$67,800 in a small Block Group near the intersection of Rengstorff Avenue and El Camino Real to over \$250,000 in multiple Block Groups south of El Camino Real. There are six Block Groups with median household incomes below \$100,000. These Block Groups are dispersed throughout the city (see Figure 57). As illustrated in Figure 58, the two-county region shows a broader range of median annual household incomes by Block Group, ranging from \$21,250 to over \$250,000. The lower-income Block Groups tend to be located in more urbanized areas, while the highest incomes can be found in more suburban areas, such as Palo Alto, Los Altos, and Woodside.

Figure 57: Distribution of Median Household Income by Block Group, Mountain View



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2022.

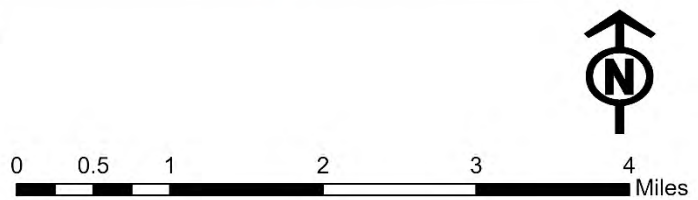
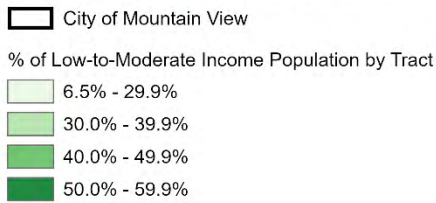
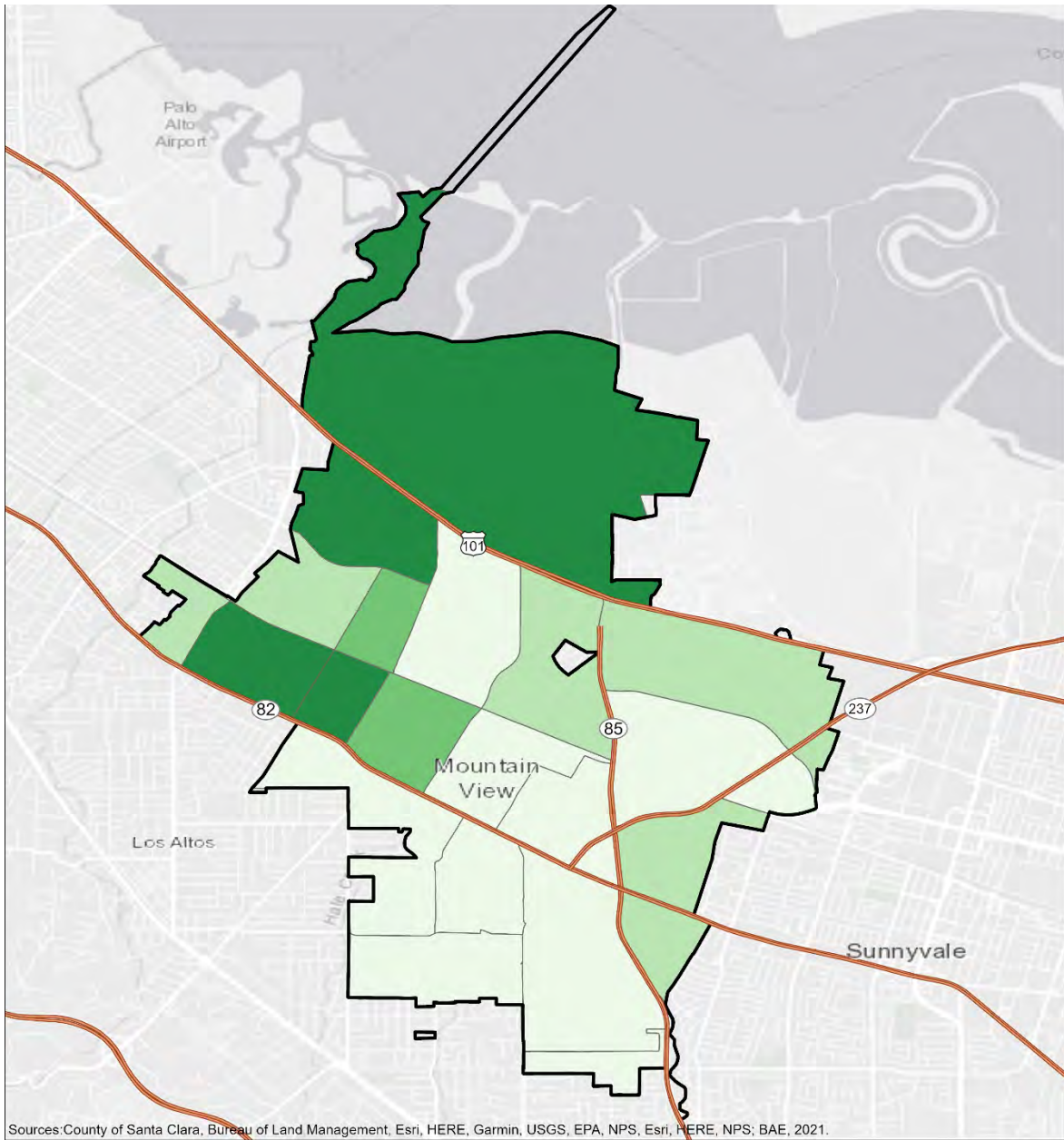
Figure 58: Distribution of Median Household Income by Block Group, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2022.

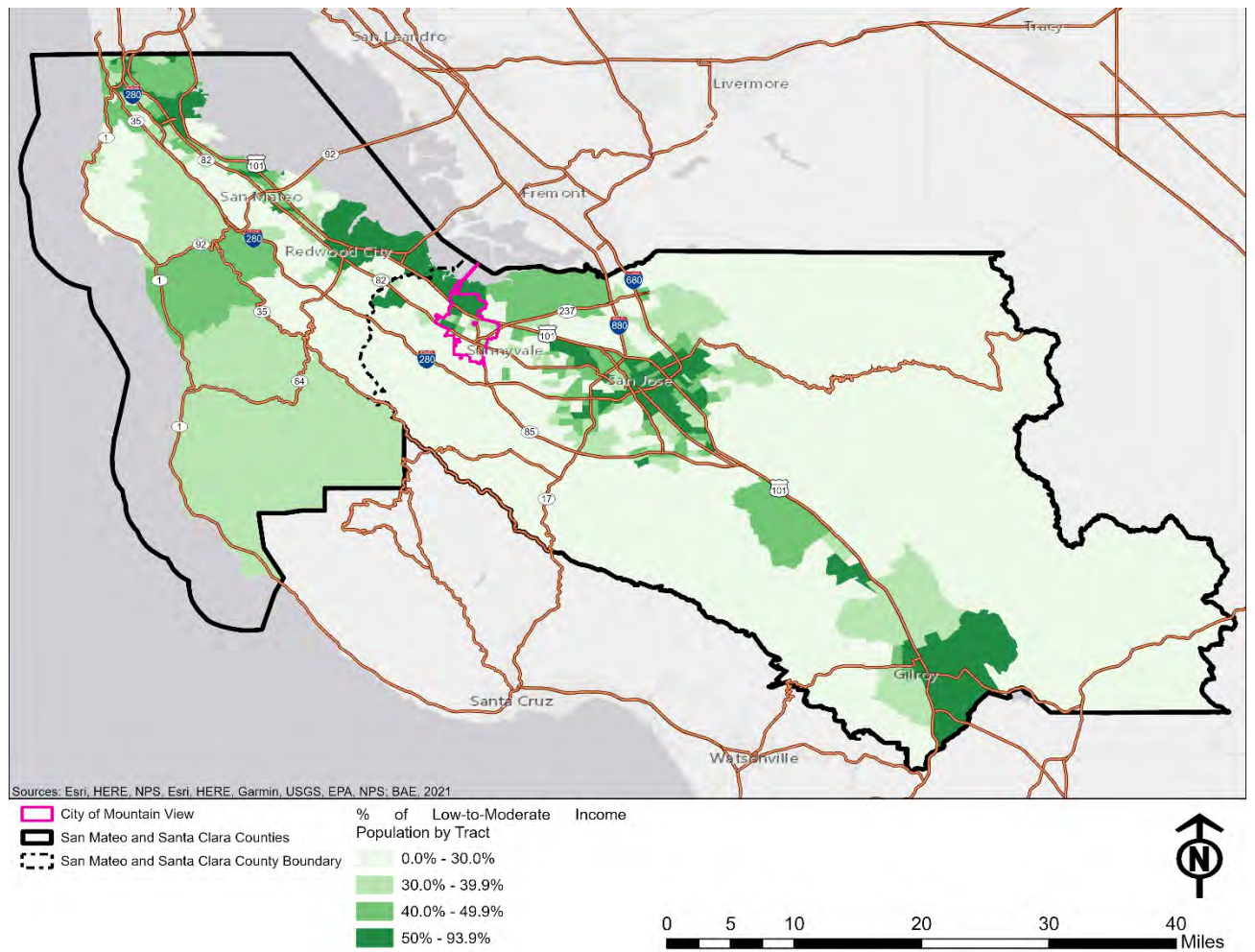
Figure 59 displays additional information regarding income levels in Mountain View, showing the percentage of persons in low- to moderate-income households by Census Tract. The percentage of persons in low- to moderate-income households by Census Tract ranges from 6.5% to 59.9 percent. In the two-county region, the percentage ranges from two to 94% (see Figure 60). There are four Census Tracts in Mountain View where a majority (greater than 50 percent) of the population is low- to moderate-income. These lower-income Tracts are located in the western and northern portions of the City.

Figure 59: % of Low to Moderate Income Population by Census Tract, Mountain View



Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

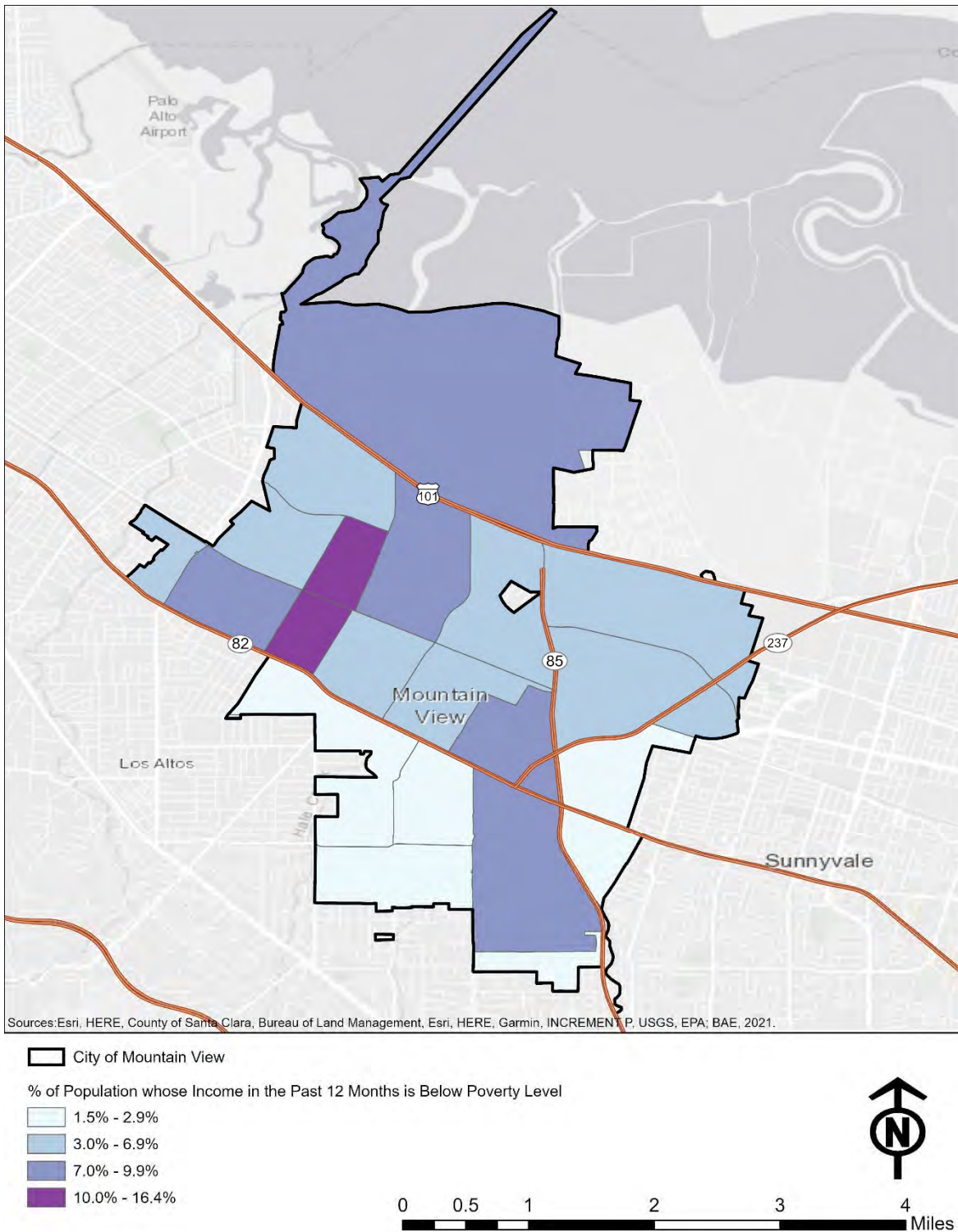
Figure 60: % of Low to Moderate Income Population by Census Tract, San Mateo and Santa Clara Counties



Sources: HUD; U.S. Census American Community Survey, 2011-2015 data.

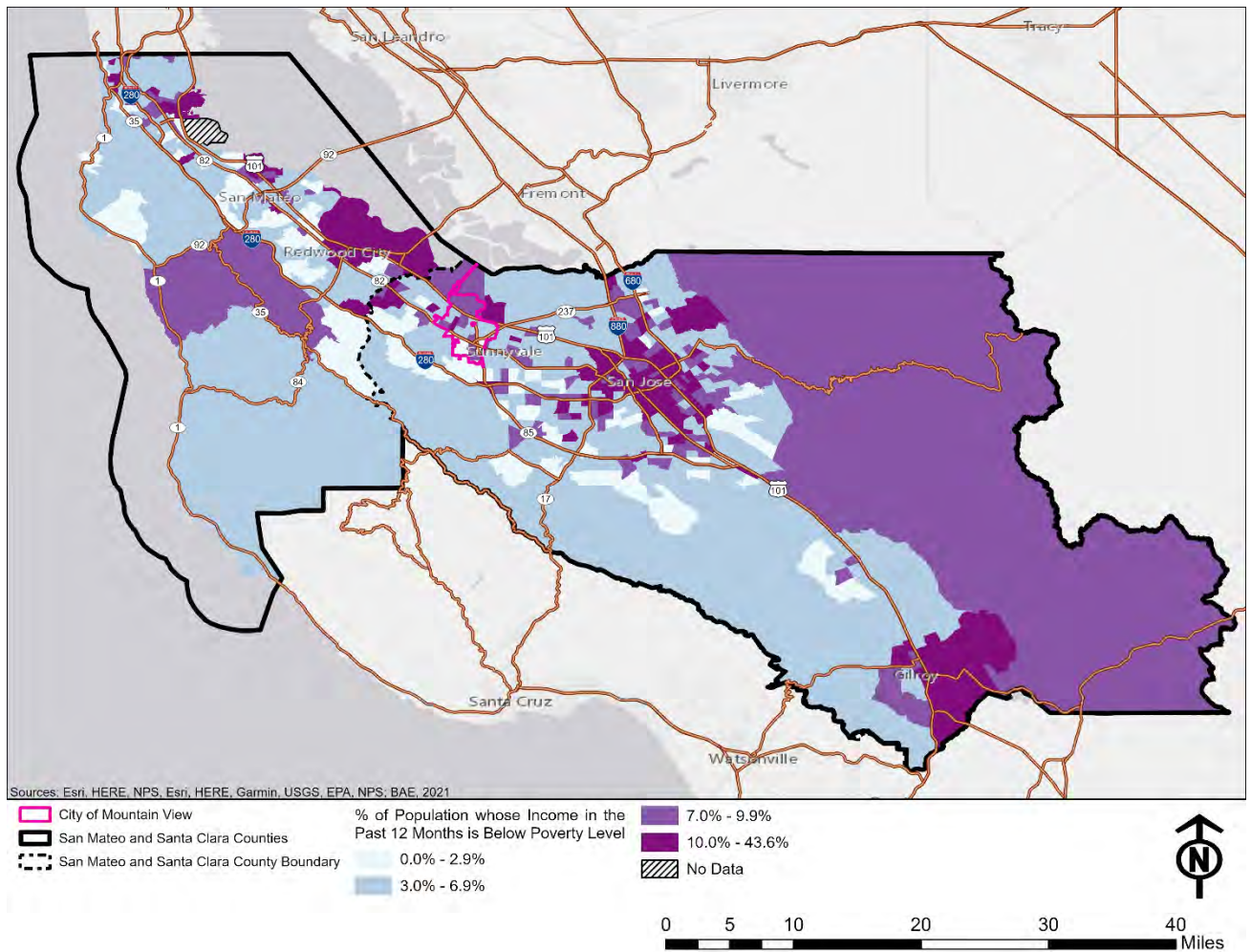
Figure 61 shows the percentage of the population living in poverty by Census Tract in Mountain View. According to 2015-2019 ACS data, approximately 6.7% of the citywide population lives below the federal poverty limit. By Census Tract, the percentage ranges from 1.5% to 16.4 percent. The two Tracts with the highest concentrations (greater than 10 percent) are located in the San Antonio and Monta Loma/Farley/Rock areas. In the two-county region, the % of the population living in poverty ranges from zero to 43.6 percent. The Tracts with the highest concentrations (greater than 20 percent) are found in downtown San Jose and Redwood City (see Figure 62). There is also one Tract with a high rate of poverty near Stanford University, largely due to the significant student population living there.

Figure 61: Poverty Status by Census Tract, Mountain View



Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2022.

Figure 62: Poverty Status by Census Tract, San Mateo and Santa Clara Counties

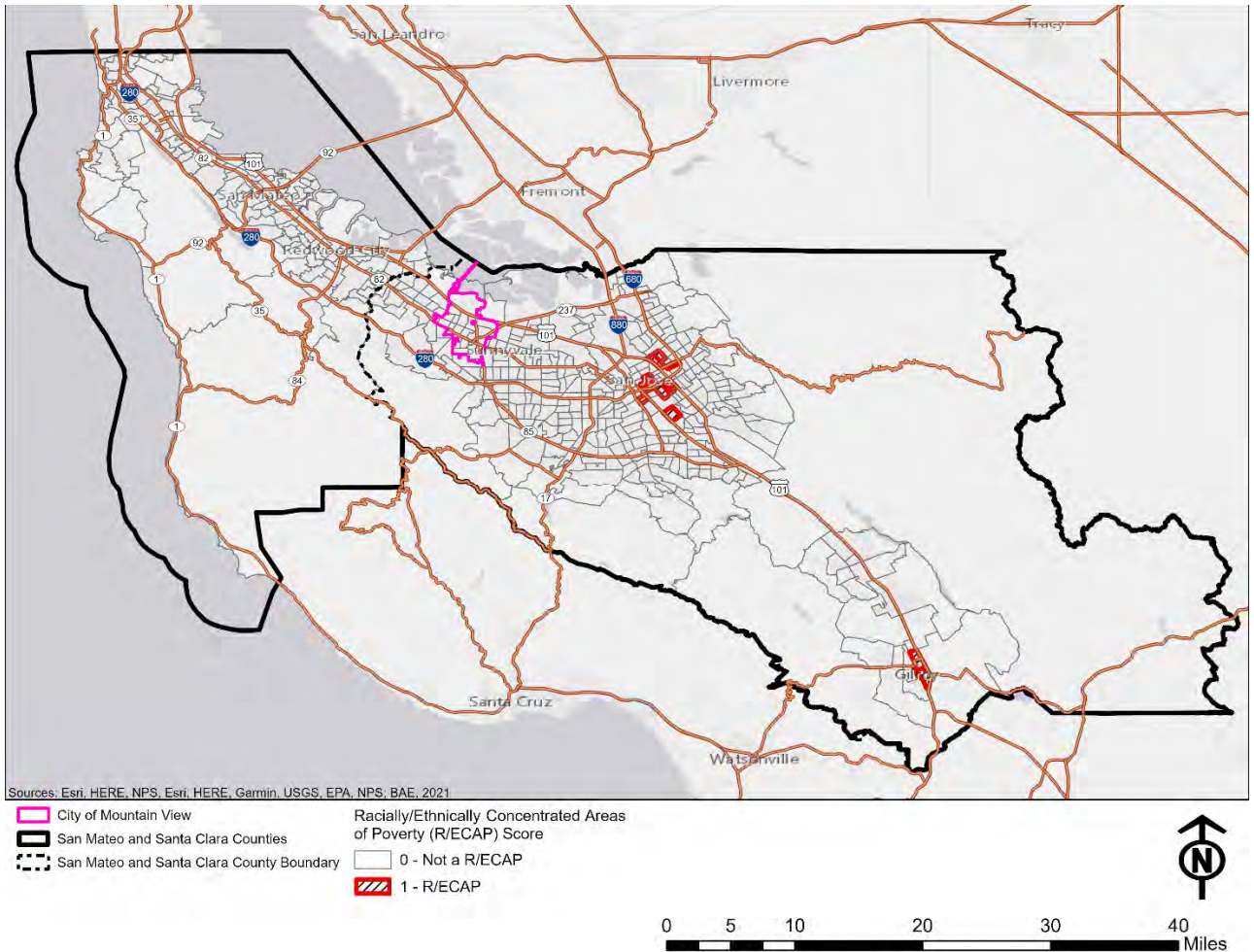


Sources: U.S. Census Bureau, American Community Survey, 2015-2019 five-year sample period; BAE, 2021.

Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RCAPs and ECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. The racial and ethnic concentration threshold requires that an RCAP or ECAP have a non-White population of 50% or more. The poverty test defines areas of “extreme poverty” as those where 40% or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. Based on these criteria, there are no R/ECAP areas in Mountain View. There are a small number of R/ECAP areas in the larger two-county region in central San Jose and in Gilroy (see Figure 63).

Figure 63: Racially and Ethnically Concentrated Areas of Poverty, San Mateo and Santa Clara Counties



Sources: U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; HUD; BAE, 2022.

While none of the tracts in Mountain View meet the criteria for a R/ECAP, there are some areas in the city, such as San Antonio, Monta Loma/Farley/Rock, and North Bayshore that have higher concentrations of non-White and lower income populations (see Figure 33 and Figure 59). Table 27 reports the prevalence of poverty by race and ethnicity between 2015 and 2019. The data show that several racial and ethnic groups, including Black or African American, American Indian and Alaskan Native, Hispanic or Latino, and residents of Some Other Race alone, have poverty rates in excess of the citywide average of 6.7 percent. However, it should be noted that since the ACS is based on a sample, some of the numbers for some of the groups e.g., American Indian and Alaska Native) are subject to a high margin of error.

Table 27: Poverty by Race and Ethnicity, City of Mountain View, 2015-2019

Racial/Ethnic Group	Total Population	Total Below Poverty	Poverty Rate
White alone	44,333	2,583	5.8%
Black or African American alone	1,268	134	10.6%
American Indian and Alaska Native	324	101	31.2%
Asian alone	25,958	1,684	6.5%
Native Hawaiian/Other Pacific Islander	246	12	4.9%
Some other race alone	5,411	800	14.8%
Two or more races	3,754	164	4.4%
Total, All Races	81,294	5,478	6.7%
Hispanic or Latino	14,757	1,823	12.4%
Not Hispanic or Latino	66,537	3,655	5.5%
Total, All Ethnicities	81,294	5,478	6.7%

Note:

(a) Includes only those for whom poverty status was determined.

Sources: U.S. Census Bureau, ACS 2019 five-year sample period, S1701; BAE, 2022.

Racially and Ethnically Concentrated Areas of Affluence

R/ECAPs show one side of concentrations by race and wealth. On the other side are “areas of affluence” where non-minority affluent populations are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as “Racially Concentrated Areas of Affluence,” or RCAAs.

There are no RCAAs in Mountain View or the larger two-county region. However, there are income disparities in the city and the region, as indicated above in the discussion of household income and in Figure 57 and Figure 58. In general, higher incomes are found in the more suburban areas with higher concentrations of non-Hispanic Whites.

Disparities in Access to Opportunity

AB 686 requires the needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”²²

²² California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

TCAC and HCD created these “Opportunity Maps” using reliable and publicly available data sources to derive 21 indicators used to calculate opportunity index scores for Census tracts in each region in California. The TCAC/HCD Opportunity Map categorizes Census tracts into five groups based on the opportunity index scores:

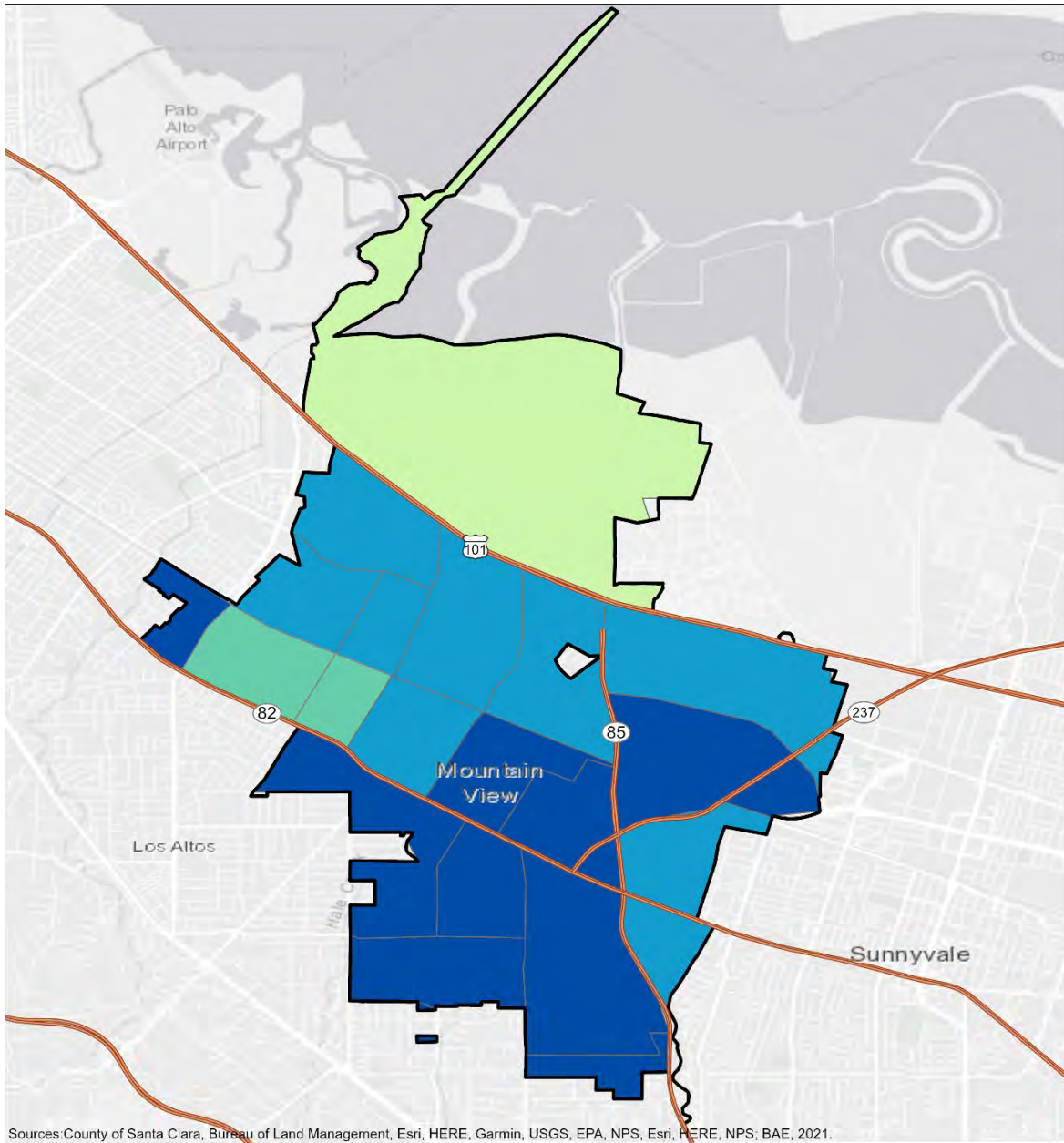
- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an opportunity index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30% of the population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20% of tracts in each region with the highest relative opportunity index scores to the Highest Resource designation and the next 20% to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

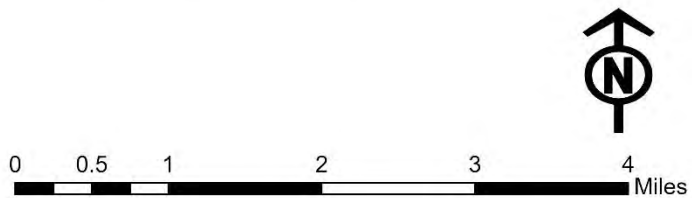
As illustrated in Figure 64, Mountain View has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are largely concentrated in the southern part of the City and overlap with many of the higher-income tracts and many of the tracts with higher concentrations of White residents. There is one Low Resource-designated tract located at the northernmost part of the City (North Bayshore). This tract contains the Shoreline Amphitheatre, and the headquarters of Google, Intuit, and other tech companies, and has relatively small amounts of housing. While this Census Tract is one of the City’s Census tracts with a higher proportion of non-White residents and lower-income residents, that may be a function of the only housing type available (a mobile home park) and limited access to daily goods, services and/or schools. While this could potentially indicate disparities in access to opportunity across racial, ethnic, and income groups, this Census tract also overlaps with the North Bayshore Precise Plan area, which is planned for a mix of uses including residential, office, retail, services, and open space. Implementation of the North Bayshore Precise Plan will help to improve access to opportunity in this area by bringing services to the neighborhoods that will be created under the plan.

Tracts in San Mateo and Santa Clara County also cover a broad range of categories, although there is one tract with High Segregation and Poverty located in San Jose (see Figure 65). In Santa Clara County, the Highest Resource tracts are largely concentrated in western Santa Clara Valley cities such as Cupertino, Los Gatos, Saratoga, and Los Altos. In San Mateo County, there are high concentrations of Highest Resource tracts in the areas south of the airport in the I-280 corridor and west of US 101, as well as additional areas in Foster City and parts of Redwood City.

Figure 64: 2021 TCAC/HCD Opportunity Map by Census Tract, Mountain View

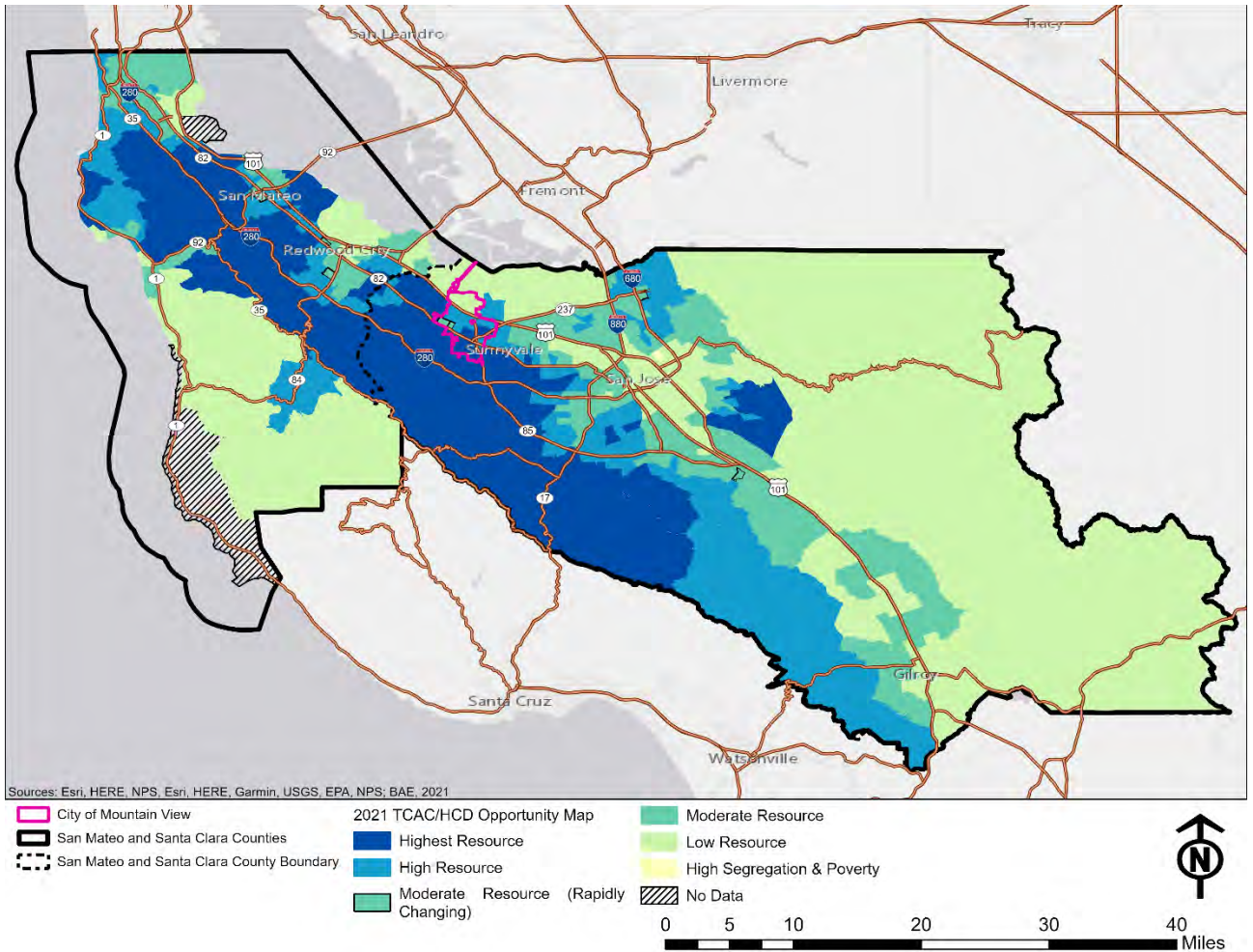


-  City of Mountain View
- 2021 TCAC/HCD Opportunity Map
-  High Resource
-  Highest Resource
-  Low Resource
-  Moderate Resource



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2022.

Figure 65: 2021 TCAC/HCD Opportunity Map by Census Tract, San Mateo and Santa Clara Counties

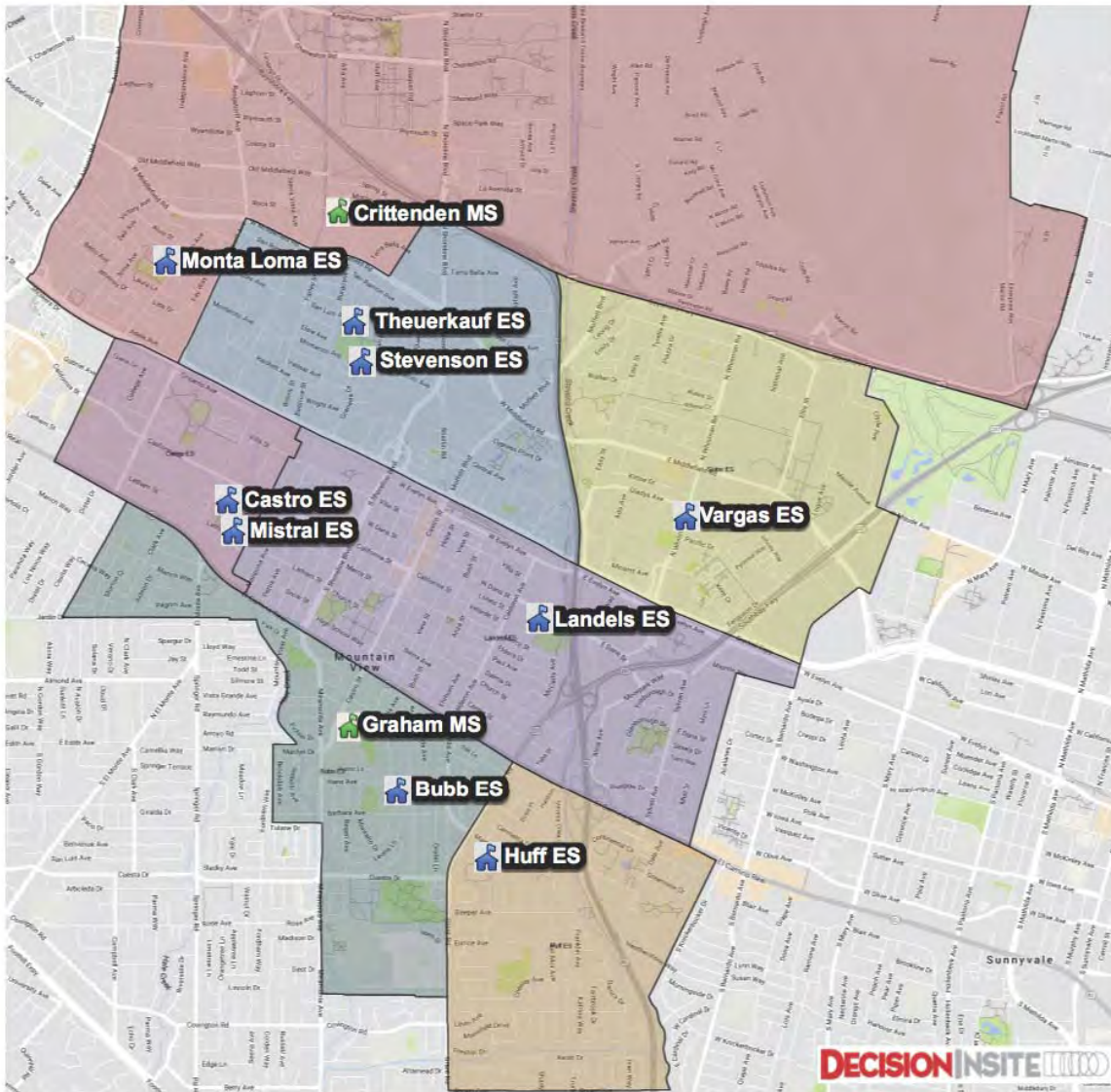


Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2022.

Access to Education

Most of Mountain View is served by the Mountain View Whisman School District which has approximately 4,400 students enrolled up through eighth grade. Figure 66 shows the location of each of the district’s schools and the elementary school attendance areas.

Figure 66: School Boundaries Map for the Mountain View Whisman School District



Notes:
Mistral Elementary and Stevenson Elementary are Choice Schools available to students throughout the district. Huff Elementary was recently renamed as Amy Imai Elementary.

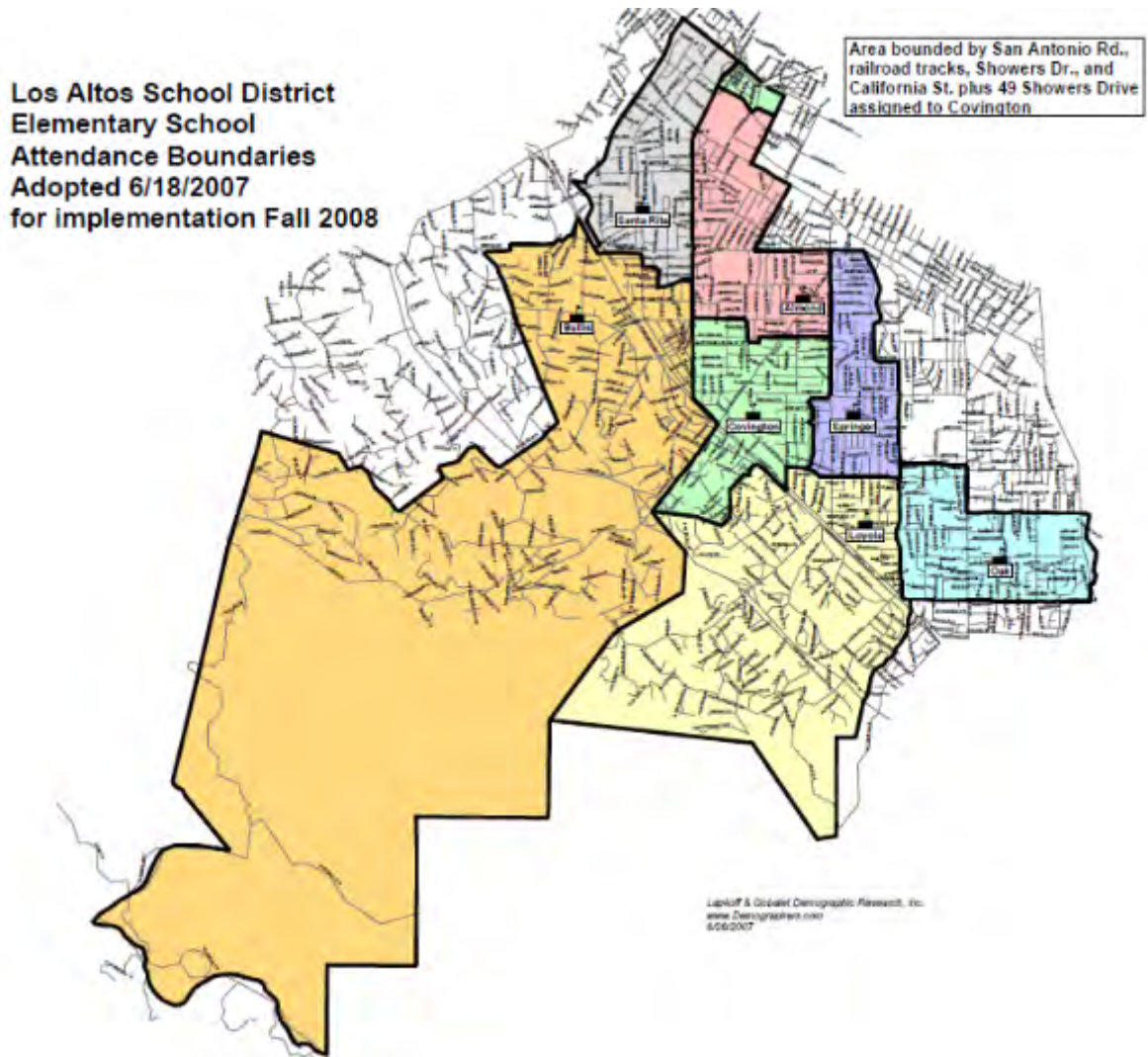
Source: Mountain View Whisman School District.

The remainder of Mountain View is served by the Los Altos School District, which has approximately 3,600 students²³ from kindergarten through eighth grade. Figure 67 shows the location of each of the district’s schools and the elementary school attendance areas.

²³ This is the total enrollment not just of Mountain View resident students.

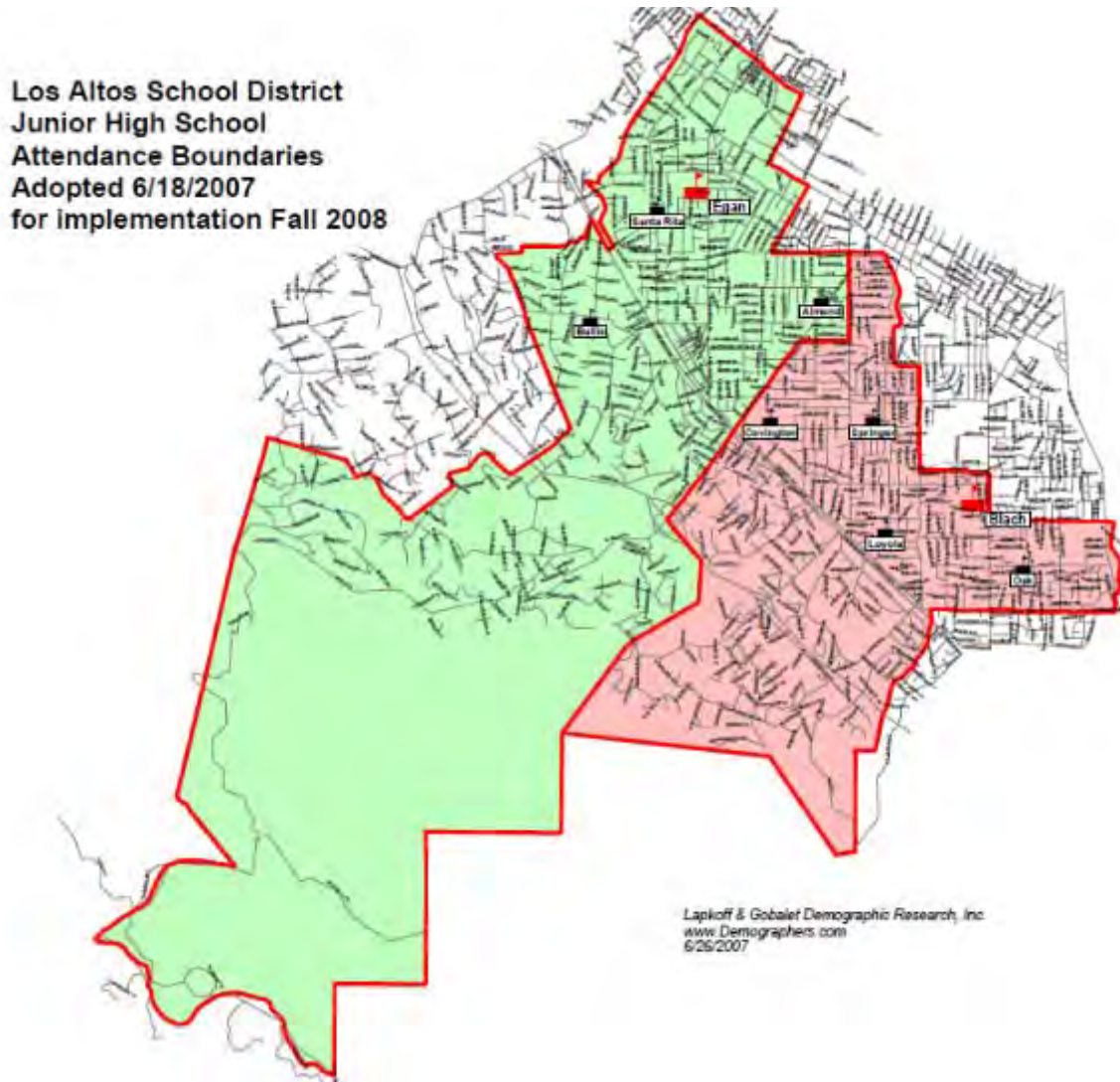
Mountain View is served by Covington, Almond, Springer and Oak Elementary Schools. Figure 68 shows the boundaries for the attendance areas for the two junior high schools, both of which serve some Mountain View students.

Figure 67: Elementary School Boundaries Map for the Los Altos School District



Source: Los Altos School District

Figure 68: Junior High School Boundaries Map for the Los Altos School District



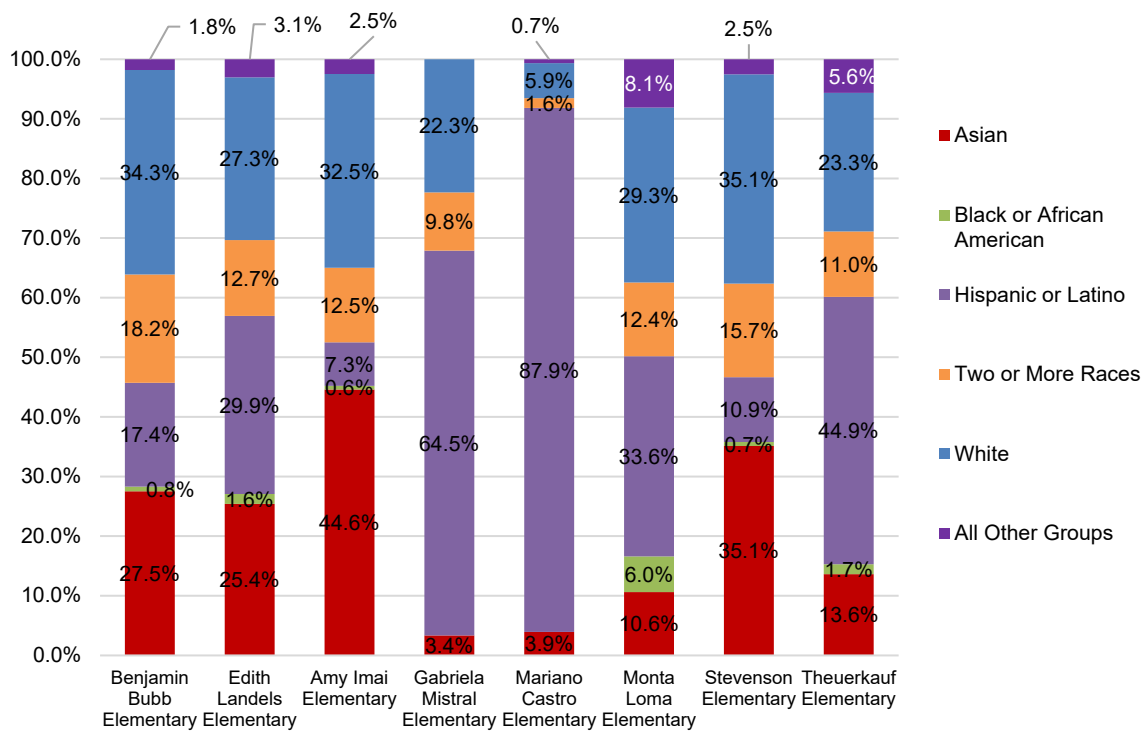
Source: Los Altos School District

Elementary Schools

Figure 69 shows that there are substantial disparities between elementary schools in the Mountain View Whisman school district in their ethnic makeup. These differences in part reflect the residential makeup of the surrounding neighborhoods that feed each of these schools as shown in the discussion of race and ethnicity above. One of the two schools with a majority Latino population, Gabriela Mistral Elementary is a Spanish language immersion school that is a choice school rather than a neighborhood school. The other school with a majority Latino population, Mariano Castro Elementary, is located on the same school site as Gabriela Mistral Elementary and serves an area that overlaps with an area around Rengstorff Park that has a large concentration of Hispanic and Latino residents, as shown in Figure 37

above. As discussed in the section on Integration and Segregation Patterns and Trends above, the primary mechanism that the City can use to overcome existing patterns of discrimination is to ensure that there are sites where affordable housing can be built throughout Mountain View, such that affordable units that are developed during the Housing Element planning period are not overly concentrated in areas with existing concentrations of racial and ethnic minority groups. While the housing sites inventory in this Housing Element Update includes some housing sites in the neighborhood that Mariano Castro Elementary serves, the vast majority of housing opportunity sites are located elsewhere in the City. The attendance zone that Mariano Castro Elementary serves is comprised of areas that are classified as “Moderate Resource” or “High Resource” on the TCAC/HCD opportunity map (see Figure 64), indicating relatively high access to opportunity in this area.

Figure 69: Mountain View Whisman Elementary School Student Enrollment by Race/Ethnicity, 2020-21



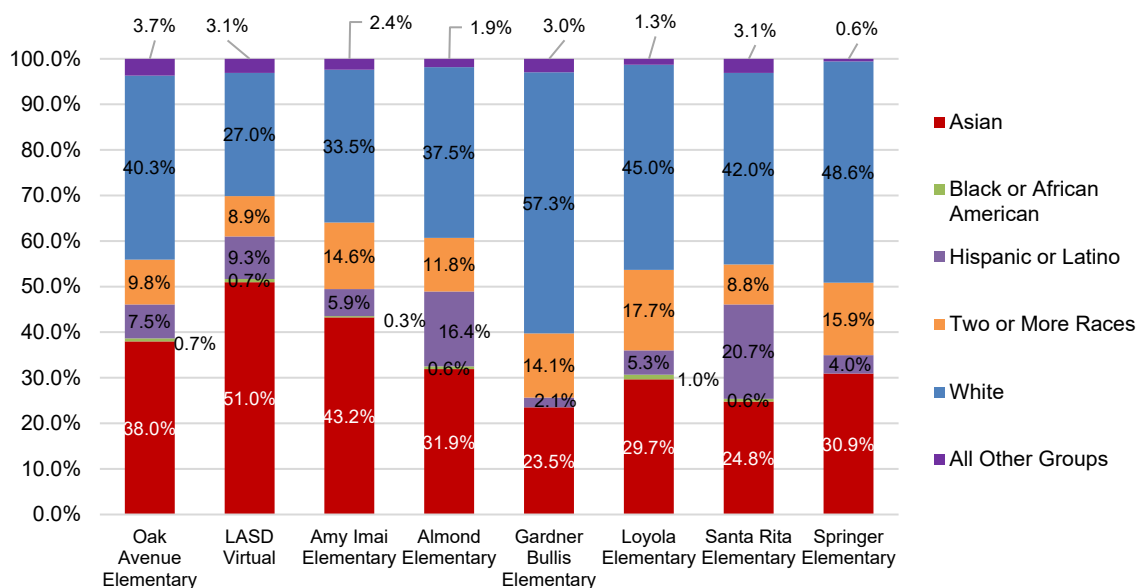
Sources: California Department of Education, Ed-Data; BAE, 2021.

The variation in the ethnic mix between the Los Altos elementary schools is not as pronounced as for the Mountain View Whisman school district, although there is some variation, as shown in Figure 70. For these schools, the two largest groups are Whites and Asians, who together make up over two-thirds of the student body in all the schools; White students are the majority at one school, but neither Asians nor Whites make up a majority at any other school. Latino/Hispanic children and children of two or more races make up most of the remainder of

the student population in each of the schools. Black students make up less than one percent of the students in any of the schools, and all other groups account for the remaining 0.6 percent to 4.4 percent.

These schools also vary from the Mountain View Whisman district schools; the Los Altos schools tend to have fewer Hispanic students and more White and Asian students.

Figure 70: Los Altos Elementary School Student Enrollment by Race/Ethnicity, 2020-21



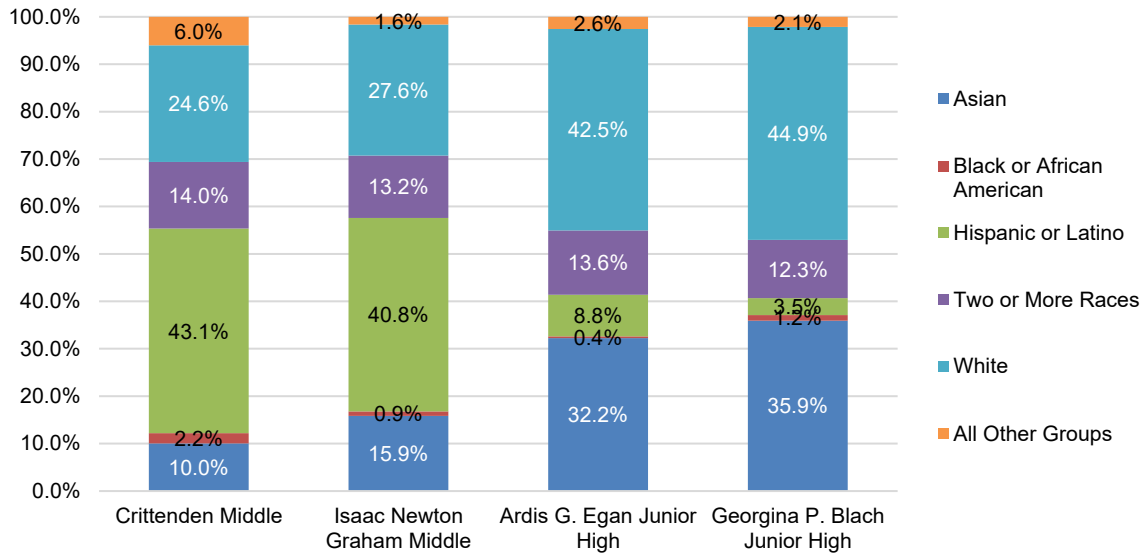
Sources: California Department of Education, Ed-Data; BAE, 2021.

Middle Schools

The Mountain View Whisman School District provides two middle schools that serve the city, Crittenden Middle School and Isaac Newton Graham Middle School. The variation in race and ethnicity at the middle school level is not as significant as for the Mountain View Whisman elementary schools (see Figure 72). The Los Altos School District has two junior high schools, Ardis G. Egan Junior High and Georgina P. Blach Junior High, also shown in Figure 71. The ethnic/racial mix in these two schools is similar to that for the district's elementary schools.

As with the elementary schools, the student body in middle schools in the Mountain View Whisman district has a different race and ethnic mix than the Los Altos district schools, with a much higher proportion of Hispanic students and lower proportions of Asian and white students.

Figure 71: Mountain View Middle/Junior High School Student Enrollment by Race/Ethnicity, 2020-21

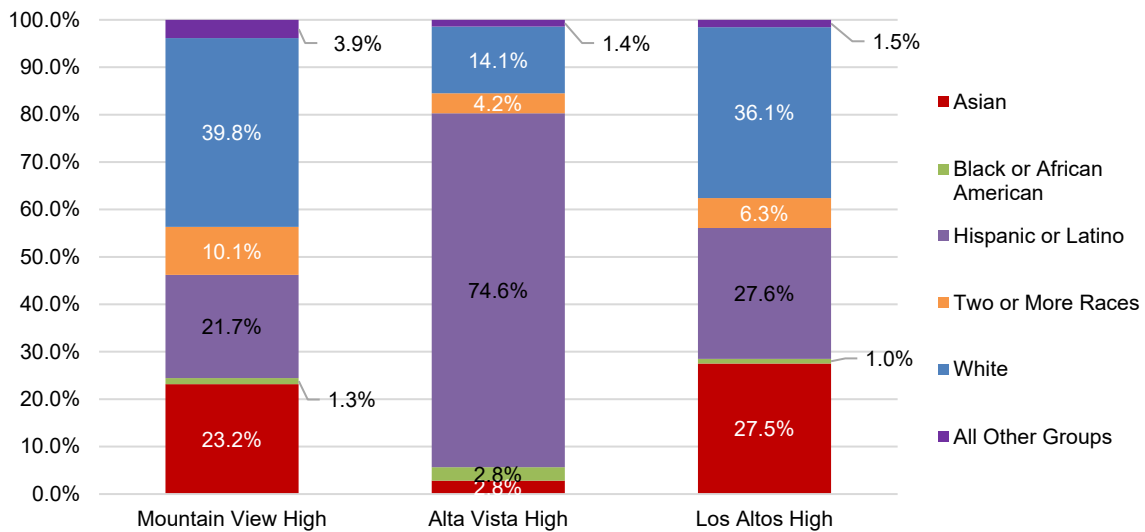


Sources: California Department of Education, Ed-Data; BAE, 2021.

High Schools

Mountain is served by a single high school district. Mountain View-Los Altos Union High district has three high schools with a total of approximately 4,500 students, serving a district that encompasses Mountain View, Los Altos, parts of Los Altos Hills, and other nearby unincorporated areas. The two large high schools (Mountain View and Los Altos) have similar diverse ethnic makeups; Alta Vista, which is a very small (71 students) alternative/continuation school, shows a very different mix, with a student body that is approximately three-fourths Latino, in contrast to one-fourth for the district overall.

Figure 72: Mountain View High School Student Enrollment by Race/Ethnicity, 2020-21



Sources: California Department of Education, Ed-Data; BAE, 2021.

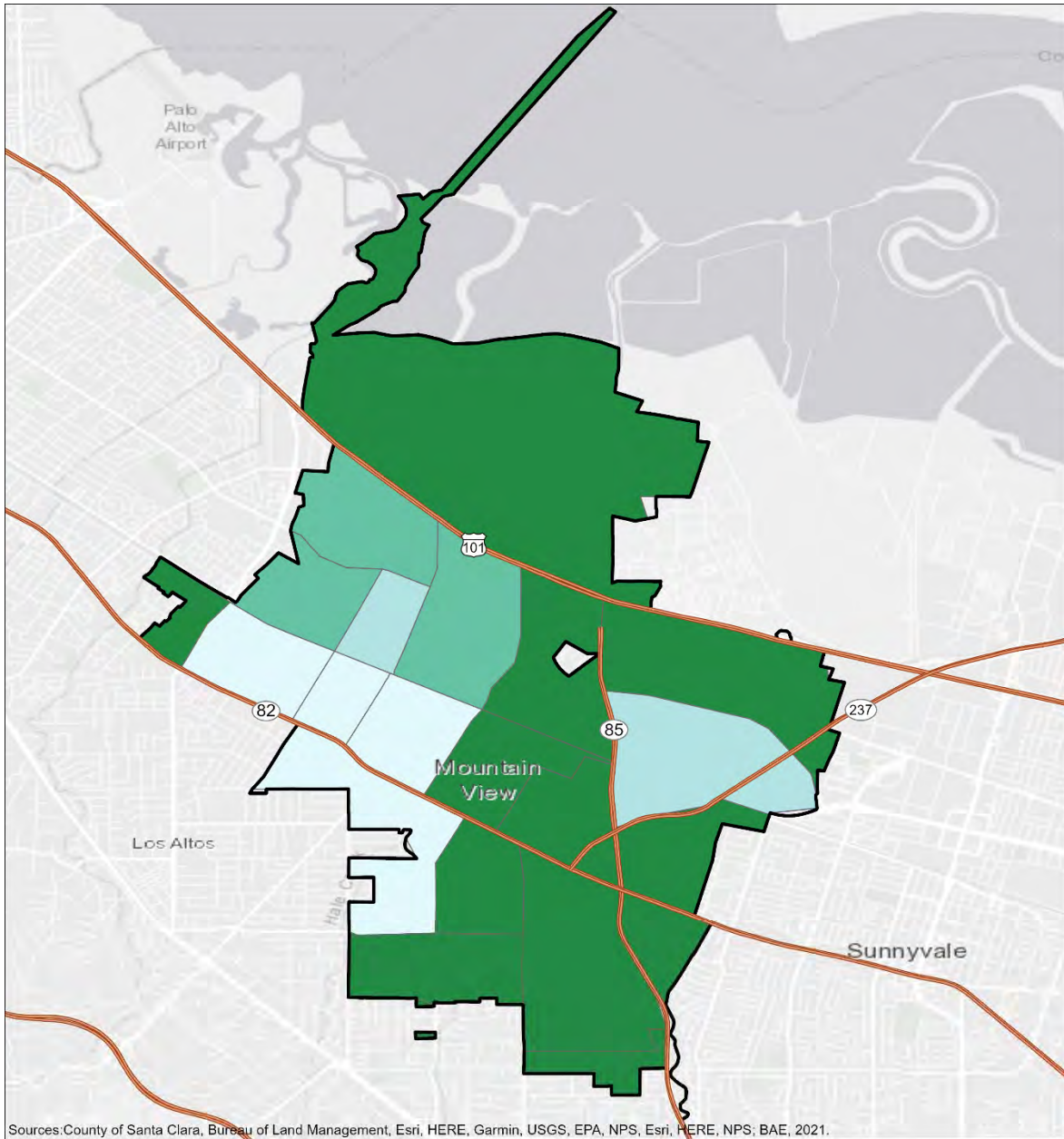
Education Domain Scores






One of the factors used to develop the Opportunity Index discussed previously is education. The Opportunity Index considers three education criteria in equal measure: math proficiency for 4th graders, reading proficiency for 4th graders, high school graduation rates, and the student poverty rate, to create an “Education Domain” score ranging from 0 to 100% for each Census Tract (or in some cases, rural block group), with a higher score representing better educational opportunities.²⁴

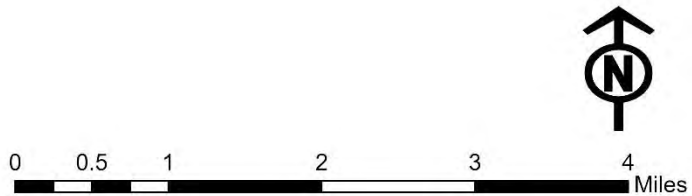
Figure 73 shows the Education Domain scores for Mountain View. The geographic distribution for the Education Domain score is very similar to the distribution for the overall Opportunity Index, although high Education Domain scores are additionally found in the northern areas of the City. As illustrated in Figure 74, the scores across the two-county region tend to mirror the scores of the overall Opportunity Index, with high scores tending toward rural areas and lower scores in the more urbanized areas.

²⁴ The methodology for this can be found in <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>.

Figure 73: TCAC Education Domain Score, Mountain View

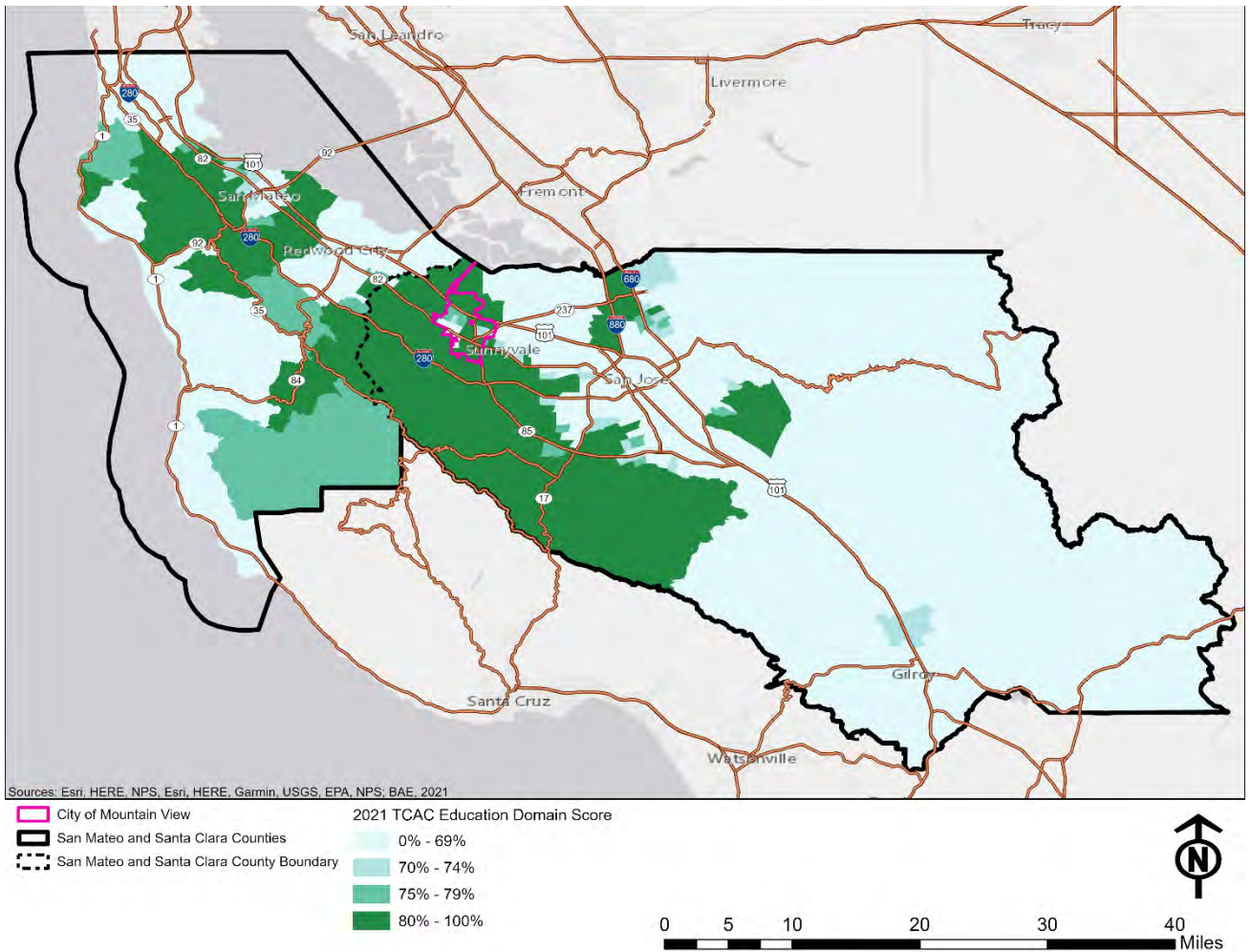


-  City of Mountain View
- 2021 TCAC Education Domain Score
-  53% - 69%
-  70% - 74%
-  75% - 79%
-  80% - 99%



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2022.

Figure 74: TCAC Education Domain Score, San Mateo and Santa Clara Counties



Sources: California Tax Credit Allocation Committee; HCD; U.S. Census Bureau, American Community Survey, 2014-2018 five-year sample data; BAE, 2022.

Access to Employment

HUD has developed the Jobs Proximity Index as a way to measure access to employment opportunities. As stated by HUD:

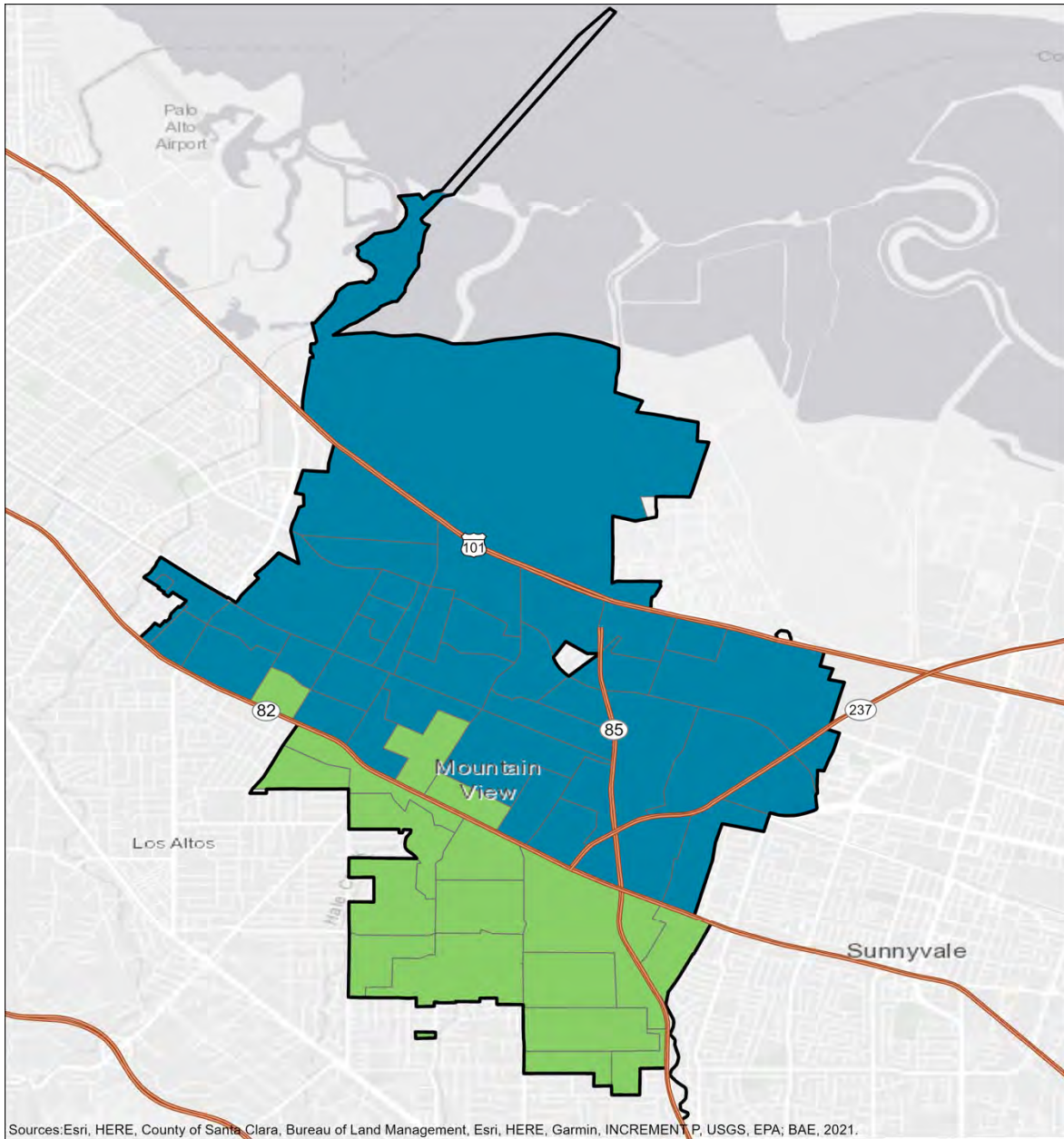
The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily.

The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.²⁵

Located within the Silicon Valley, Mountain View has generally high job proximity index scores, with scores higher than 51 in all of its Census Tracts (see Figure 75). The higher index scores, ranging from 75 to 99, are all located in the northern portions of the City where most of the City's commercial and industrial areas are located. These are also the portions of the City that include some of the City's Census tracts with larger non-White and larger low-income populations. With the exception of some largely unpopulated rural Block Groups, the areas with high proximity index values in the two-county region are clustered along Highway 101 from the north end of the region down through San Jose, particularly on the Bay side of 101 (see Figure 76).

²⁵ <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

Figure 75: Jobs Proximity Index Score, Mountain View



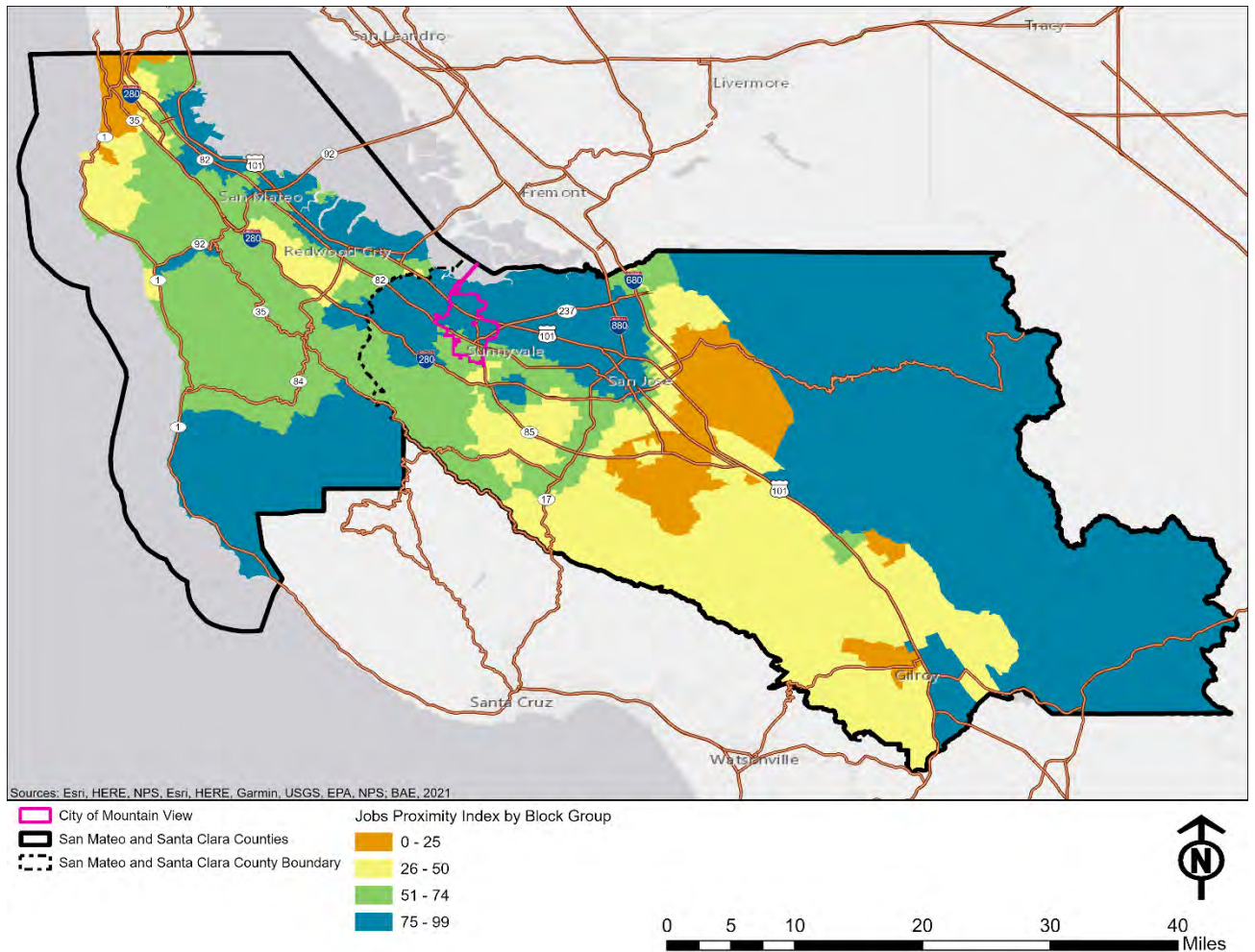
- City of Mountain View
- Jobs Proximity Index by Block Group
 - 51 - 74
 - 75 - 99



0 0.5 1 2 3 4 Miles

Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Figure 76: Jobs Proximity Index Score, San Mateo and Santa Clara Counties



Source: HUD, based on U.S. Census Longitudinal Employer-Household Dynamics, 2014 Data.

Access to Transportation

Public transportation is made available through Santa Clara Valley Transportation Authority (VTA), Caltrain, and Mountain View Community Shuttle, providing Mountain View residents with multimodal transit options. VTA runs three light rail lines; 19 frequent, 24 local, and four express bus routes; and nine shuttle routes (see Figure 77). Routes operate on a mix of schedules on weekdays, and on select routes, Saturdays, Sundays, and holidays²⁶. VTA routes also connect transit riders to transit centers, BART, and Caltrain.

Caltrain provides regional commuter rail service along the San Francisco Peninsula from Gilroy to San Francisco and makes a stop in Downtown Mountain View and San Antonio, as shown in Figure 78. Caltrain runs a 104-train schedule on weekdays and more limited service on

²⁶ Visit <https://www.vta.org/go/routes> for complete route and schedule information.

weekends and holidays. Services include Baby Bullet, Limited Express, and Local Service. Caltrain riders also can access two free or low-cost shuttle services at the Mountain View station, including the Mountain View Community Shuttle and MVgo.

In partnership with the City, Google, and VTA, Mountain View Transportation Management Association provides a free Mountain View Community Shuttle service throughout the City, making a total of 50 stops. The shuttles run seven days a week: every 30 minutes from 7AM to 7PM on weekdays and every hour from 10AM to 6PM on weekends and holidays.

MVgo's shuttle service, also provided by Mountain View Transportation Management Association, runs from Monday through Friday, excluding observed holidays. MVgo has four routes²⁷ that provide access throughout Mountain View. Through a partnership with Waze Carpool, MVgo also offers a \$5 subsidy on all carpool trips for people commuting to or from Mountain View.

²⁷ Visit <https://mvgo.org/shuttles/> for complete route and schedule information.

Figure 77: VTA System Map



Source: <https://vta.org/>, October 11, 2021.

Figure 78: Caltrain System Map



Source: <https://www.caltrain.com/>

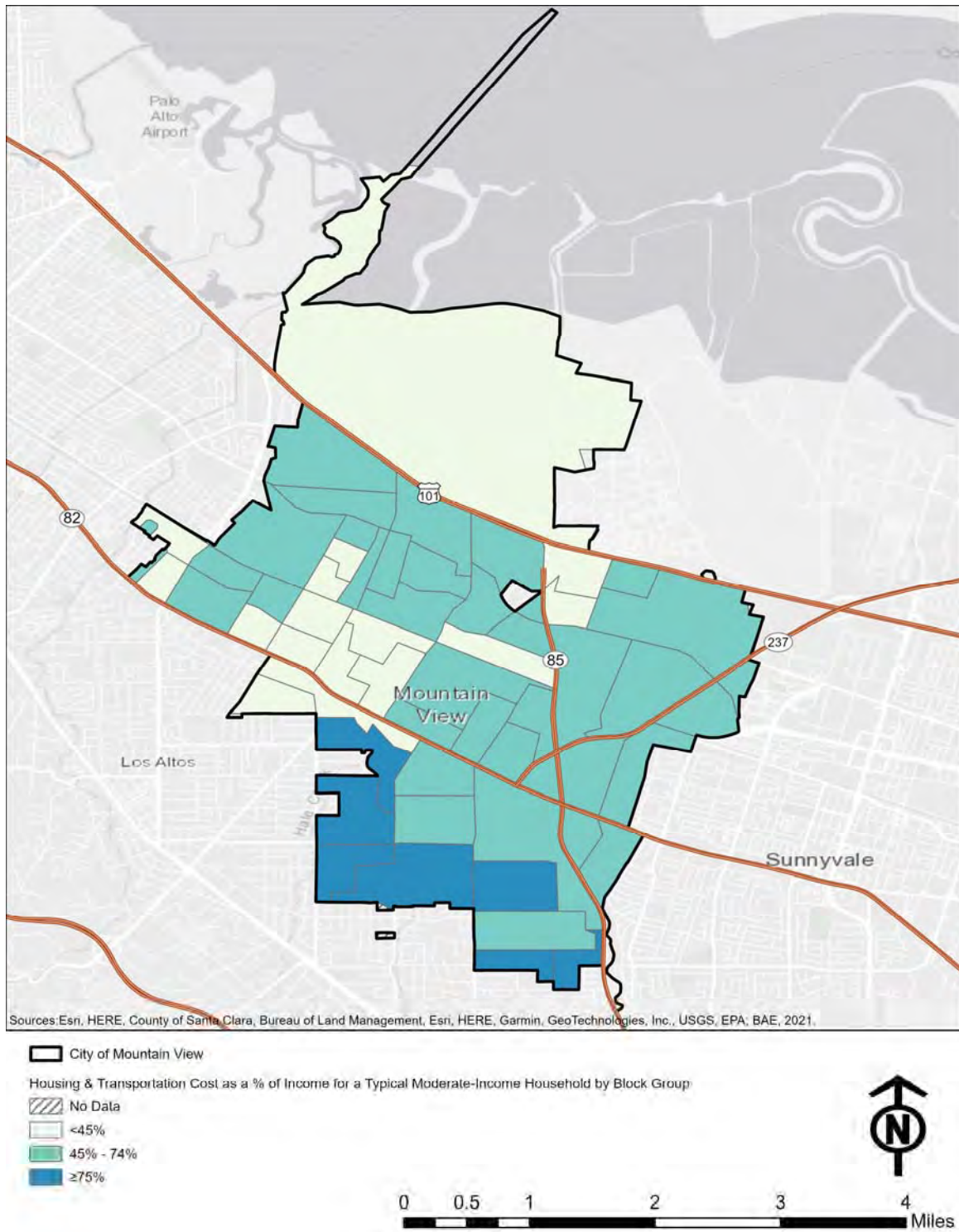
The Center for Neighborhood Technology (CNT)²⁸ has developed a metric, the H+T (Housing and Transportation) Index that takes into account housing and transportation costs for a typical household. By their metric, in order to remain affordable housing costs plus transportation costs should equal 45% or less of total household income. They estimate this burden at the Census block group level, so disparities in this total estimated cost can be seen at a local or a regional level.

Based on these estimates, the Census Block Groups in Mountain View range from 29 to 68% on the index, with many exceeding the 45% threshold for moderate-income households at 80% of AMI, as shown in Figure 79. This means that a household at this income level would, on average, be cost-burdened when considering combined housing and transportation costs. According to the H+T Fact Sheet by CNT, Mountain View has an average H+T cost of 44 percent, which is just below the threshold. Most of the cost-burdened Block Groups are located towards the south of the City, which are mainly comprised of single-family homes occupied by higher-income households.

There are very few areas in the region where a moderate-income household would have housing and transportation costs equal to or less than 45% of total household income. However, some relatively affordable areas exist to the south in San Jose and to the north in Redwood City. Regionwide, the areas with the highest housing and transportation cost burdens can be found in rural areas west of Mountain View (see Figure 80). These areas are generally considered higher-income.

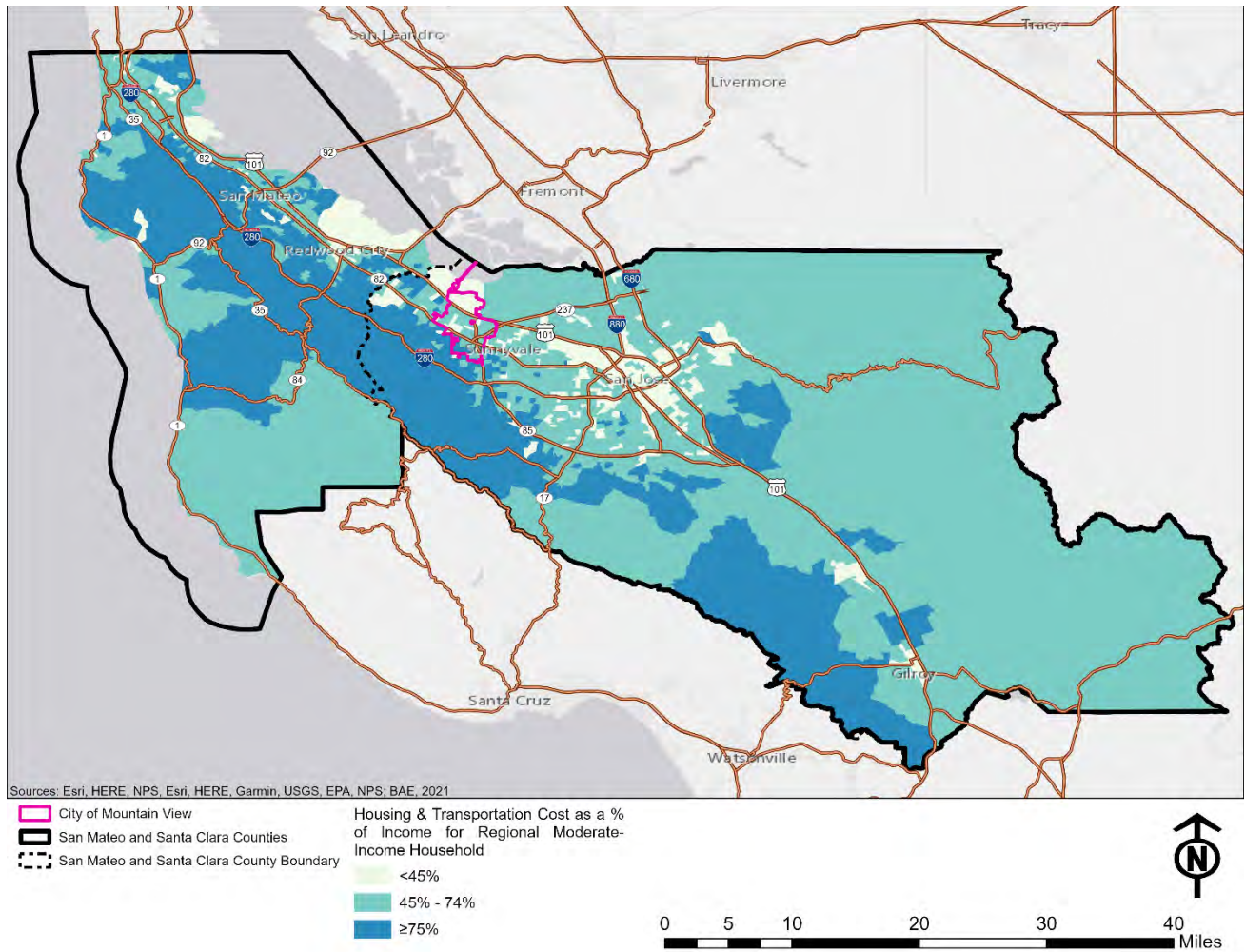
²⁸ <https://htaindex.cnt.org/>. For more on the methodology, see https://htaindex.cnt.org/about/HTMethods_2016.pdf.

Figure 79: % of Income to Housing + Transportation for a Typical Moderate-Income Household in Mountain View



Source: Housing + Transportation Index, Center for Neighborhood Technology.

Figure 80: % of Income to Housing + Transportation for a Typical Moderate-Income Household in San Mateo and Santa Clara Counties



Source: Housing + Transportation Index, Center for Neighborhood Technology.

Access to a Clean Environment

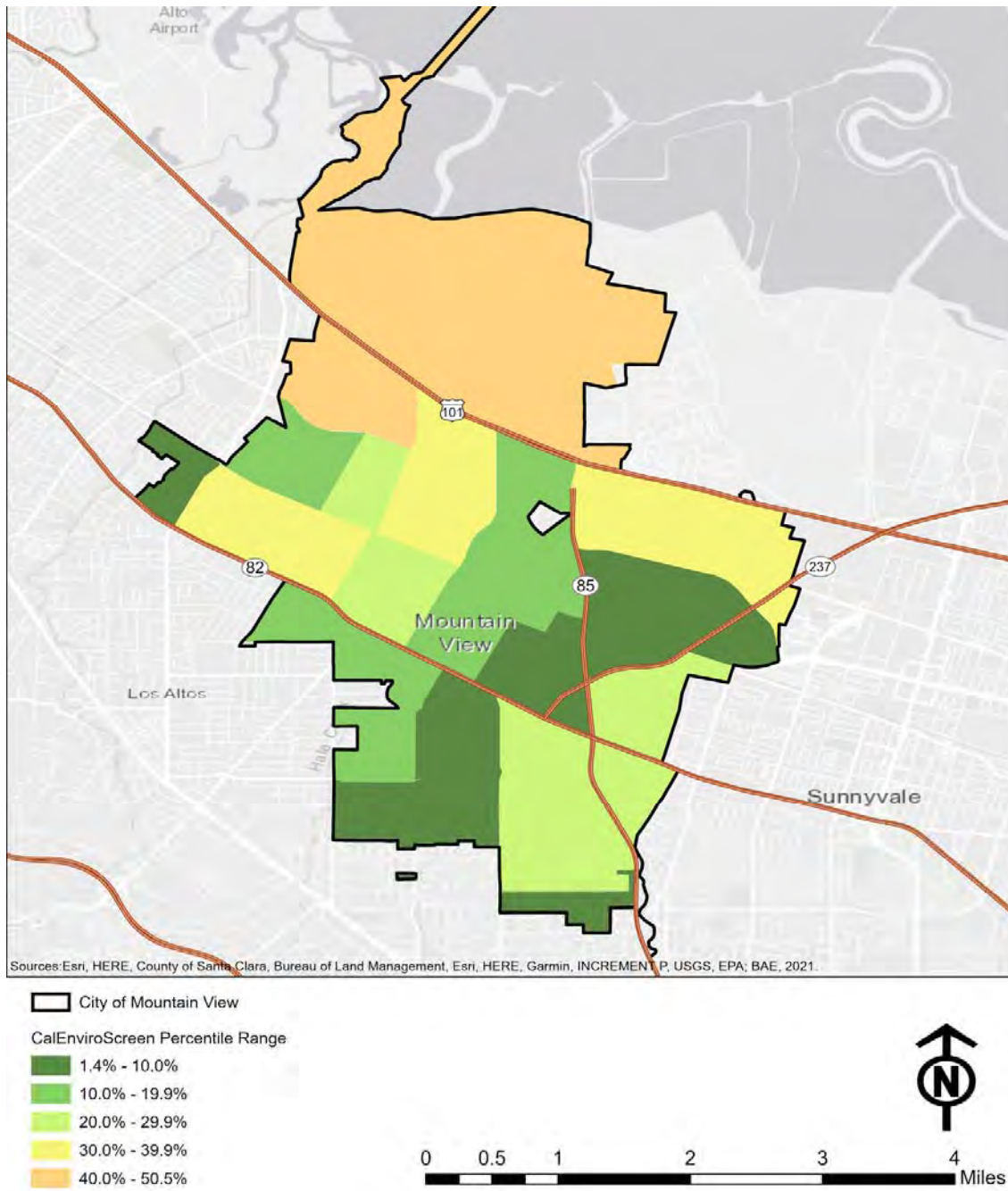
CalEnviroScreen provides a methodology to assist in identifying whether a local community is disproportionately burdened by pollution. For every Census Tract in the state, CalEnviroScreen produces a score using environmental, health, and socioeconomic information derived from government sources, with higher scores associated with a higher pollution burden. The original layer was developed by California's Office of Environmental Health Hazard Assessment on behalf of the California Environmental Protection Agency and released in early 2017.²⁹ The analysis here uses the draft CalEnviroScreen version 4.0, released in the first half of 2021. As shown in Figure 81 below, the highest score (indicating the percentile of the CalEnviroScreen score, or the worst environmental conditions) is found in the northernmost tract in the City north of Highway 101.

²⁹ For more information, see <https://oehha.ca.gov/calenviroscreen>.

Regionally, the highest scores also tend to be concentrated in neighborhoods near Highway 101. However, there are several Tracts in the region with scores in the highest/worst quartile, indicating that these areas are disproportionately burdened with pollution. These highest-scoring Tracts can be found in cities throughout the region, namely Gilroy, San Jose, East Palo Alto, Redwood City, San Bruno, and South San Francisco (see Figure 82).

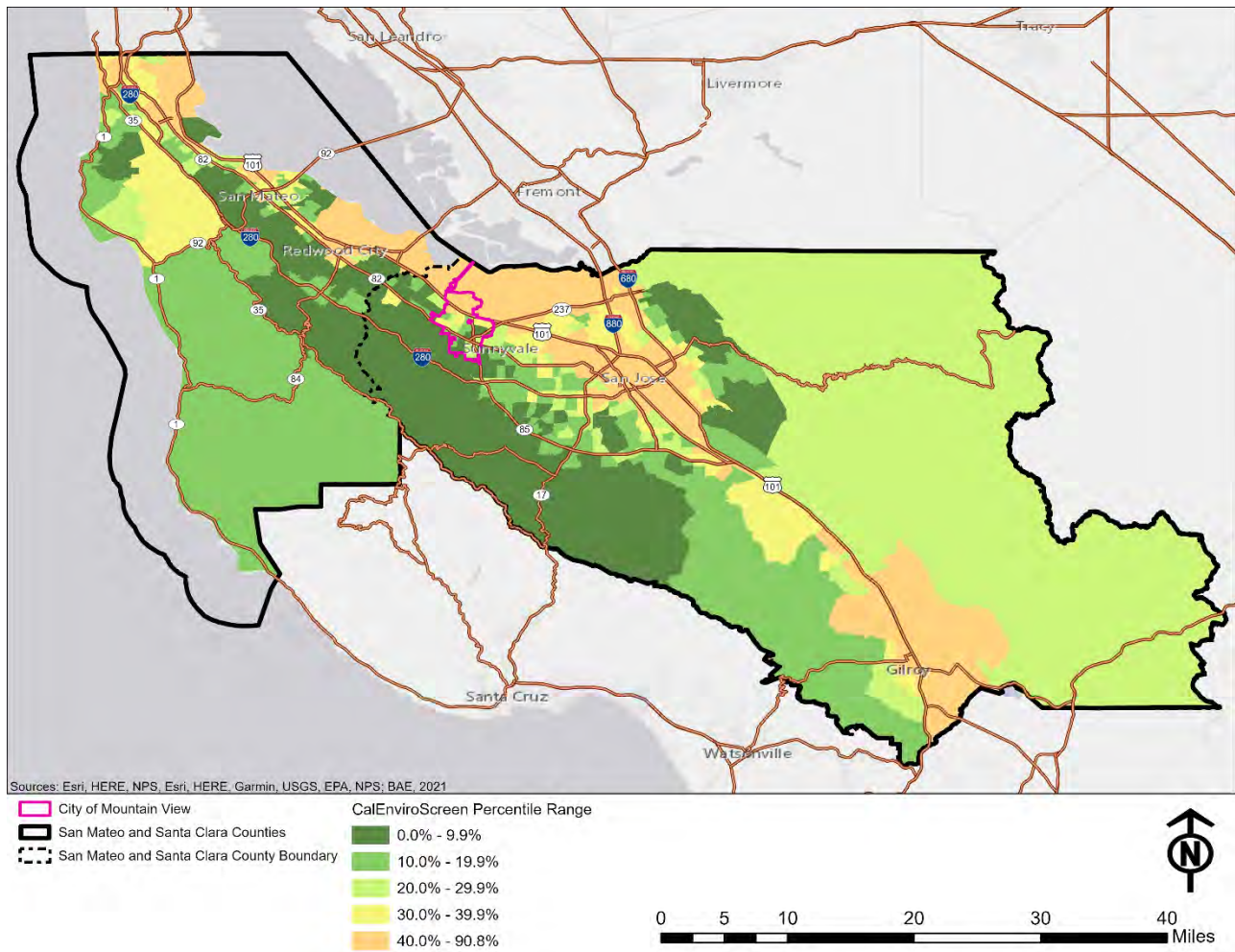
Overall, these data suggest that Mountain View is similar to neighboring communities along the Highway 101 corridor with respect to providing access to a clean environment. More specifically, areas between Highway 101 and the Bay tend to have lower CalEnviroScreen scores while these scores generally improve on the opposite side of Highway 101, increasing in conjunction with distance with the Highway.

Figure 81: Areas of High Pollution in Mountain View



Source: DRAFT CalEnviroScreen Version 4.0.

Figure 82: Areas of High Pollution in San Mateo and Santa Clara Counties



Source: DRAFT CalEnviroScreen Version 4.0.

Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes in Mountain View, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

Minority Homeownership Rates

According to the available data from the 2015-2019 ACS, the Mountain View homeownership rate is 42 percent, compared to 58% in the two-county region. The lower homeownership rate in Mountain View is reflected across all racial and ethnic groups. Table 28 shows that there are significant racial disparities in homeownership rates in both Mountain View and the larger two-county region. In Mountain View, the homeownership rate is highest for non-Hispanic Whites, at 47 percent, and lowest for householders of some other race alone, at 15 percent. Black and Hispanic/Latino homeownership rates in Mountain View are less than half the rate of non-Hispanic Asians and Whites. In the two-county region, the Black homeownership rate is 52% of the non-Hispanic White

rate, while the Hispanic/Latino homeownership rate is 60% of the non-Hispanic White rate. These trends likely reflect a combination of market and economic factors and historic discrimination in the housing market in Mountain View and the broader region.

Table 28: Distribution of Homeowners by Race/Ethnicity, Mountain View and San Mateo and Santa Clara Counties

City of Mountain View				
Householder by Race	Household Tenure		Total Households	Ownership Rate
	Owner	Renter		
White Alone	8,852	11,310	20,162	43.9%
<i>Non-Hispanic White Alone</i>	8,223	9,340	17,563	46.8%
Black or African American Alone	104	454	558	18.6%
Asian Alone	4,539	5,934	10,473	43.3%
Some other race alone (a)	258	1,460	1,718	15.0%
Two or more races	303	542	845	35.9%
Total, All Races	14,056	19,700	33,756	41.6%
Hispanic or Latino	914	3,535	4,449	20.5%

San Mateo and Santa Clara Counties				
Householder by Race	Household Tenure		Total Households	Ownership Rate
	Owner	Renter		
White Alone	292,001	185,848	477,849	61.1%
<i>Non-Hispanic White Alone</i>	252,655	136,015	388,670	65.0%
Black or African American Alone	7,747	15,123	22,870	33.9%
Asian Alone	181,128	116,583	297,711	60.8%
Some other race alone (a)	25,300	50,676	75,976	33.3%
Two or more races	13,472	15,880	29,352	45.9%
Total, All Races	519,648	384,110	903,758	57.5%
Hispanic or Latino	65,796	101,870	167,666	39.2%

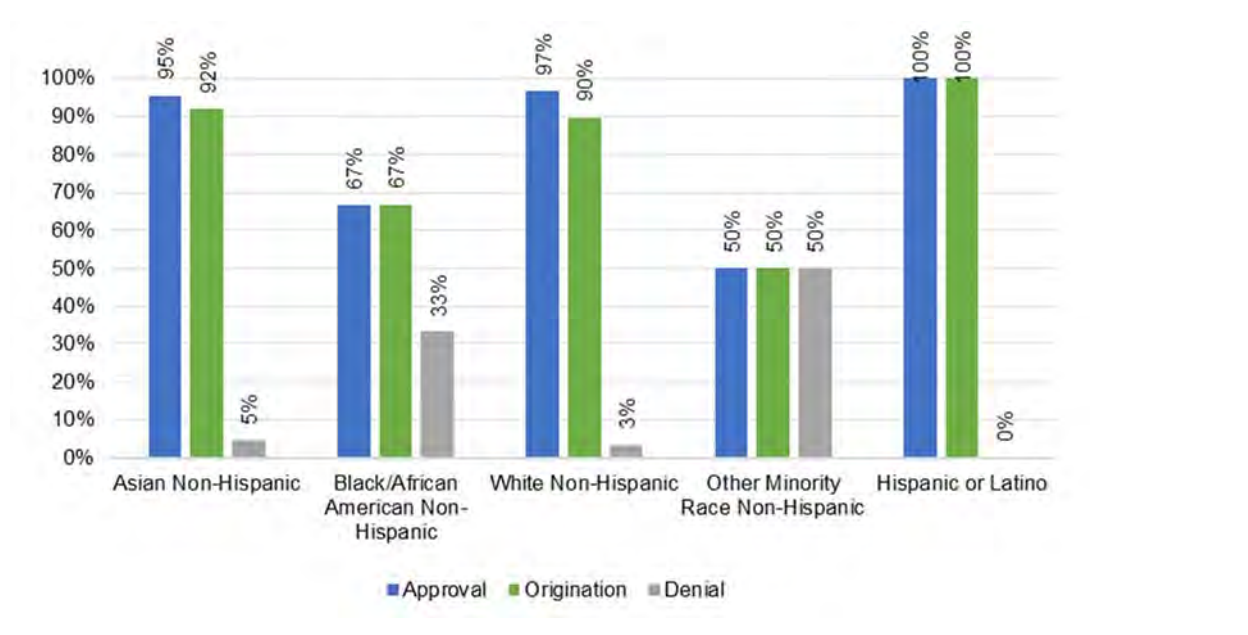
(a) Includes American Indian and Alaska Native Alone, Native Hawaiian and Other Pacific Islander Alone, and Some Other Race Alone. Categories with less than 100 households in Mountain View were combined with Some Other Race Alone.

Sources: U.S. Census Bureau, American Community Survey, 2015-2019 5-year sample data, B25003A-I, BAE, 2022.

Mortgage Loan Approvals by Race/Ethnicity and Income

The inability to obtain a mortgage can be a barrier to home ownership; historically, minorities have tended to have more difficulty obtaining loans, creating a significant barrier to homeownership. An analysis of Home Mortgage Disclosure Act (HMDA) data for home purchase loan applications in Mountain View in 2020 indicates that loan application and approval rates vary widely by race and ethnicity. As shown in Figure 83, approval rates in 2020 were lowest for Non-Hispanic Blacks and other Non-Hispanic minorities, at 67% and 50 percent, respectively. Notably, both of these groups recorded less than five valid loan applications in 2020, meaning these data are not statistically reliable due to the small sample size. Similarly, while the Hispanic approval and origination rates appear high, at 100 percent, they are based on a total of only seven valid home purchase loan applications in 2020. Nevertheless, these low application rates may be indicative of racial disparities in access to homeownership opportunities in Mountain View.

Figure 83: Disposition of Home Loans by Race/Ethnicity in Mountain View, 2020



Notes:
 Hispanic applicants include all persons claiming Hispanic origin regardless of race. Analysis includes only home purchase loans and excludes those originated by lenders not subject to HMDA. Excludes applications that were withdrawn and files that were closed due to incompleteness. Includes conventional, FHA, FSA/RHS, and VA home loans on 1-4 family single family dwellings by race and ethnicity of applicant. Applications with missing ethnicity data are excluded.

Sources: FFIEC, Home Mortgage Disclosure Act data; BAE, 2022.

Prevalence of Housing Problems

Table 29 and Table 30 report the relative prevalence of housing problems among households with incomes equal to, or less than, the area median by race and ethnicity. Households of a given racial or ethnic heritage are considered to have a disproportionately greater need for housing assistance if they experience housing problems at a significantly greater rate (ten percentage points or more) than do households within the same income level as a whole, regardless of race or ethnicity. For example, 76.7% of all extremely low-income households (i.e., household incomes less than 30% of AMI) in Mountain View experienced at least one of the four housing problems between 2014 and 2018 (see Table 29). Extremely low-income Hispanic households experienced housing problems at a significantly greater rate, at 87.9 percent. The results are similar for severe housing problems, with only Hispanic households experiencing severe housing problems at rates that, at one or more income levels, exceed the citywide average by at least ten percentage points (see Table 30).

Table 29: Housing Problems Rate by Race/Ethnicity, Mountain View

Race/Ethnicity	Percent of AMI				Total (b)
	0-30%	31-50%	51-80%	81-100%	≤ 100% AMI
White	76.0%	73.1%	65.9%	56.2%	69.1%
Black/African American	65.0%	90.0%	0.0%	28.6%	58.7%
Asian	70.0%	85.6%	73.5%	59.2%	72.0%
American Indian	n.a.	n.a.	n.a.	n.a.	n.a.
Pacific Islander	0.0%	n.a.	n.a.	n.a.	0.0%
Hispanic	87.9%	89.7%	78.8%	59.4%	82.7%
Subtotal, Housing Problems	76.7%	81.3%	72.4%	55.6%	72.9%
<i>Average Rate +10%</i>	86.7%	91.3%	82.4%	65.6%	82.9%

Notes:

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than one person per room; cost burden greater than 30% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2022.

Table 30: Severe Housing Problems Rate by Race/Ethnicity, Mountain View

Race/Ethnicity	Percent of AMI				Total
	0-30%	30-50%	50-80%	80-100%	≤ 100% AMI
White	57.4%	46.2%	27.3%	15.1%	40.0%
Black/African American	65.0%	4.0%	0.0%	0.0%	21.9%
Asian	61.4%	56.8%	45.1%	18.4%	49.0%
American Indian	n.a.	n.a.	n.a.	n.a.	n.a.
Pacific Islander	0.0%	n.a.	n.a.	n.a.	0.0%
Hispanic	78.3%	69.0%	43.8%	18.8%	59.6%
Subtotal, Severe Housing Problems	63.3%	53.7%	37.1%	15.1%	46.5%
<i>Average Rate +10%</i>	73.3%	63.7%	47.1%	25.1%	56.5%

Notes:

Housing problems include lack of complete kitchen; lack of complete plumbing facility; more than 1.5 persons per room; cost burden greater than 50% of income. Includes all households within incomes at or below 100% of area median income. Figures may not sum to total due to rounding. Cells highlighted in red indicate sub-groups for which the rate of housing problems exceed the average rate of a given income group by ten percentage points or more.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2022.

Housing Cost Burden

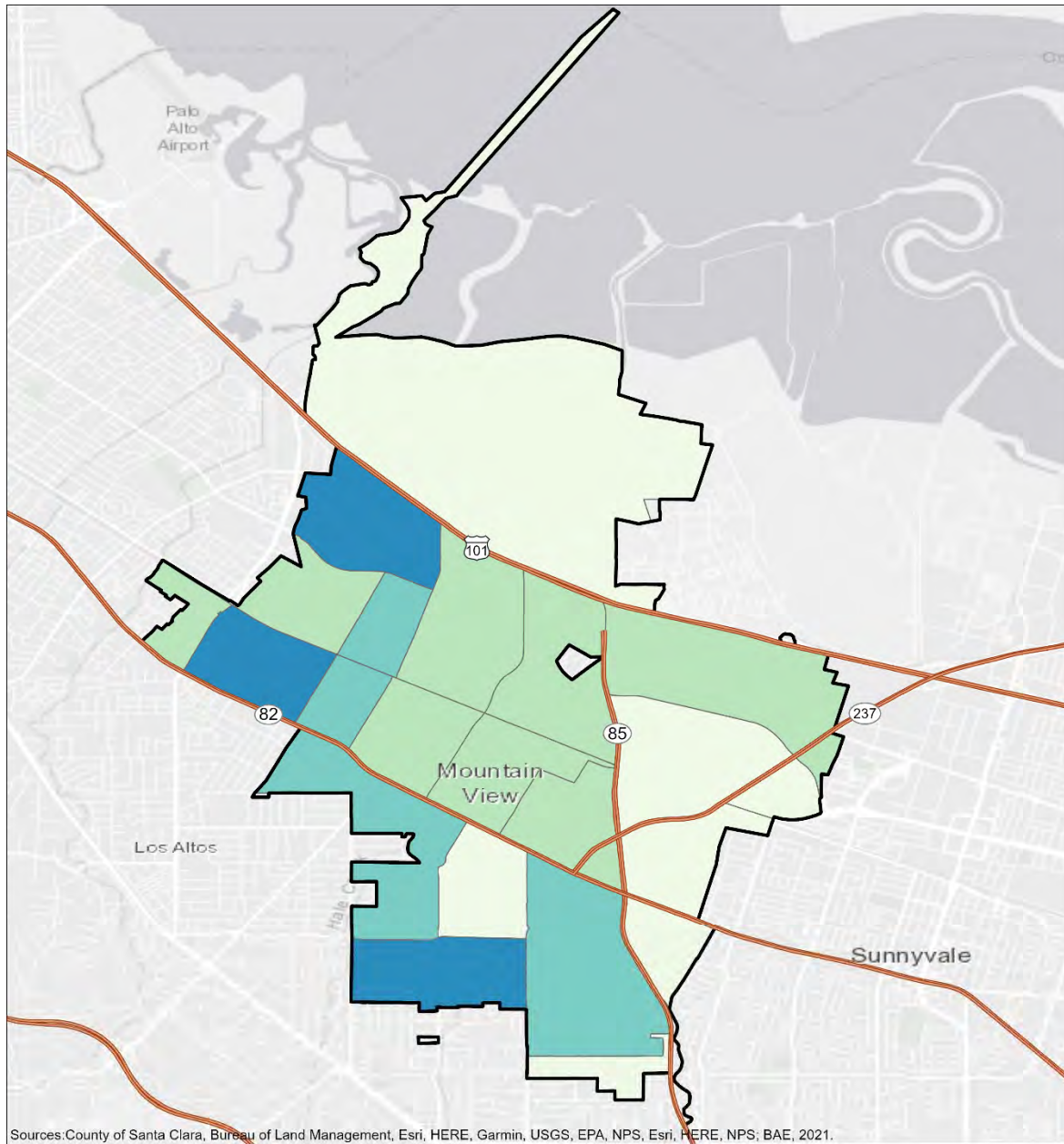
As described in the housing needs assessment, overpayment for housing is defined as a household paying more than 30% of its gross income on housing-related expenses, such as rent, utilities, or mortgage payments. By this measure, 33% of all households in Mountain View were cost-burdened during the 2015-2019 ACS survey period. This proportion is similar to that for Santa Clara County overall.

Figure 84 shows the geographic distribution of overpayment for renters in Mountain View and Figure 85 shows the geographic distribution of overpayment for homeowners. Overall, 37% of renters

during the 2015-2019 ACS survey period paid 30% or more of their incomes on housing. By Census Tract, the proportion of renters who were overpaying ranged from zero percent to 55 percent. For the region, the proportion by Census Tract ranged from zero percent to 80 percent, as shown in Figure 86 below. The areas in Mountain View with the highest concentrations of overpaying renters are located in the western and southern portions of the city. These areas vary significantly with respect to the racial and ethnic composition of the population as well as household income levels, as indicated in the maps above in this section.

Unlike the geographic pattern for renters, most of the Census Tracts with higher proportions of overpaying homeowners are located in neighborhoods east of State Highway-85, such as North Whisman and Whisman Station. However, the Tract with the highest share of overpaying homeowners can be found in the western portion of the City in the San Antonio area near Rengstorff Park (Census Tract 5094.03). This tract showed 71% of owner households paying 30% or more of their incomes on housing costs during the 2015-2019 ACS survey period, which was the highest proportion regionally (see Figure 87). As demonstrated above in Figure 59, most of the population living in this tract is considered low- or moderate-income, which may be a contributing factor. Notably, the housing stock in this Census Tract is almost entirely dominated by rental apartment buildings and complexes, with most of the for-sale inventory consisting of smaller one- and two-bedroom condominium units. Partly due to the characteristics of the housing stock, home sale prices in this area tend to be lower than the citywide average, so it is noteworthy that such a high proportion of homeowners are overpaying for housing in this Census Tract.

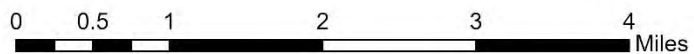
Figure 84: Overpayment by Renters, Mountain View



City of Mountain View

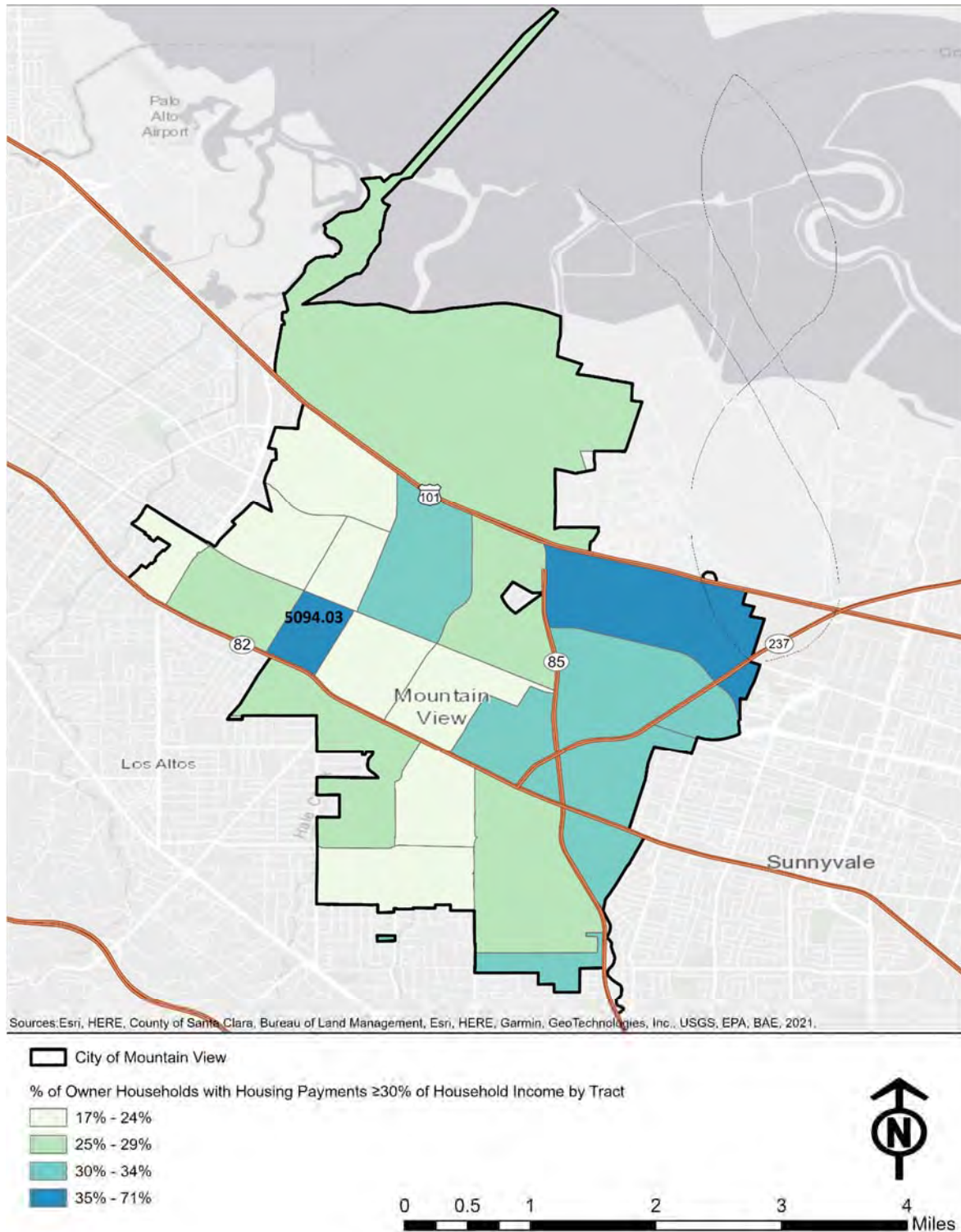
% of Renter Households with Gross Rent \geq 30% of Household Income by Tract

- 0% - 29%
- 30% - 39%
- 40% - 49%
- 50% - 55%



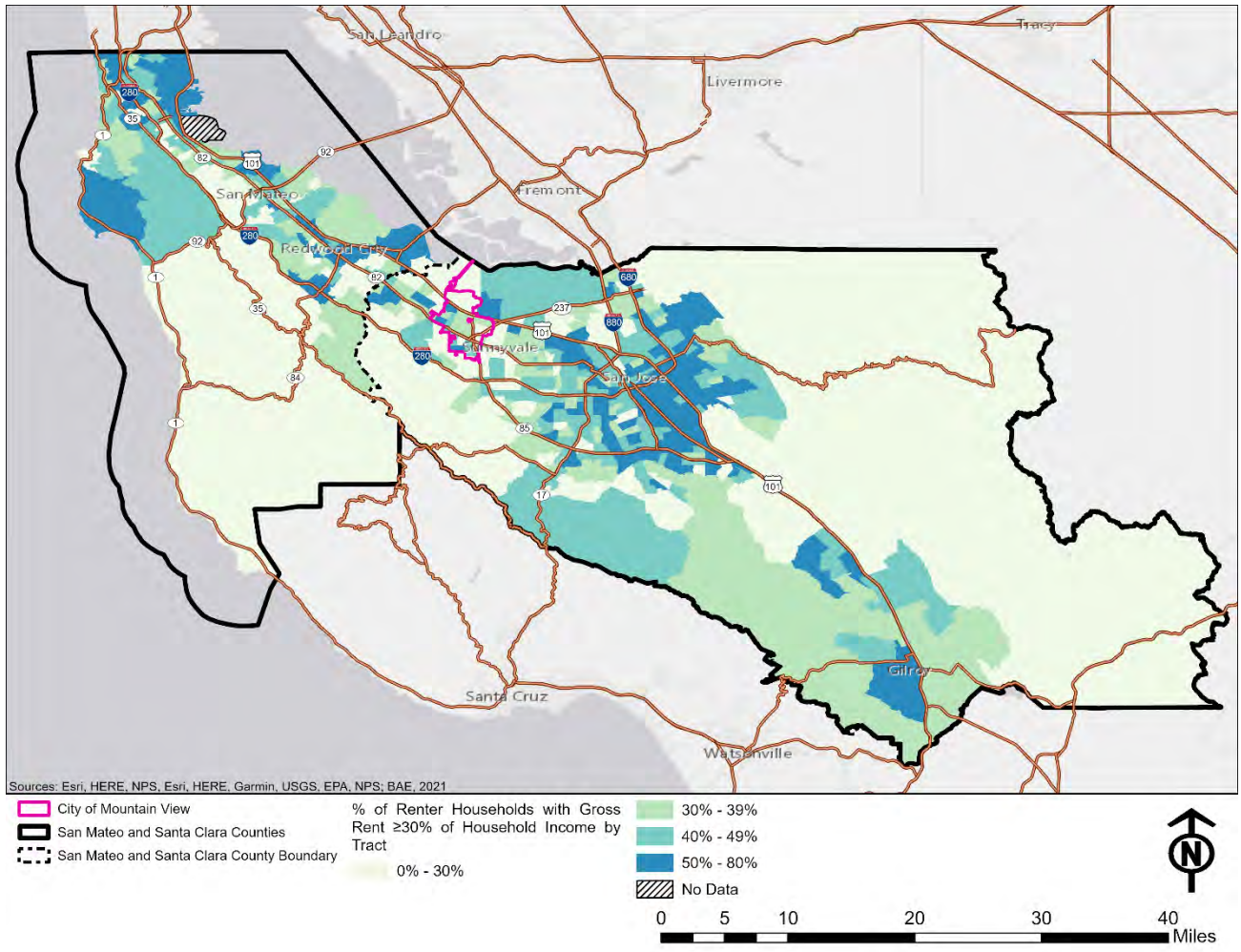
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 85: Overpayment by Homeowners, Mountain View



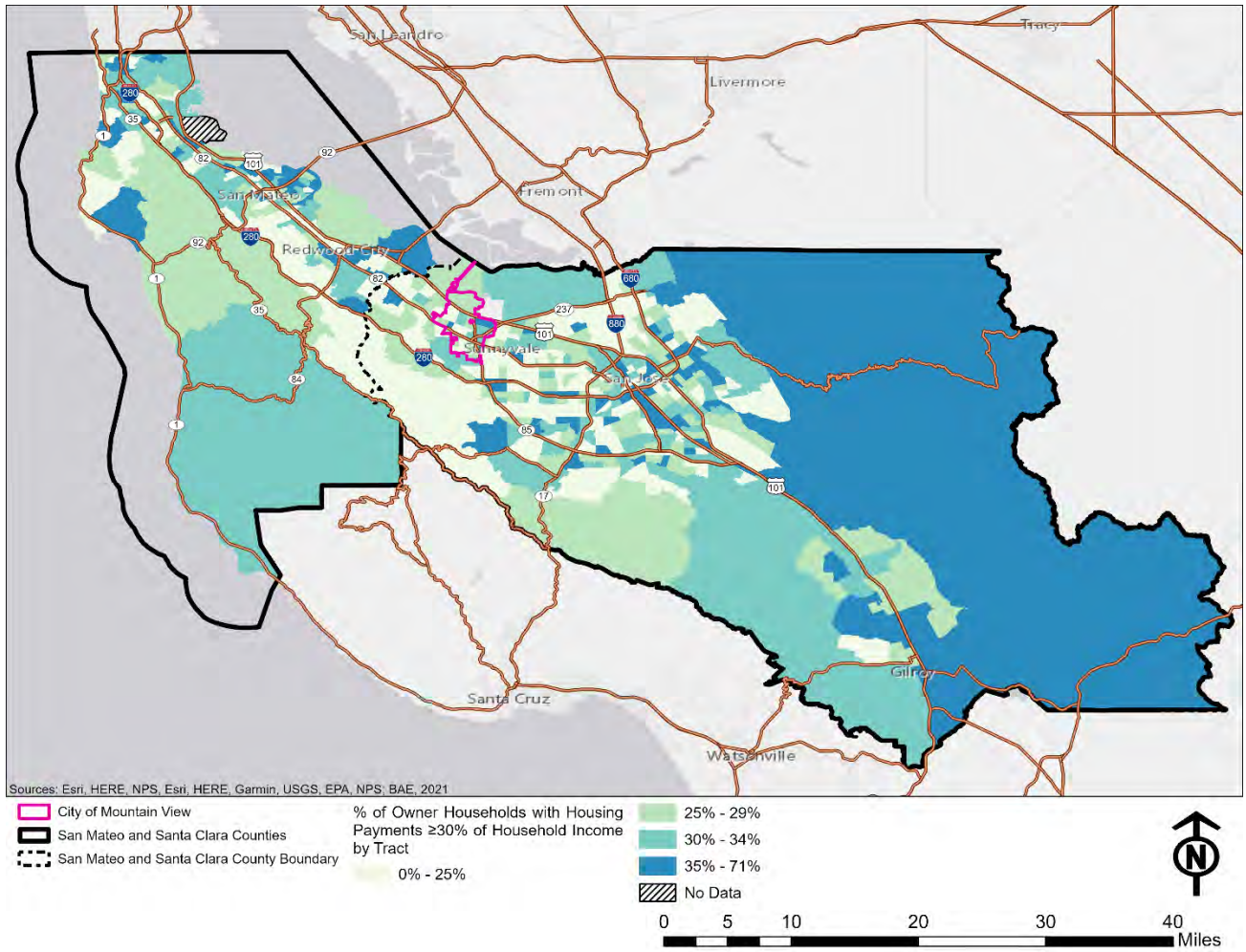
Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 86: Overpayment by Renters, San Mateo and Santa Clara Counties



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 87: Overpayment by Homeowners, San Mateo and Santa Clara Counties



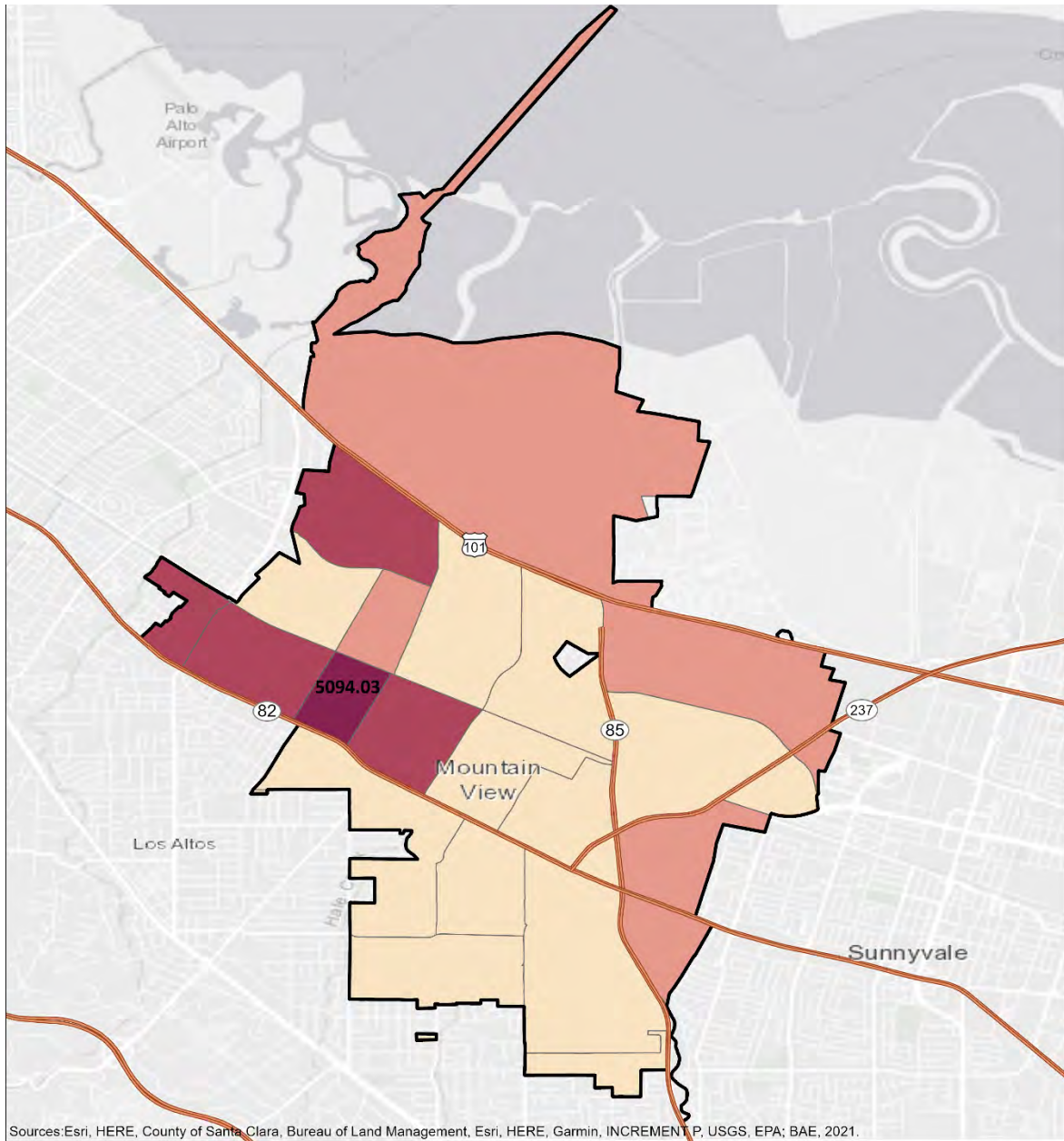
Source: U.S. Census American Community Survey, 2015-2019 data.

Overcrowded Households

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. Citywide, approximately seven% of housing units are considered overcrowded. By Census Tract, the proportion of overcrowded households ranges from one to 21 percent. The Tracts located in the San Antonio area have the highest rates of overcrowding, with the proportion of overcrowded households exceeding ten percent. Census Tract 5094.03 has the highest proportion of overcrowded units, at 21% (see Figure 88). As mentioned above, this Tract also has the highest percentage of the population with incomes below the federal poverty level, suggesting that many households in this area are likely struggling to afford suitable housing.

In the two-county region, the proportion of overcrowded households by Tract ranges from zero to 41 percent. Of the populated Tracts, 38% have a higher proportion of overcrowded households than the statewide average. Most of these Tracts are in urban areas in the region, in both counties (see Figure 89).

Figure 88: Overcrowded Households, Mountain View

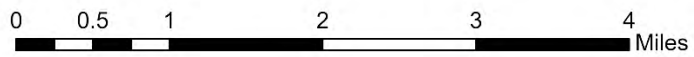


Sources: Esri, HERE, County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA; BAE, 2021.

City of Mountain View

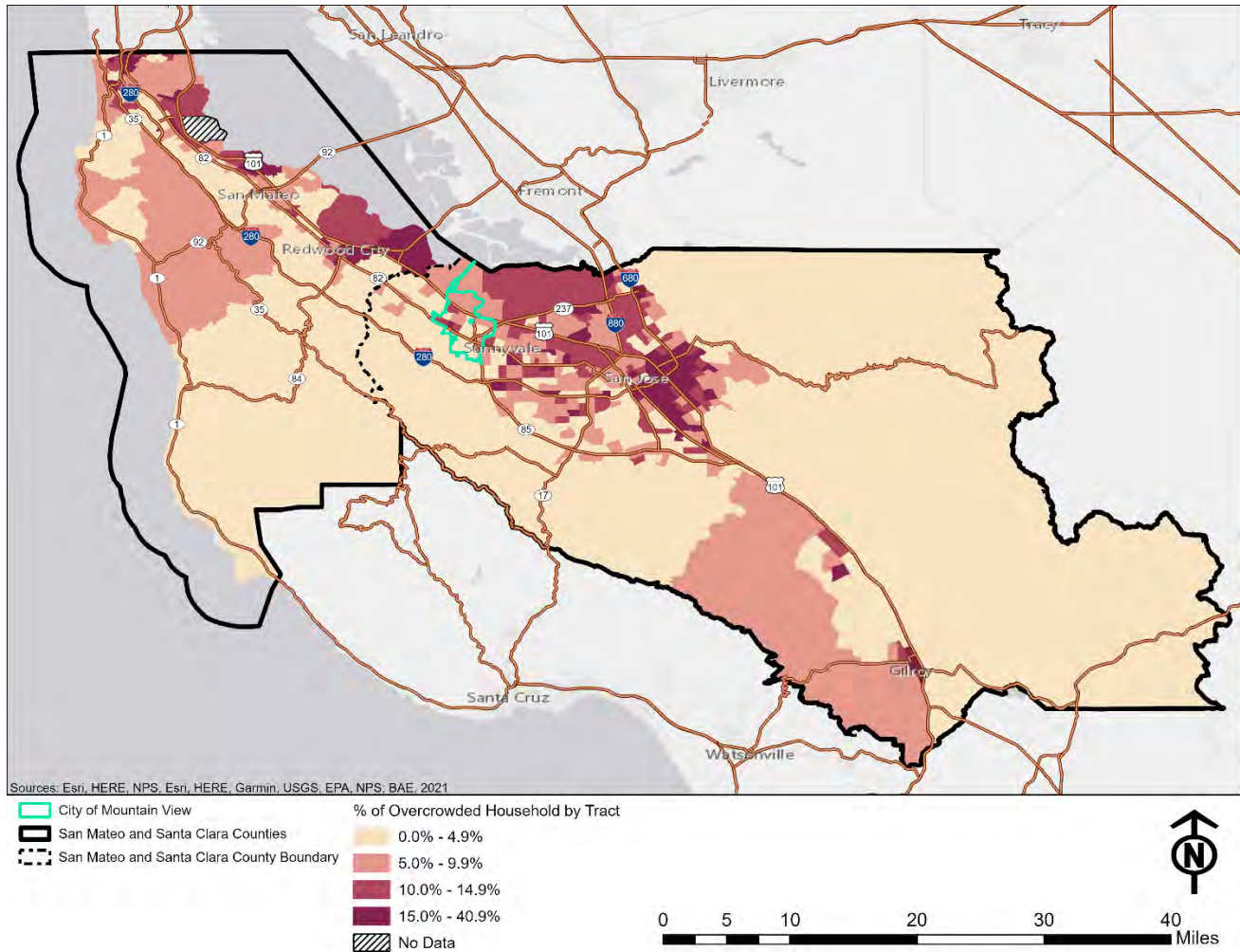
% of Overcrowded Household by Tract

- 0.0% - 4.9%
- 5.0% - 9.9%
- 10.0% - 14.9%
- 15.0% - 20.7%



Source: U.S. Census American Community Survey, 2015-2019 data.

Figure 89: Overcrowded Households, San Mateo and Santa Clara Counties



Source: U.S. Census American Community Survey, 2015-2019 data.

Resident Displacement

Table 31 reports the number of households by income level and tenure by housing cost burden. A household is considered to have a moderate housing cost burden if housing expenses exceed 30% of income, and to have a severe cost burden when housing expenses exceed 50% of income. Particularly for lower-income households, having housing costs that exceed 30% of household income often means that households are unable to afford housing while also meeting other basic needs such as food and healthcare. Between 2014 and 2018, there were an estimated 7,765 renter households who earned less than 100% of HUD-Area Median Family Income (HAMFI) and spend more than 30% of their incomes on housing in Mountain View. These households are more likely than others to experience displacement as a result of increasing housing costs especially if they reside in units not covered by rent stabilization. There were also an estimated 3,945 owner households with incomes at or below 100% of HAMFI and moderate or severe housing costs burden during this period. Owner households are generally less susceptible to housing displacement because owners typically have a fixed mortgage payment, although low-income owner households

may still experience displacement pressure if they lack the resources for upkeep and maintenance of their property or if they experience a reduction in income due to a job loss or other factors.

Table 31: Housing Cost Burdens by Income Bracket and Tenure, City of Mountain View

Household Income Brackets (a)	Renter Households		Owner Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
HH Income <=30% HAMFI (b)	3,040	100.0%	1,325	100.0%	4,365	100.0%
With ≤ 30% Housing Cost Burden	320	10.5%	290	22.0%	610	14.0%
With > 30%, but ≤ 50% Cost Burden	380	12.5%	205	15.5%	585	13.4%
With > 50% Housing Cost Burden	2,020	66.4%	700	53.0%	2,720	62.4%
Not Computed (No or Negative Income)	320	10.5%	125	9.5%	445	10.2%
HH Income >30% to <=50% HAMFI (b)	1,785	100.0%	840	100.0%	2,625	100.0%
With ≤ 30% Housing Cost Burden	250	14.0%	335	39.9%	585	22.3%
With > 30%, but ≤ 50% Cost Burden	545	30.6%	355	42.3%	900	34.4%
With > 50% Housing Cost Burden	985	55.3%	150	17.9%	1,135	43.3%
HH Income >50% to <=80% HAMFI (b)	1,700	100.0%	830	100.0%	2,530	100.0%
With ≤ 30% Housing Cost Burden	335	19.7%	450	54.2%	785	31.0%
With > 30%, but ≤ 50% Cost Burden	995	58.5%	125	15.1%	1,120	44.3%
With > 50% Housing Cost Burden	370	21.8%	255	30.7%	625	24.7%
HH Income >80% to <=100% HAMFI	1,240	100.0%	950	100.0%	2,190	100.0%
With ≤ 30% Housing Cost Burden	445	35.9%	595	62.6%	1,040	47.5%
With > 30%, but ≤ 50% Cost Burden	700	56.5%	240	25.3%	940	42.9%
With > 50% Housing Cost Burden	95	7.7%	115	12.1%	210	9.6%
HH Income >100% HAMFI (b)	11,930	100.0%	10,075	100.0%	22,005	100.0%
With ≤ 30% Housing Cost Burden	10,800	90.5%	8,545	84.9%	19,345	87.9%
With > 30%, but ≤ 50% Cost Burden	1,100	9.2%	1,350	13.4%	2,450	11.1%
With > 50% Housing Cost Burden	35	0.3%	175	1.7%	210	1.0%
Total Households (b)	19,695	100.0%	14,015	100.0%	33,705	100.0%
With ≤ 30% Housing Cost Burden	12,150	61.7%	10,215	72.9%	22,365	66.4%
With > 30%, but ≤ 50% Cost Burden	3,720	18.9%	2,275	16.2%	5,995	17.8%
With > 50% Housing Cost Burden	3,505	17.8%	1,395	10.0%	4,900	14.5%
Not Computed (No or Negative Income)	320	1.6%	125	0.9%	445	1.3%

Notes:

(a) CHAS data reflect HUD-defined household income limits. HAMFI stands for HUD Area Median Family Income.

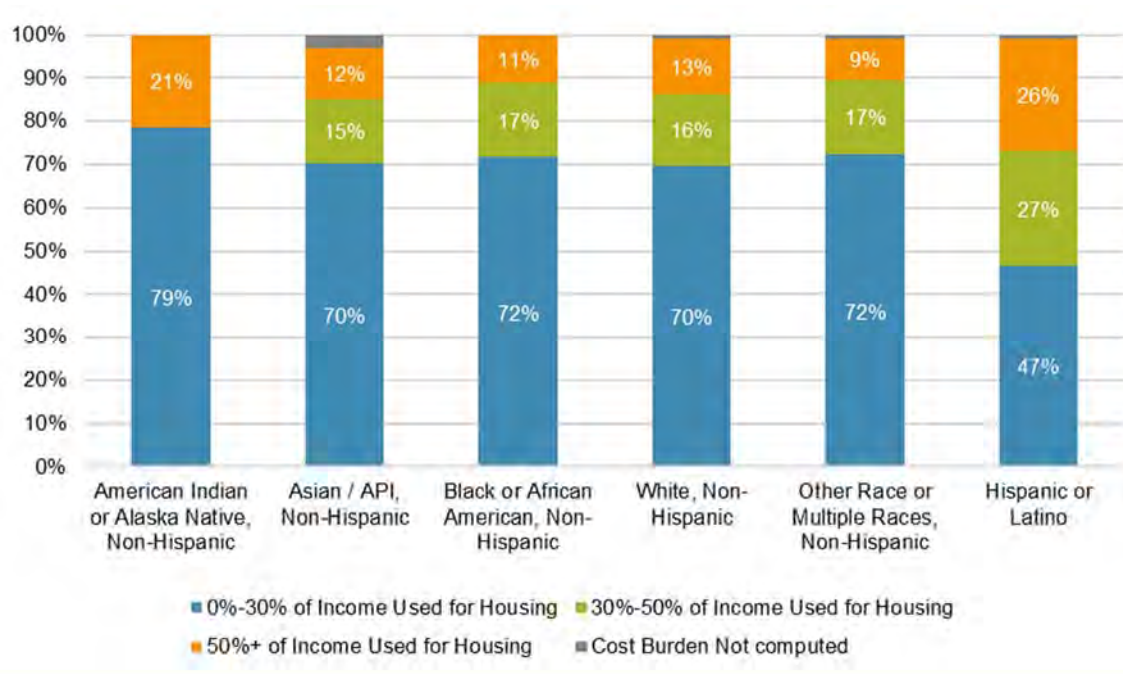
(b) Totals do not equal the sum of individual figures due to independent rounding.

Sources: U.S. Department of Housing and Urban Development, 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2022.

As discussed above, Hispanic households are disproportionately likely to experience one or more housing problems (see Table 29 and Table 30) than the population overall. Hispanic households in Mountain View are also far more likely to be housing cost burdened, with the majority of Hispanic households in the city devoting more than 30% of their income towards housing. As shown in Figure 90 below, 53% of Hispanic households in Mountain View are housing cost burdened, compared to 29% of non-Hispanic White households. This could indicate that Hispanic and Latinx households are

disproportionately impacted by displacement risk compared to other racial and ethnic groups in Mountain View.

Figure 90: Housing Cost Burden by Race/Ethnicity, Mountain View



Sources: U.S. Department of Housing and Urban Development, 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2022.

Fair Housing Issues and Contributing Factors

The table below summarizes known fair housing issues and their contributing factors, as identified through the Assessment of Fair Housing provided above. This section was also informed by the City of Mountain View's federal Assessment of Fair Housing document, which was in preparation concurrent with the preparation of the City's sixth cycle Housing Element Update. In addition, many of the issues cited below are consistent with input that was provided during the public engagement process for the Housing Element Update, which highlighted the high cost of housing, risk of displacement, disproportionate impacts on non-White and special-needs households, and shortage of housing for some special-needs groups as key concerns affecting Mountain View residents.

To advance the objective to affirmatively further fair housing in Mountain View, Goal 2 of the Housing Plan portion of Mountain View's sixth cycle Housing Element Update is "An inclusive and equitable community where housing assistance is available and accessible." The fair housing issues and related contributing factors listed above are key priorities for achieving this goal. Most of the programs in the Housing Plan consist of actions that will serve to address these issues and contributing factors. Relevant programs include:

- Program 1.1: Zoning Ordinance Update (Fair Housing Issues 1, 3, and 4)
- Program 1.2: Community Sites for Housing (Fair Housing Issues 1 and 3)
- Program 1.3: Conservation of Units (Fair Housing Issues 1, 2, and 3)
- Program 1.4: Accessory Dwelling Units and Junior Accessory Dwelling Units (Fair Housing Issues 1 and 3)
- Program 1.5: Density Bonus (Fair Housing Issues 1 and 3)
- Program 1.6: No Net Loss (Fair Housing Issues 1 and 3)
- Program 1.10: Park Land Dedication Ordinance (Fair Housing Issues 1 and 3)
- Program 1.11: BMR Program Review (Fair Housing Issues 1 and 3)
- Program 2.1: Subsidize and support affordable housing programs to meet an array of housing needs, with particular emphasis on underserved populations (Fair Housing Issues 1, 3, and 4)
- Program 2.2: Inclusive and equitable affordable housing application process (Fair Housing Issue 3)
- Program 2.3: Mediation and Fair Housing Programs (Fair Housing Issues 2 and 3)
- Program 2.4: Reasonable Accommodation (Fair Housing Issues 3 and 4)
- Program 2.5: Affirmatively Further Fair Housing (Fair Housing Issues 1, 2, 3, and 4)
- Program 3.1: Homelessness Prevention and Services for the Unhoused (Fair Housing Issues 2 and 4)
- Program 3.2: Displacement Prevent and Mitigation (Fair Housing Issues 1, 2, and 3)
- Program 4.1: Development Streamlining and Processing Revisions (Fair Housing Issues 1 and 3)
- Program 4.2: Federal and State Policy Initiatives (Fair Housing Issues 1 and 3)
- Program 4.3: Financial Support for Subsidized Housing (Fair Housing Issues 1, 3, and 4)
- Program 4.4: Partnerships to Support Affordable Housing (Fair Housing Issues 1 and 3)
- Program 4.5: Partnerships with Subsidized Housing Developers (Fair Housing Issues 1 and 3)
- Program 4.7: Neighborhood Engagement (Fair Housing Issues 1 and 3)

Fair Housing Issue	Contributing Factor
<p>1. The high cost of housing in Mountain View contributes to disparities in access to opportunity.</p>	<p>Mountain View generally has low levels of segregation within City limits and offers high access to opportunity citywide, including in areas with large non-White and/or lower-income populations. However, the City's high housing costs makes it more difficult for lower-income and moderate-income households to find housing in Mountain View, which is a primary factor that has led Mountain View to be less racially and ethnically diverse than the region. Because Mountain View provides high access to opportunity but lower levels of diversity than the region overall, barriers to securing housing in Mountain View also create disparities in access to opportunity. The City of Mountain View undertakes numerous actions to facilitate the production and preservation of affordable housing, which help to mitigate these disparities.</p>
<p>2. Many lower-income Mountain View residents have been impacted by displacement, while others currently face displacement risk.</p>	<p>Many lower-income residents in Mountain View experience high housing cost burdens, putting them at risk of displacement. In addition, prior to the implementation of SB 330, many Mountain View residents have been displaced due to the demolition of rent-stabilized units and redevelopment of these sites as higher-cost rental and townhome developments. Mountain View's Community Stabilization and Fair Rent Act, Mobilehome Rent Stabilization Ordinance, and Tenant Relocation Ordinance help to prevent or mitigate the impact of displacement of existing residents. SB 330 and other changes to State law have largely prevented ongoing demolition of rent-stabilized units and other lower-cost rental units in Mountain View.</p>
<p>3. Mountain View's high-cost housing market disproportionately impacts non-White and special needs households, who tend to have lower incomes and therefore a disproportionate need for affordable housing.</p>	<p>Many special needs populations and households, such as persons with disabilities, seniors on fixed incomes, and single parent households, tend to have low incomes and are therefore disproportionately impacted by the high cost of housing in Mountain View. As a result, special needs populations and non-White residents are impacted by Mountain View's high housing costs to a greater degree than other households. The City of Mountain View undertakes a range of actions to facilitate the production and preservation of affordable and special needs housing, and the Housing Element includes several policies to advance these goals.</p>
<p>4. Some special-needs groups face a mismatch between the supply of housing in Mountain View and the type of housing needed to address their specific needs.</p>	<p>Mountain View has a shortage of affordable housing options for some households and individuals with special housing needs, including lower-income large family households, individuals with disabilities, individuals and families experiencing homelessness, and those in need of supportive services. Market-rate units do not typically address these special needs, while significant funding gaps lead to a shortage of affordable units to address these needs. These challenges are not unique to Mountain View, and Mountain View has engaged in actions to address these gaps, such as participating in two State Homekey applications.</p>



APPENDIX

C

Projected Housing Needs

APPENDIX C: PROJECTED HOUSING NEEDS

Regional Housing Needs Allocation (RHNA)

A key component of any Housing Element Update is identifying adequate sites to address the jurisdiction’s Regional Housing Needs Allocation (RHNA). The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit target numbers to regional councils of government (COGs). State law (California Government Code Section 65584) provides for COGs to then prepare and adopt plans that assign a “fair share” of the region’s housing construction need to each city and county. The Association of Bay Area Governments (ABAG) is the COG that determines fair-share portions of state allocations for the City of Mountain View.

The City’s RHNA requirements for the 2023-2031 Housing Element projection period are summarized in Table 32. For the 2023-2031 Housing Element planning period, the City of Mountain View is required to plan to accommodate the development of at least 11,135 housing units. This includes 2,773 units for very low-income households, 1,597 units for low-income households, 1,885 units for moderate-income households, and 4,880 units for above moderate-income households.

Table 32: Regional Housing Needs Allocation

Income Group	Number of Units	Percent of Total
Very Low	2,773	25%
Low	1,597	14%
Moderate	1,885	17%
Above Moderate	4,880	44%
TOTAL	11,135	100%

Source: ABAG, 2021.

Housing Needs for Extremely Low-Income Households

Although the RHNA does not include allocations for extremely low-income households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely low-income households and plan to accommodate this need. Extremely low-income households are those with income less than 30% of area median income. In Santa Clara County, 30% of the AMI is the equivalent to an annual income of \$49,700 for a family of four. Households with extremely low incomes have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as supplemental security insurance (SSI) or disability insurance, are considered extremely low-income households. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare

professionals – can also fall into lower AMI categories due to relatively stagnant wages in these industries.

HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making zero to 50% AMI) to calculate their projected need to house extremely low-income households. HCD provides three methodologies for estimating this need: 1) allocate the% of very low-income need to extremely low-income households based on the ABAG region's proportion; 2) allocate the% of very low-income need to extremely low -income households based on the current proportion for Mountain View; 3) assume that 50% of Mountain View's very low-income RHNA is for extremely low-income households. To estimate the projected housing need for extremely low-income households, 50% of Mountain View's 2,773 very low-income RHNA units are assumed to serve extremely low-income households. Based on this methodology, the City has a projected need of 1,387 units for extremely low-income households over the 2023-2031 Housing Element planning period.



APPENDIX

D

Housing Constraints

APPENDIX D: HOUSING CONSTRAINTS

Sections 65583(a)(5) and 65583(a)(6) of the California Government Code state that the purpose of a Housing Element is to identify governmental and non-governmental factors (constraints) that inhibit the development, maintenance, or improvement of housing. The Housing Element must analyze “potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified for persons with disabilities, land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.” Where constraints are identified, the City is required to take action on any unnecessary constraints and to mitigate or remove them. A thorough understanding of the constraints to development can help to create appropriate policy responses to mitigate constraints and also make it easier and more affordable to affirmatively further fair housing development.

The following sections analyze the various governmental, market, and environmental factors that may constrain the production of affordable housing in Mountain View. These include infrastructure availability, environmental features, economic and financing constraints, and public opinion.

Governmental Constraints

Government regulations are required because the housing market on its own does not produce the range of housing to meet the spectrum of needs. Conversely, these actions can affect housing costs by limiting the supply of buildable land, setting standards and allowable densities for development, and exacting fees for the use of land or the construction of homes. Potential regulatory constraints include local land use policies (as defined in a community’s general plan), zoning regulations and their accompanying development standards, subdivision regulations, growth control ordinances or urban limit lines, and development impact and building permit fees. Lengthy approval and processing times also may represent regulatory constraints. Since the adoption of the 2015-2023 Housing Element, updated State legislation related to housing has been incorporated into the California Government Code and Mountain View City Code (City Code or Zoning Ordinance). These regulatory considerations have been incorporated into the analysis and are mentioned throughout in specific instances where governmental constraints are applicable.

To inform the following analysis of governmental constraints, the City of Mountain View commissioned an economic analysis to evaluate the impact that various local governmental requirements have on the feasibility of residential development in Mountain View. The economic analysis evaluated the impact of the City’s requirements related to affordable housing, parks, transportation impact fees, transportation demand management, community benefits, parking, design, building, and infrastructure, as well as the impact of City processing times and school district fees and taxes. The analysis classified the impact that each of these requirements have on development costs as “minimal,” “moderate,” or “major,” depending on the magnitude of the

impact. This analysis is presented in Appendix H. Findings related to each of these topic areas are discussed in the appropriate subsections below.

Land Use Designations and Zoning

Land use controls take a number of forms that affect the development of housing. One example of land use control is the City's General Plan, which establishes the City's overall vision of preservation and change. On July 10, 2012, the Mountain View City Council adopted the 2030 General Plan. The General Plan includes revised land use designations that describe the general distribution and intensity of land uses in Mountain View. The 2030 General Plan creates several new mixed-use land use designations and identifies several action items that call for the comprehensive review and update of the Zoning Ordinance and Precise Plans. To implement the General Plan, Title 36 of the Mountain View Zoning Ordinance identifies corresponding zoning districts. Zoning has the most immediate impact on the construction of new housing. The City's zoning and development regulations establish permitted uses within each zone and standards that dictate how much development can occur on a given parcel of land by setting parameters such as maximum densities, height, setback, and lot coverage.

- **R1 Single-Family Residential.** The R1 district is intended for detached, single-family housing and related uses compatible with a family living environment allowing up to 6 dwelling units per acre. This district is consistent with the low-density residential land use designation in the City's General Plan. Minimum lot areas in the R1 district range from 6,000 square feet to 10,000 square feet. The maximum building height is 24 feet for single-story homes and 28 feet for two-story structures. Senate Bill 9 (the California Housing Opportunity and More Efficiency (HOME) Act) went into effect on January 1, 2022. The bill allows a housing development containing two residential units on one lot within the R1 district without discretionary review or a public hearing, subject to certain criteria as well as a lot split to create two lots from one lot. The provisions of SB 9 are applied in tandem with the City's existing Accessory Dwelling Unit (ADU) standards, resulting in the potential for up to four residential units on an eligible R1-zoned property.
- **R2 One- and Two-Family Residential.** The R2 zoning district, consistent with the medium-low density residential land use designation of the General Plan, is intended for single-family dwellings, duplexes, low-density rowhouse and townhouse developments, small-lot single-family developments, and similar and related compatible uses. This zone allows for up to 12 dwelling units per acre. This district requires minimum lot sizes of 7,000 square feet and allows maximum building heights of 24 feet for single-story structures and 30 feet for two-story structures.
- **R3 Multi-family Residential.** The R3 district is intended for multi-family housing including apartments, condominiums, rowhouse and townhouse development, small-lot single-family development, and similar and related compatible uses. This district is consistent with the medium, medium-high, and high-density residential land use designation of the General Plan, which allow up to 25, 35, and 80 dwelling units per acre, respectively. This district allows densities of 13 to 55 dwelling units per acre, although the specific density allowed depends on the lot size with larger parcels capable of achieving higher densities. The minimum lot size is 12,000 square feet. However, lots in small-lot single-family, townhomes, and rowhouse

developments approved through the planned unit development (PUD) process may be smaller. The maximum height is 45 feet. The City is currently updating the R3 zoning district development standards to incorporate form-based zoning standards, incentivize stacked-flat development, and amend the City's Design Guidelines.

- **R4 High Density Residential and Multi-family.** The R4 zoning district, consistent with the General Plan's high density residential land use designation, is intended for multi-family housing including apartments and condominiums, located near transit, and not adjacent to R1 and R2 areas. This district allows for densities of up to 80 dwelling units per acre. Depending on the number of stories, the maximum building height ranges from 62 feet to 70 feet.
- **RMH Mobile Home Park.** The RMH district allows for mobile homes within a mobile home park or mobile home subdivision with shared recreational and open space facilities. This district is consistent with the General Plan's mobile home park residential land use designation. The maximum density in the RHM district is 14 dwelling units per acre.
- **CRA Arterial Commercial-Residential.** The CRA zoning district permits a broad range of commercial, office, and residential uses along the City's major arterials. The maximum residential density in the CRA district is 43 dwelling units per acre and the maximum building height is 45 feet, 35 feet to the top of the wall plate. For residential and mixed-use projects, the minimum lot size is 20,000 square feet.

The City's zoning code, specific development standards for each zone, as well as other ordinances and the General Plan can be reviewed online through the [City's website](#).

Precise Plans

Precise Plans are a planning mechanism used to coordinate future public and private improvements on specific properties where special conditions of size, shape, land ownership, or existing or desired development require particular attention. Precise Plans can be exclusively residential, commercial, and industrial, or allow a mix of uses. Currently 21 of the 25 Precise Plan areas in the City of Mountain View allow residential uses. Precise Plans are generally more flexible than traditional zoning standards and are designed to address local conditions and opportunities. These Precise Plans contain broad goals and objectives and establish development and design standards for the specific locations. The development standards in the Precise Plans have the same legal status as traditional zoning district standards.

Several of the City's Precise Plans (including Downtown, San Antonio, El Camino Real, East Whisman, and North Bayshore) regulate density by floor area ratio (FAR), rather than dwelling units per acre. This supports the City's goal to allow developers the flexibility to create more units while providing a predictable building envelope. The net result of this policy has been the creation of hundreds of additional units, while limiting height, bulk, and character effects on surrounding neighborhoods.

As described in Appendix E: Housing Sites Analysis and Inventory, the majority of the City's sites inventory for accommodating the housing need for this cycle falls within these Precise Plan areas. The residential development standards for these Precise Plans are summarized below:

- Downtown Precise Plan.** The Downtown Precise Plan allows residential development up to 30 to 60 units per acre and an FAR range of 1.0 to 2.75. Parking requirements range from 1.5 spaces per unit for studios and one-bedroom units to 2.0 spaces per unit for two-bedroom and larger units. Residential developments must also provide 0.3 spaces per unit for guest parking. The Precise Plan is subdivided into 10 subareas, each with its own unique characteristics and development standards. Maximum density in the Precise Plan is determined by sliding scales for different subareas based on the lot area. The Plan was last updated in June 2019.
- San Antonio Precise Plan.** The 2030 General Plan establishes five “change” areas, where new, higher intensity land uses are allowed, one of which is the San Antonio area. The San Antonio Precise Plan allows residential development with intensities of up to 1.85 to 2.35 FAR (roughly 70 to 80+ units per acre), depending on location. The San Antonio Precise Plan also includes reduced development standards (i.e., parking requirements) and other incentives for affordable and higher density residential development. The Plan was last updated in May 2019.
- El Camino Real Precise Plan.** El Camino Real was established as a “change area” in the 2030 General Plan. Change area direction from the plan includes: a diverse mix of land uses, improved connections to and between neighborhoods, and the creation of a vibrant, multi-modal corridor. Residential development in the El Camino Real Precise Plan ranges from 1.35 to 2.30 FAR (roughly 50 to 75 units per acre). Larger developments are required to provide community benefits such as open space, affordable housing, and mobility improvements. The Precise Plan also includes reduced development standards (i.e., parking requirements) and other incentives for affordable and higher density residential development. The Plan was last updated in June 2019.
- East Whisman Precise Plan.** The East Whisman Precise Plan calls for a mix of offices, neighborhood-serving commercial, multi-family residential, lodging, and small businesses. The purpose of the Precise Plan is to foster a sustainable, transit-oriented residential neighborhood and employment center with an increased diversity of land uses and mobility choices. To achieve this intent, the East Whisman Precise Plan splits the plan area into three “Character Areas”: (1) Mixed Use Character Area, (2) Employment Character Area, and (3) Village Center Character Area. Height limits range from 60 feet to 120 feet within the Mixed Use and Employment Character Areas of the plan, and are 50 feet within the Village Center Character Area. For residential development within the Mixed-Use Character Area, there are an additional three categories of development intensity: High, Medium, and Low. The maximum FAR for residential development is up to 3.50 FAR in High Intensity development locations (up to about approximately 160 units per acre), up to 2.50 FAR in Medium Intensity development locations (up to approximately 110 units per acre), and finally, up to 1.85 FAR in Low Intensity development locations (up to approximately 75 units per acre). The Village Center Character Area allows up to 1.35 FAR (up to approximately 50 units per acre). The Plan was last updated in October 2020.

- **North Bayshore Precise Plan.** An objective of the North Bayshore Precise Plan is to create complete neighborhoods that integrate and connect residential uses with office, retail, service uses, and open spaces. The Precise Plan area is divided into three Complete Neighborhoods (Joaquin, Shorebird, and Pear) and organized into four Character Areas (Gateway, Core, General, and Edge). Height limits for residential buildings range from four stories (55 feet) to 15 stories (160 feet) within the Complete Neighborhood Areas of the Plan. The maximum FAR for residential development is up to 4.5 FAR in the Gateway and Core Character Areas (up to approximately 200 units per acre), up to 3.5 FAR in the General Character Area (up to approximately 160 units per acre), and up to 1.85 FAR in the Edge Character Area (up to approximately 100 units per acre). Expected unit densities are higher in North Bayshore because the Plan puts a special emphasis on smaller, workforce units. The Plan was last updated in October 2020.

Design Guidelines

The City has design guidelines for different housing types for various non-standard unit types. The City's zoning districts determine which unit types are allowed, but the design guidelines provide developers with the City's design expectation for small-lot, single-family units, townhouse, rowhouse, and units in the R4 zoning districts. The following section is a summary of the different guidelines and unit types. As discussed above, the City commissioned an economic analysis as part of this Housing Element Update to evaluate the impact of various City requirements, including residential design requirements, on the cost of residential development. That analysis found that the City's design requirements have a minimal impact on residential development costs.

Small-Lot Single-Family Guidelines

Small-lot single-family developments are detached single-family homes typically built on 3,000 to 4,000 square feet lots with a minimum private yard area of 15 feet by 15 feet. With a density range of 7 to 10 units per acres, it bridges the gap between conventional single-family homes (1 to 6 units per acre) and rowhomes and multi-family housing, such as apartments and condominiums.

Small-lot single-family development is permitted in the City's R2 and R3 zoning districts. A small-lot, single-family development does not comply with many of the standard zoning requirements of the R2 and R3 zones, and therefore, a PUD permit is required. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unique lot sizes and special development needs. In addition to a PUD, a developer would need to obtain a Tentative Map or Preliminary Parcel Map (depending on the number of lots), and a Development Review Permit (DRP) for site plan and architectural review of projects. Small-lot, single-family townhomes and rowhouses are also permitted in some Precise Plans. The permit is different in Precise Plans, but the process and timing are similar. In place of a PUD, an applicant would need to obtain a Planned Community Permit (PCP).

Townhouse Guidelines

Townhouses are two- to three-story attached dwellings with a private yard area. Townhouses are intended to provide opportunities for home ownership with many characteristics of single-family homes, such as large floor area, private yards, and ground-floor front doors. The guidelines require

private yards with a minimum dimension of 15 feet. Attached garages are characteristic of this building type, but parking may also be provided in detached garages, parking courts, or some combination of garage type, typically on the same side as the unit entrance. The allowable density is 12 units per acre, but densities of 14 units per acre may be approved if the proposed average unit size is less than 1,400 square feet, including garage, and the total amount of paving coverage is less than 20 percent of lot area.

Rowhouse Guidelines

A rowhouse is a one-family dwelling unit that is aligned in a row with each unit facing a street or open space. Rowhouses have alley-loaded garages on the opposite side of the front door. Rowhouses provide ownership opportunities with many characteristics of single-family homes, such as the privacy of no upstairs neighbors, large floor area, front porches, and attached car garages. The rowhouse guidelines recommend a minimum lot size of 0.5 acre and a minimum lot width of 100 feet. Rowhouses differ from townhouses in that rowhouses can be built at a higher density and the garages for rowhouses face the rear of the unit.

R4 Guidelines

The R4 guidelines were developed to encourage high-density residential development in standard residential zones. The R4 guidelines are intended to provide guidance to those who develop stacked flats (apartments and condominiums) and to better integrate these types of developments into existing neighborhoods.

The R4 guidelines require a 1-acre minimum lot size and allow for densities up to 80 units per acre. R4 development cannot be contiguous to R1 or R2 zoning districts and should be within walking distance of transit stations and nearby arterial streets. The R4 guidelines only apply to the City's R4 zoning district. If a developer meets all the standards for the district and does not pursue ownership units, they would need to obtain a DRP Permit. If ownership units (condominiums) are proposed, a developer would need to attain a PUD, DRP, and Tentative Map.

Precise Plans

Many of the City's Precise Plans, including all five of the Plans listed above, also include design guidelines that supplement the standards and special conditions in these areas. The guidelines address issues such as: the massing of large buildings, the quality and detail of finish materials, the size and shape of windows and roof lines, the relationship between public and private open areas, and the design of service and utility areas. In general, these design guidelines are not meant to limit development density or intensity and can be applied without reducing residential capacity.

Parking

Parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities or additional units. In addition, the average cost of development per parking space varies widely, depending on whether parking will be included as underground parking or at-grade parking, as well as site conditions. Costs associated with this development range from \$30,000 to up to \$90,000 per parking space. The economic

analysis that the City conducted as part of this Housing Element Update (see Appendix H) found that increased parking requirements have a moderate impact on residential development costs. As shown in Table 33, off-street residential parking requirements vary by housing type. Parking requirements range from one space per unit for efficiency studios to two spaces for single-family homes and multi-family units with one or more bedrooms. Some types of housing are also required to provide guest parking. In multi-family developments, 15 percent of the required parking spaces must be conveniently located for guest parking. Parking requirements established for Precise Plans supersede the provisions of required parking spaces for other development types. Of note, the East Whisman and North Bayshore Precise Plans designate parking maximums (and no minimums) for many new residential development projects. Other developments such as small-lot single-family homes, townhouses, and rowhouses must provide additional guest parking above the parking for the individual units. The additional guest parking requirements range from 0.3 spaces per unit for rowhouses to 0.6 spaces per unit for townhouses. The combined off-street parking for residents and guests ranges from 2.3 spaces per rowhouse unit to 2.6 spaces per townhouse unit. The Zoning Ordinance also requires bicycle parking for most housing types to encourage alternative forms of transportation. Development requesting parking reductions as part of a density bonus incentive is required to maintain affordability in compliance with specific criteria for unit types.

Table 33: Off-Street Parking Requirements

Housing Unit	Parking Required	Bicycle Parking Required
Accessory Dwelling	1 space per unit, except near public transit or where the ADU is replacing a garage or where other conditions apply	None
Multi-family (R3 & R4)	Studio: 1.5 spaces per unit, 1 space shall be covered 1-bedroom unit less than or equal to 650 sf; 1.5 spaces per unit, 1 space shall be covered 1-bedroom unit greater than 650 sf; 2 spaces per unit, 1 space shall be covered Units with 2 or more bedrooms: 2 spaces per unit, 1 space shall be covered. Guest parking: 15% of the parking spaces required will be reserved for guest parking ^(a)	1 space per unit; 1 space per 10 units for guest parking
Multi-Family (El Camino Real and San Antonio)	Studio and 1-bedroom: 1 space per unit 2-bedroom and larger: 2 spaces per unit Guest parking: 15% of the parking spaces required will be reserved for guest parking	1 space per unit; 1 space per 10 units for guest parking
Multi-Family (North Bayshore and East Whisman)	Various maximums apply and no minimums	Varies
Rooming and Boarding Houses	Parking Study Required	Parking Study Required
Senior Care Facility	Parking Study Required	Parking Study Required
Senior Congregate Care	1.15 spaces per unit (half spaces covered)	2% of vehicle spaces
Single-Family/Duplex	2 spaces per unit (1 covered)	None
Efficiency Studios	1 space per unit, plus 1 space per non-resident employee ^(b)	1 space per 10 units
Small Lot, Single-Family	2 spaces per unit (1 covered). 0.5 spaces per unit for guest parking	None

Housing Unit	Parking Required	Bicycle Parking Required
Townhouse	2 spaces per unit (1 covered). 0.6 spaces per unit for guest parking	1 space per unit
Rowhouse	Studio: 1.5 spaces per unit 1-Bedroom or more: 2 spaces covered per unit; 0.3 spaces per unit for guest parking	1 space per unit

Source: Mountain View City Code Section A36.37.040, 2021.

Notes:

(a) The Zoning Administrator may increase the parking requirement to 2.3 spaces per unit if needed to ensure adequate guest parking. Refer to Mountain View City Code Section A36.37.040 on model parking standards for details. Parking standards may differ between Precise Plans.

(b) Reduction of up to 0.5 spaces may be granted through the conditional use permit process.

The Zoning Administrator may grant a reduction in off-street parking requirements through a Conditional Use Permit. Applicants must demonstrate that changes in conditions or issues justify a reduction, and that the reduction would not result in a parking deficiency. In addition, the Zoning Ordinance includes several specific exceptions to parking standards. Applicants requesting a parking reduction must submit a parking management plan that ensures parking space availability.

The City modified several parking requirements for both parking and bicycle parking to align with model parking standards for multi-family residential projects. These parking standards put in place lower parking requirements based on the number of bedrooms per unit. The model parking standard requires one parking space for studio and one-bedroom units, two parking spaces for two-bedroom units or more units, and 15 percent of the required vehicle spaces available for guests. This standard was adopted in the El Camino Real and San Antonio Precise Plans. Housing Element Program 1.1 states that the City will complete a review of development standards, which could include parking requirements, in at least one zoning district by December 31, 2025, and modify standards to address feasibility constraints. Parking requirements under the State Density Bonus Law supersede the City’s parking standards. In many cases, these parking requirements can be as low as 0.5 parking spaces per unit.

Cumulative Impacts of Development Standards

The cumulative impacts of Mountain View’s development standards and parking requirements established in the Zoning Ordinance and Precise Plans do not appear to unduly constrain residential development in the City, especially in recently adopted Precise Plans. Multi-family developments in these Precise Plan areas have consistently been approved or constructed to the maximum density (or higher pursuant to State Density Bonus Law or other provisions), including the projects at 950 West El Camino Real, 801 West El Camino Real, 2268 West El Camino Real, 2700 West El Camino Real, 400 Logue Avenue, 400 San Antonio Road, and 2580 California Street. This is evident in the precedent projects analysis in Appendix E.

Other development types, such as rowhouses and small-lot single family units, tend to be constrained by the development type rather than standards applicable to the zone (e.g., only so many detached single-family homes can fit on a lot).

Developers, residents, and other stakeholders that participated in the public engagement process for the Housing Element Update provided suggestions for several aspects of the City's development standards that could be changed to facilitate the production of housing in Mountain View. These included rezoning to allow additional density in existing residential areas, rezoning non-residential areas to allow residential development, and reducing parking requirements. Concurrent with the Housing Element Update, the City will rezone several areas to create additional capacity for residential development and create additional housing opportunity sites. As part of Program 1.1, the City will also review other development standards to reduce constraints on residential development.

Inclusionary Housing

The City of Mountain View has adopted and incorporated a Below Market Rate (BMR) Housing Program as part of its Zoning Ordinance. City Council initiated a process to make updates to the City's BMR Housing Program requirements, which were completed in June 2019. The updates resulted in the increase of inclusionary affordable units, leading to hundreds of new lower- and moderate-income units. The primary goal of the updates was for the BMR program to create actual BMR units integrated with market-rate development instead of receiving in-lieu fees. To accomplish this objective, the BMR in-lieu fees were set at a level proportional to the number of market rate units proposed. Developers of any residential project involving the creation of one or more dwelling units (except ADUs) or the conversion of rental units to ownership units shall meet the requirements of the BMR Housing Program. Projects involving fewer than seven units may pay an in-lieu fee, while projects with seven units or more must provide on-site BMR units. A project with seven or more units may pay an in-lieu fee for a fractional BMR unit when the BMR obligation results in a fractional BMR unit that is less than 0.5 (i.e., less than half a unit). In addition, the City adopted a flexible alternative to on-site units that allows developers to accommodate the requirement in ways that advance City housing goals and exceed minimum affordability requirements.

All rental developments must provide 15 percent of the total number of units to low-income or very-low-income tenants, with two income levels provided for a weighted average income level at less than or equal to 65 percent of Area Median Income (AMI). The weighted average approach provides developers flexibility. Ownership units other than rowhouses and townhouses must include 15 percent of the total number of ownership units affordable to moderate-income households, to a minimum of two income levels, with a weighted average income level of 100 percent AMI. Rowhouse or townhouse ownership units in residential developments must provide a 25 percent on-site requirement to moderate-income households with 15 percent affordable to a weighted average of 100 percent AMI and 10 percent affordable to a weighted average of 135 percent AMI. All BMR units provided by developers must be integrated throughout the development and be comparable to market rate units in terms of size and design.

The BMR Housing Program does allow for alternative mitigation measures, such as land dedication or the provision of off-site units, if the City Council determines that such alternative measures will further the availability of affordable housing opportunities in the City to a greater extent than providing BMR units on-site.

BMR in-lieu fees are used by the City to address other housing needs, such as assisting households earning less than 50 percent of AMI. For example, BMR in-lieu fees are used for downtown multi-family development that will provide rental housing for extremely low- and very low-income families in Mountain View. These fees are leveraged with other fees and outside funding sources (including state programs) to help subsidize 100 percent affordable developments.

The City has two different sources of local affordable housing funds: BMR in-lieu fees, and Housing Impact Fees on new commercial/office development. As of July 1, 2021, the City had over \$47 million in BMR funds and over \$25 million in Housing Impact funds. The fund balance allows the Council to subsidize new affordable housing projects and other housing initiatives. Of the \$72 million, over \$50 million had already been reserved or planned for affordable housing projects and housing initiatives. The City also has a pipeline of housing projects that will continue to draw from these funds, and in fact, will likely outpace the replenishment of these funds.

The City continually reviews its inclusionary housing program and is scheduled for the first review of the 2019 guidelines in late 2022. City staff's review will include an assessment as to the effect of the program on housing production. Local developers interviewed during this Housing Element Update did not generally cite the City's inclusionary ordinance as a constraint, though one reported that the recently adopted 25 percent inclusionary requirement for townhouses and rowhouses could make development of these types of units more challenging. However, the economic returns for these units have been historically high, with the analysis supporting that developers can bear this requirement. The economic analysis that the City conducted as part of this Housing Element Update found that on-site inclusionary requirements and BMR in-lieu fees account for 13 percent of townhouse development costs and nine percent of multifamily rental development costs; however, while the BMR obligation is an added development cost, it is necessary in that the ordinance contributes to fair housing and equity, and achieves more affordable units. The City's pipeline projects are evidence that significant BMR units can be provided through the City's BMR program. Housing Element Program 1.11 states that the City will review and revise its BMR program requirements as needed in 2022 and in 2027 to reflect community needs for affordable and market rate housing.

Park Dedication

The City of Mountain View requires developers of residential subdivisions as well as single-family dwellings, duplexes, multi-family dwellings, mobile homes, rowhouses, and other dwelling units to dedicate park land, pay an in-lieu fee, or both as a condition of approval. The intent of this dedication requirement is so that such developments contribute their fair share toward the purchase, development and/or improvement of park and recreational facilities. If a proposed residential development includes land that has been designated as a park or recreational facility in

the General Plan, the developer may be required to dedicate land. Developers are required to pay an in-lieu fee if the development occurs on land on which no park is shown or proposed, where dedication is impossible, impractical, or undesirable, or if the proposed development contains 50 or fewer units. The in-lieu fee is based on the fair market value of the land that otherwise would have been required for dedication.

The required land dedication varies by the proposed project's density, ranging from 0.0081 acres per dwelling unit for low density development (i.e., one to six units per acre) to 0.0060 acres for medium to high density development (i.e., more than 13 units per acre), which accounts for the vast majority of Mountain View's residential development. The in-lieu fee is based on the value of land and is adopted every year. In 2021, the park land dedication in-lieu fee for developments of 26 units per acre and above was \$240-\$280 per required square feet of land, equivalent to \$62,726 to \$73,181 per unit.

Mountain View allows developers to receive credit for privately owned/publicly accessible (POPA) open space provided within their developments, as of 2019. Developers may receive credits for up to 75 percent of their park land dedication requirements for recreational spaces such as turf fields, children play areas, picnic areas, swimming pools, and recreation areas. The City's ordinance currently exempts affordable units from paying the park in-lieu fee. In 2021, to mitigate this constraint, modifications to the park land dedication fee were adopted, such as calculating the fee basis annually and setting the fee at the time of application submittal. Such modifications provide more predictability and transparency to the process.

The economic analysis that the City conducted as part of this Housing Element Update found that Mountain View's park dedication requirements have a moderate to major impact on development costs for rowhouses and a major impact on development costs for multifamily development. This is consistent with feedback obtained during the public engagement process for the Housing Element Update, which cited the park dedication requirements as a potential constraint to development. Housing Element Program 1.10 states that by June 2024 the City will review and revise the park land dedication requirements to maintain access to high quality open space while reducing the financial impact to residential development.

Fees and Exactions

Like cities throughout California, Mountain View collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of school impact fees, sewer and water connection fees, building permit fees, wastewater treatment plant fees, and a variety of handling and service charges. Typical fees collected in the City are outlined in Table 34. As shown, fees range from \$69,497 per multi-family unit (based on a small project of approximately 10 units) to \$238,987 per single-family home. The median sale price for new condominiums is approximately \$1.68 million in Mountain View. While there are relatively few, new single-family homes in Mountain View, the median sale price for single-family homes in Mountain View built in 2010 or later is approximately \$2.63 million. Based on these sales prices, total fees and exactions in the City would represent 5 to

6 percent of condominium sales prices and 8 percent of new single-family sales prices. Most development fees in Mountain View are adjusted for cost of living increases annually.

Table 34: Estimated Residential Development Impact Fees

Fee Type	Single-Family ⁽¹⁾	Multi Family Small ⁽²⁾	Multi Family Large ⁽³⁾
Entitlement Fee(4)	--	\$2,841	\$45,000
Building Permit Fee/Construction Fee (5)	\$14,720	\$137,000	\$278,900
Impact Fees(6)	\$71,347	\$550,700	\$7,899,900
Other Fees(7)	\$152,920	\$4,356	\$35,250
Total	\$238,987	\$694,967 (or \$69,497 per unit)	\$8,259,050 (or \$82,591 per unit)

Source: City of Mountain View.

Notes:

1Based on a 2,600 square foot house

2Based on 10 units (2 bedroom 9,000 square foot unit and 3 bedroom 12,000 square foot unit)

3Based on 100 units

4May include the following: Development Review Permit or Planned Community Permit, Heritage Tree Removal, Cost Recovery.

5 May include the following: Plan Check Fee, Building Permit Fees, Electrical Fee, Mechanical Fee, Plumbing Fee, land use document.

6May include the following: Water Capacity Fee, Sewer Capacity Fee, Transportation Impact Fee, Park Land Dedication In-Lieu Fees, School Impact Fee.

7May include the following: Excavation Permit for new utility services and driveway, BMR In-Lieu Fees, Improvement Plan Check and Construction Inspection.

8 Residential development that are for 100 percent affordable housing units are exempt from impact fees.

Although development fees and exactions do increase the cost of producing housing, in general Mountain View’s fees do not appear to create an undue constraint on residential development in the City. However, the economic analysis that the City conducted as part of this Housing Element Update identified the City’s BMR requirements and park dedication requirements as having a major impact on residential development costs. As discussed above, the Housing Element Update includes programs to evaluate and address the potential impacts of these requirements during the Housing Element planning period.

The cumulative effect of all fees on housing production should be considered when evaluating possible constraints. For Mountain View, the majority of fees for housing development are incurred through the park land dedication requirements. Program 1.10 was created to assess the park land dedication requirements through the Parks and Recreation Strategic Plan. However, a program to

address the remaining development impact fees is not deemed necessary, since such fees represent a lower amount - approximately one percent of development costs in aggregate, and address critical utilities and transportation infrastructure, and/or support necessary costs to implement the general plan and precise plan vision in areas with the greatest growth and change. Meaningful reductions of these small fees would significantly affect these programs and improvements. In addition, the City evaluates the cumulative effect of these fees on a regular basis when new fees are adopted.

East Whisman Development Impact Fee

On May 24, 2022, the City of Mountain View adopted the East Whisman Development Impact Fee to finance transportation, potable water, recycled water, and sewer improvements in the East Whisman Precise Plan Area. The fee rate for residential uses ranges from \$2,888 per unit for a studio to \$6,223 for a three-bedroom unit, plus an additional \$864 per additional bedroom for units with more than three bedrooms.

Although the fee amounts shown in Table 34 and the economic analysis of governmental constraints in Appendix H were prepared prior to the adoption of the East Whisman Development Impact Fee, the findings related to City fees as discussed above also apply in the East Whisman Precise Plan area, even with the newly-adopted impact fee. Based on the economic analysis of constraints shown in Appendix H, the East Whisman Development Impact Fee is equal to approximately 0.3 percent of total development costs for a multifamily development, and therefore has a minimal impact on development feasibility. Moreover, the fee rates shown in Table 34 and the economic analysis of governmental constraints shown in Appendix H assume a community benefits requirement that would apply in the El Camino Real or San Antonio Precise Plan areas, each of which have a community benefit requirement that is equivalent to approximately 0.6 percent of total development costs for a multifamily project. The East Whisman Precise Plan Area has a lower community benefits requirement that is equal to approximately 0.4 percent of total development costs. Therefore, the combined effect of the newly-adopted East Whisman Development Impact Fee (0.3 percent of total development costs) and the East Whisman community benefits requirement (0.4 percent of total development costs) is approximately equal to the effect of the community benefits requirement that was assumed in Table 34 and in the economic analysis shown in Appendix H (0.6 percent of total development costs). The East Whisman Development Impact Fee adds a minimal amount to total development costs in the Precise Plan area, while contributing funds that are necessary to enable construction of capital improvements that are necessary to support new development in the Precise Plan area. Therefore, this fee does not constitute a significant or undue constraint on new residential development in the Precise Plan area.

Mountain View Whisman School District Community Facilities District

At its August 12, 2021 meeting, the Mountain View Whisman School District (School District) Board of Trustees provided direction for the School District to explore the establishment of a Community Facilities District (CFD). The purpose of the district would be to support the siting and construction of new schools to serve the anticipated population growth. CFDs fund these facilities through parcel taxes, which could be enacted through a two-thirds vote of the residents in the affected area.

The August 12, 2021 presentation to the School District Board indicates the School District's intention to apply the CFD to the area north of Central Expressway, which would include much of the City's R3 areas which house apartments and other multi-family units as well as new housing areas in North Bayshore and East Whisman. The tax would be based on the number of units on a parcel and would levy a significantly higher tax on new units than existing ones. In October 2021, the School District began polling a sample of registered voters in the affected area about the creation of a CFD. It is unknown whether the School District will ultimately decide to place a CFD on the ballot and whether voters would approve such a measure. The economic analysis that the City conducted as part of the Housing Element Update process included an evaluation of the impact of the CFD and found that, if enacted, the CFD would have a major impact on residential development costs.

On- and Off-Site Improvements

Residential developers are responsible for constructing road, water, sewer, and storm drainage improvements on new housing sites. Where a project has off-site impacts, such as increased stormwater runoff, increased sewer load or added congestion at a nearby intersection, additional developer expenses may be necessary to mitigate impacts. The contractor is required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation depends on the lot size, unit size, and type of residential dwelling. Other factors that can influence costs are the primary infrastructure needed for the site and roadway improvements. While land costs are lower in greenfield areas at the edge of the City, these areas typically require a greater amount of investment in backbone infrastructure and site improvements. Given there are such limited vacant sites in the City, development is primarily in infill areas, where site improvement costs are typically lower since infrastructure is already in place; however, the cost to repair aging infrastructure can be high.

Processing and Permit Procedures

The City of Mountain View has several different processes for approving new residential developments.

- Projects in standard zoning districts without subdivision or subdivision involving fewer than five lots are approved by the Zoning Administrator at a public hearing. Subdivisions are approved by the Subdivision Committee, which is held at the same hearing, but the committee also includes staff from the City Attorney's Office and Public Works Department.
- Projects in standard zoning districts with subdivision of five or more lots are approved by the City Council after recommendation from the Zoning Administrator and Subdivision Committee.
- Projects requesting Zoning or General Plan Amendments (with or without subdivision) are approved by the City Council after recommendation by the Environmental Planning Commission.
- Projects in Precise Plans have various review processes, though always have one of the three options above.

All new construction that requires planning approval receives design comments and recommendations from the City's Development Review Committee (DRC). The DRC, consisting of the Deputy Zoning Administrator (Staff person) and two advising architects, reviews the architectural and site design of new projects and improvements to existing sites.

Small-lot single-family, rowhouses, and townhomes are allowed in the City's R2, R3, R4 and CRA zoning districts with a PUD permit. The PUD allows exceptions to the standard zoning requirements and is intended to encourage innovative housing design and to allow variations for properties with unusual shapes and sizes. In addition to a PUD permit, a developer would need to obtain a Tentative Map for developments with five or more lots and a Development Review Permit for site plan and architectural review of projects. The permits can be processed concurrently and typically takes 6-18 months.

If a zone change or General Plan amendment is required for a project, the City Council first considers this "gatekeeper" request. This means the Council decides whether the request should be processed by Staff. The Council considers estimated resources required to process the application, estimated cost, existing and scheduled City resource commitments, and summary of other General Plan, precise plan or zoning considerations affecting the proposed text amendment. The intent of this process is not to approve or deny an application, but rather to confirm that there is sufficient interest in the project that it is worth devoting City resources towards the review of the legislative approvals necessary for the project. Once Council has authorized a project to apply for a General Plan amendment, the application will progress through the process as described above.

Developers and other stakeholders that participated in the public engagement process for the Housing Element Update cited the City's permit processing procedures as a constraint to residential development. In addition, the City recently completed a detailed analysis of its entitlement process (i.e., the Development Review Assessment) that identified a series of process improvements to streamline the development review and entitlement process. The City is currently in the process of implementing the recommendations from the Development Review Assessment. Housing Element Program 4.1 includes actions to streamline the development review process.

Senate Bill 35

Senate Bill (SB) 35, passed in 2017, requires jurisdictions that have not approved enough housing projects to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Per SB 35, review and approval of proposed projects with specified levels of affordability must be based on objective standards and cannot be based on subjective design guidelines or undergo any discretionary review. Historically, projects in Mountain View qualify for SB 35 by providing at least 50 percent of their units as affordable to lower income households; however, SB 35's provisions can be triggered with as little as 10 percent affordability if the City does not make sufficient progress towards issuing building permits that satisfy its RHNA during the planning period. In addition to the affordability criteria to be eligible, projects must also meet a list of other criteria, including prevailing wage requirements for projects over 11 units. In order for applicants to take advantage of SB 35, per Government Code Section 65913.4

(10)(b)(1)(a)(et seq.), they need to submit a Notice of Intent and jurisdictions need to give Native American tribes an opportunity for consultation. The City of Mountain View has developed a SB 35 Preliminary Application Checklist form, consistent with the law, for streamlined ministerial review.

Bonus FAR or Development Tiers

The City’s four newest Precise Plans (El Camino Real, San Antonio, North Bayshore and East Whisman) include Bonus FAR or development tiers above allowed-by-right densities. The purpose of these additional tiers is to allow a framework by which development can support the re-envisioning of these change areas through community benefits and additional affordable housing. With the adoption of each Precise Plan, an economic analysis was conducted to set the community benefits at a level where developers would choose to build the additional density while contributing to the City’s infrastructure and affordable housing. Refer to Table 35 for the base and maximum FARs for the recent Precise Plans.

Table 35: Base and Maximum FAR for Select Precise Plans

	Base Residential FAR	Maximum FAR with Bonus
El Camino Real Precise Plan	1.35	1.85
San Antonio Precise Plan	1.35	1.85 – 2.35
North Bayshore Precise Plan	1.0	1.85 – 4.5
East Whisman Precise Plan	1.0	1.35 – 3.5

Design Review by DRC

The Development Review Committee (DRC) considers a proposed project’s conformance with City-adopted design guidelines and the development standards of the zoning district, in addition to architectural best practices, use of high-quality and durable materials, and other considerations that improve the quality and design of developments.

The DRC meeting is intended to be a working meeting between the applicant and Staff, and act as a collaborative process between the applicant and DRC. Small projects are generally reviewed and recommended for approval by the DRC in one meeting. In the past, larger projects may have required multiple meetings during which design modifications were made at the request of the DRC. As of late, DRC typically provides recommendations for residential projects in at most two meetings as part of a streamlined effort and also provides developers with greater certainty regarding the length of their project’s design review.

Zoning Administrator Approvals

The Zoning Administrator makes final decisions on single-family residences with major FAR exceptions, residential development with a subdivision of fewer than five lots, commercial and industrial projects that conform to the existing (standard) zoning, variances, planned unit developments, and planned community permits when specified within a Precise Plan. The Zoning Administrator makes recommendations for current development projects that require City Council

approval in standard zoning districts and many Precise Plans. The Zoning Administrator holds a public hearing where they make findings and determine the conditions of approval.

Environmental Planning Commission

The Environmental Planning Commission (EPC) provides recommendations for General Plan amendments, zoning amendments, Precise Plan amendments and new Precise Plans. The EPC also reviews and makes recommendations to the City Council regarding updates to the City's General Plan, including the Housing Element. Unlike Planning Commissions in other jurisdictions, the EPC is solely an advisory body that does not make final decisions on development projects. The EPC makes recommendations on development projects to the City Council (in lieu of the Zoning Administrator) when associated with General Plan and zoning amendments, or planned community permits when prescribed by a Precise Plan.

City Council Approvals

The City Council makes final decisions on Tentative and Final Subdivision Maps, planned community permits when specified within a precise plan, General Plan and Zoning maps, Ordinance amendments, and any permit or entitlement application referred by the Zoning Administrator. The Council also approves updates to the City's General Plan, including the Housing Element. The Council also reviews appeals on determinations by the Zoning Administrator. Council decisions are made based on recommendations provided by the EPC, Zoning Administrator (with DRC input), and public input.

Senate Bill 330

Senate Bill (SB) 330, Housing Crisis Act of 2019, prohibits cities and counties from enacting a development policy, standard, or condition that would impose or enforce design standards that are not objective design standards on or after January 1, 2020 [Government Code Section 663300 (b)(C)]. The bill also established specific requirements and limitations on development application procedures. Per SB 330, housing developers may submit a "preliminary application" for a residential development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the local government for a housing development application. The City of Mountain View has developed a preliminary application form consistent with SB 330. In addition, the bill limits the application code-compliance review process (after a project is deemed complete) to 30 days for projects less than 150 units, 60 days for projects greater than 150 units. It also limits residential projects to hold no more than five total public hearings, including Environmental Planning Commission, design review, and City Council.

Planning Permit Processing Times

Planning permits are not just Planning Division review. They also include review by a multi-disciplinary team of Public Works engineers, Building Permit reviewers, fire protection engineers, stormwater control and other environmental protection reviews and others.

Table 36 presents a summary of the typical approvals required for various housing types and the median permit processing times, including Planning Permits and Building Permits. Actions requiring ministerial review, such as single-family homes, duplexes and ADUs, are approved with the Building Permit and do not contribute to the processing times. The times shown are the median among projects submitted between 2015 and 2020, excluding COVID times, for reasons stated below. They are the total times from when an applicant submits their application to approval date. The median time to approve Planning Permits for most projects is just over a year. However, the time to approve legislative actions is generally longer, about 20 months.

The City complies with all State laws related to permit processing, including the Permit Streamlining Act, which mandates that cities provide a list of all items an application must still submit within 30 days of receiving a submittal. The processing times below are not a result of City responsiveness to applications but are generally due to the number of incomplete submittal iterations and/or the time between incomplete submittal iterations and/or CEQA requirements.

Environmental review is conducted concurrently with development review. While an Environmental Impact Report (EIR) may extend a project's timeline (e.g., up to 24 months, depending on the complexity), EIRs are generally only needed for rezonings and General Plan amendments. Other types of environmental documents, such as an exemption, an Initial Study with Negative Declaration or Mitigated Negative Declaration (IS/ND or IS/MND), can add small amounts to the processing times, but these are included in the times reported in Table 36. In addition, over the last eight years the City has implemented "EIR consistency checklists" in Precise Plan areas, in the interest to streamline the CEQA procedure and provide more legal protections than categorical exemption but at lower cost and in less time than an initial study.

The economic analysis that the City conducted as part of this Housing Element Update found that extended development schedules for City review and approvals can have a moderate impact on residential development costs. In addition, developers, residents, and others that participated in the public engagement process for the Housing Element Update noted that the City's processing procedures have a negative impact on the feasibility of new residential development.

Permit processing timelines have increased since 2014. However, this has been due to several factors:

- Housing projects since 2014 have generally been larger with more units and complexity than projects prior to 2014.
- Increased complexity of State housing legislation has led to delays of some projects, as developers and City staff have occasionally needed to change course on projects, mid-review.
- COVID forced the City to adopt new procedures and increased times between submittals for several development applicants. Overall processing times since 2020 have been significantly higher than between 2015 and 2019.

The City is currently conducting studies to improve development review efficiency and reduce timelines. Program 4.1 in this Housing Element is intended to help mitigate this issue.

Table 36: Typical Processing Procedures by Project Type

Project Type	Typical Approvals Required	Median Planning Review Time (Before 2020)	Median Building Permit Review Time (Before 2020)
Single-Family Home or Duplex	Building Permit	n/a	5 months
Accessory Dwelling Unit	Building Permit	n/a	4.5 months
Rowhouse, Townhouse, Small-Lot Single Family (5 or more lots)	Planned Unit Development Permit and Tentative Map (Council approval)	13 months	12 months
Apartments			
Standard Zones (R and CRA)	Development Review Permit, sometimes Conditional Use Permit (Zoning Administrator approval)	13 months	11 months
Precise Plans	Planned Community Permit (Council approval)		
Condominiums	Same as Apartments with Tentative Map (Council Approval)	Same as Apartments	
Any project with a Zoning Change or General Plan Amendment (GPA)	Rezoning or GPA (Council Approval)	20 months	11 months

Source: City of Mountain View, 2022.

Building Permit Processing

Building Permits are reviewed by the same multi-disciplinary team that Planning Permits are. Table 36 shows the median review time of applications before COVID, from first submittal to approval. Single family homes generally take about 5 months to review, while ADUs take a bit less. These are the total review times since Planning Permits are not required. Larger projects generally take a year or just less.

Codes and Enforcement

Mountain View has adopted (with Mountain View City Code amendments) the 2019 California Building Code, the 2019 California Mechanical Code, the 2019 California Plumbing Code, the 2019 California Electrical Code, the 2019 California Fire Code, the 2019 California Residential Code, 2019 the Mountain View Green Building Code, the 2019 California Energy Code, and the 2019

Handicapped Accessibility Regulations (Title 24). City codes are updated regularly as these codes and standards are modified at state and national levels.

The City has adopted several minor amendments to the 2019 California Building Code to prevent unsafe or hazardous building conditions. The City’s Building Code would not adversely affect the ability to construct housing in Mountain View.

Provisions for a Variety of Housing Types

Multi-family Housing

Multi-family housing, including rental and ownership products, is the primary permitted use in the City’s R3 and R4 zoning districts, as well as in several of the City’s Precise Plan districts. A Conditional Use Permit (CUP) is required for multi-family housing in the R2 and CRA districts. Multi-family housing accounts for approximately 57 percent of the units in the City and approximately 75 percent of the new housing units approved since 2010. Recent developments have been approved and built at the upper end of allowed densities, and even higher when including State Density Bonus. Major multi-family developments approved and built between 2014-2022 are shown in Table 37.

Table 37: Recent Multi-family Developments in Mountain View

Address	Number of Units
2580 California Street	632
400 San Antonio Road	582
555 East Evelyn Avenue	471
500 Ferguson Road	394
2700 West El Camino Real	211
1720 Villa Street	226
2268 West El Camino Real	204
394 Ortega Avenue	144
779 East Evelyn Avenue	116

Emergency Shelters

Emergency shelters provide a critical resource for individuals or families experiencing housing instability. Government Code Section 65582(d) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” Effective January 1, 2008, California SB 2 requires all jurisdictions to have a zoning district that permits at least one year-round emergency shelter without a CUP or any other

discretionary permit requirements. Jurisdictions must identify a zone where emergency shelters are permitted by-right within one year from the adoption of the housing element.

The City of Mountain View identified several possible zones to permit emergency shelters by-right based on their compatibility, access to transit and services, and suitability to accommodate permanent shelters for the homeless, and determined that City's General Industrial (MM) district could support emergency shelters. The MM district allows for processing, assembling, research, wholesale, warehousing, data centers, personal storage facilities, or other storage uses. Conditional uses include offices, veterinary clinics, lodges, private clubs and halls, educational and recreation uses, religious institutions, and assorted retail and commercial uses.

The City's Zoning Ordinance permits emergency shelters by-right in the MM district which includes objective development and management standards for emergency shelters and are in conformance with State law. In addition, the City's Zoning Ordinance includes standards for off-street parking in compliance with AB 139/Gov. Code § 65583 subd. (a)(4)(A) with emergency shelters required to provide thirty-five-hundredths (0.35) of a parking space per individual bed plus one (1) additional space per employee.

The permit processing and development standards encourage and facilitate the development of emergency shelters and no discretionary permits are required for approval of a permanent emergency shelter. The City will continue to monitor the inventory of sites appropriate to accommodate emergency shelters and provide information to appropriate organizations that serve the needs of homeless and extremely low-income persons. In addition, the City allows Emergency Shelters with a CUP in all commercial and industrial zoning districts.

Transitional and Supportive Housing

Transitional housing helps transition an individual or family from a short-term emergency shelter. Government Code Section 65592 (j) defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance."

Supportive housing is generally described as permanent housing linked to a range of support services. Government Code Section 65582(g) defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health, and may include case management, mental health treatment, and life skills.

Pursuant to SB 2, the City's Zoning Ordinance has been updated to treat transitional and supportive housing as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone. For example, if the transitional housing is a multi-family use proposed in a multi-family zone, then zoning treats the transitional housing the same as other multi-family uses proposed in the zone. Per Government Code Section 65582, target population is defined as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Low Barrier Navigation Centers

Assembly Bill (AB) 101, passed in 2019, requires that a low barrier navigation center be a use permitted by right in mixed-use zones and non-residential zones permitting multi-unit uses if it meets specified requirements. AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The Housing Element includes an implementation program to amend the Planning and Development Code to comply with this new requirement (Housing Element Program 1.1 Update Zoning Ordinance).

Efficiency Studios

Efficiency studios, also known as single-room occupancy (SRO) units, often provide affordable housing opportunities for lower-income residents. Mountain View's Zoning Ordinance requires efficiency studios to have a minimum floor area of 150 square feet and include a private bathroom and partial kitchen. The average size of efficiency studios cannot exceed 325 square feet. Efficiency studios are allowed with a CUP in the CRA zoning district and with a planned community permit in areas of the Downtown Precise Plan area that specifically lists efficiency studios as permitted or provisional use. To help encourage development of this product type, the City's Zoning Ordinance allows a reduction of parking standards by the Zoning Administrator, and a waiving of City fees with Council approval (including park fees and transient occupancy taxes).

The City's Zoning Code previously established a cap of 180 new efficiency studios be developed within the City. However, as 118 efficiency studios were approved as part of San Antonio Place, the City repealed the limit on new efficiency studios as it was deemed to be a constraint to the development of new units. Projects containing efficiency units are now reviewed and approved as they are submitted to the City.

Employee Housing

For consistency with the Employee Housing Act (Health and Safety Code, § 17000 et seq.), the Health and Safety Code (HSC) Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards

for a family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees. Further, HSC Section 17021.6 requires that employee housing of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household be considered an agricultural use. The City does not have such provisions in its Zoning Ordinance. The Housing Element includes an implementation program to amend the Planning and Development Code to comply with this new requirement (Housing Element program 1.1 Update Zoning Ordinance).

Accessory Dwelling Units

Accessory Dwelling Units (ADUs) often provide affordable housing opportunities for lower-income residents or additional housing opportunities for extended families and affordable housing options. Effective December 10, 2020, the City Council adopted new zoning regulations to align with recent State laws pertaining to ADUs, Junior Accessory Dwelling Units (JADUs), and multi-family ADUs. The zoning text amendments were made to bring the City into compliance with updated ADU legislation and to be consistent with the General Plan in supporting the policies of the prior Housing Element (2015-2023) by removing constraints to the development of ADUs, as provided in specific Housing Element programs. The City finds that ADUs and JADUs are residential uses that are consistent with the allowable density, with the General Plan, and zoning designation for the site, provided the units are located on properties zoned to allow single-family or multi-family dwelling residential uses. While no Planning permit is required, all new ADUs require building permits. ADUs are allowed with ministerial approval only when the site complies with all applicable requirements and a building permit is issued within sixty (60) days of submittal of a complete application. These requirements are not seen as a constraint to the production of ADUs, as the trend for ADUs permitted and constructed have increased each year between 2018 to 2020. The City encourages all applicants to review preliminary ADU plans with Planning staff to ensure the project meets all zoning requirements, prior to preparing detailed construction plans for building permit submittal.

Density Bonuses

To provide additional opportunities for housing and housing variety, the City has adopted a Density Bonus ordinance that allows for incentives for the development of housing affordable to qualifying residents and households. The incentives include the ability to construct more residential dwelling units than the maximum residential density permitted by the applicable zoning and General Plan designations and other discretionary incentives. This ordinance was implemented to align with State Density Bonus Law as required by Government Code Section 65915(a). Density bonus programs are also included in the City's Precise Plan areas, including the North Bayshore Precise Plan, to increase the supply of new market rate and affordable housing.

Mobile Homes and Factory-Built Housing

Manufactured housing and mobile homes are a permitted use in all of the City's residential zoning districts. However, mobile home parks are only permitted in the RMH zoning district, subject to approval of a mobile home park permit (MHPP). The City currently has approximately 1,100 mobile homes in mobile home parks. These units make up approximately three percent of the City's housing stock. Refer to Table 38 for more details.

Mobile homes provide affordable housing with low yard and housing maintenance, which attracts a high number of seniors. The parks are distinctive because the homes are owned by residents, while they rent the land beneath them. Separate ownership carries the risk of conversion of the parks to another land use and possibly resulting in the loss of affordable housing. The State requires a conversion report with applications for park conversions. The conversion report must provide appropriate measures to mitigate potential impacts of mobile home park conversions on displaced residents, and strategies to assist displaced residents to obtain replacement housing.

In addition to State regulations, the City adopted a mobile home conversion ordinance (Chapter 28, Article X), which also requires a conversion report and identification of measures to mitigate the impacts of conversions. In recognition of mobile homes’ value as an affordable housing option, the City has a mobile home park General Plan designation and a mobile home park zoning designation that also provide protection for existing mobile home parks. The City requires a Conversion Impact Report to convert a property with a mobile home to another use. Further, to help maintain the affordability of mobile homes and provide other protections to mobile home park residents, the City Council adopted the Mobile Home Park Rent Stabilization Ordinance in September of 2021.

Table 38: Mountain View Mobile Home Parks

Park Name	Address	Number of Units
Moorpark Mobile Home Park	501 Moorpark Way	138
Sahara Village Mobile Home Park	191 El Camino Way	206
New Frontier Mobile Home Park	325 Sylvan Avenue	141
Santiago Villa Mobile Home Park	1075 Space Parkway	358
Sunset Estates Mobile Home Park	433 Sylvan Avenue	144
Moffett Mobile Home Park	440 Moffett Boulevard	143
TOTAL		1,130

Source: City of Mountain View, 2021.

Affordable Housing – State Laws Impacting Local Development Standards

Specific housing laws passed during the last housing cycle would revise policies and processes of the City and potentially reduce governmental constraints on housing development. These laws guide the development of recommendations in this update for the 6th cycle. The legislation that impacts residential development standards and potential affordable housing includes though is not limited to:

- AB 686 (Santiago): Places requirements on Housing Elements, and revisions to Housing Elements that occur on and after January 1, 2021, to include an assessment of fair housing within the jurisdiction.

- SB 330 and SB 8 (Skinner): Declares a statewide housing emergency to be in effect until January 1, 2030. To increase the production of housing, the bill suspends certain restrictions on the development of new housing during this period of statewide emergency and expedites local government permitting processes and timeframes. The bill applies to all “housing development projects,” with a special emphasis on projects for very-low-, low-, and moderate-income households and emergency shelters.
- AB 2162 (Chiu): Requires that supportive housing be allowed by-right in zones where multi-family and mixed uses are permitted, including non-residential zones that permit multi-family uses. Minimum parking requirements for units occupied by supportive housing residents are prohibited if the development is located within 0.5 mile of a public transit stop.
- SB 9 (Atkins): Signed by the California Governor on September 16, 2021, SB 9 requires “a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements.” The law also requires a local agency to ministerially approve a parcel map for an urban lot split that meets certain requirements and thus allow, ministerially without CEQA, up to four units on all single-family zoned parcels.

Constraints for Persons with Disabilities

Senate Bill 520, passed in October 2001, requires local housing elements to evaluate constraints for persons with disabilities and develop programs which accommodate the housing needs of disabled persons. Persons with special needs or disabilities have a number of housing needs related to housing accessibility; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. The following is a description of City regulations, policies, and procedures that support housing opportunities for people with disabilities.

Procedures for Ensuring Reasonable Accommodation

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities. Reasonable accommodations refer to modifications or exemptions to particular policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or reductions to parking requirements.

The City’s Zoning Ordinance incorporates procedures for reasonable accommodation that comply with State requirements. The process for reasonable accommodation includes submittal of an application form, an administrative review by City Staff, and a decision within 30 days after the application is submitted. An application for a reasonable accommodation is granted if all of the following findings are made:

- The housing, which is the subject of the request, will be used by an individual with a disability as defined under the Fair Housing Acts.

- The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Fair Housing Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- The requested reasonable accommodation would not adversely impact surrounding properties or uses.
- There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

Residential Care Homes

In conformance with State law, Mountain View's Zoning Ordinance permits residential care homes with six or fewer residents in all residential zones as permitted by State law. Residential care homes with six or fewer residents are not subject to special development requirements, policies, or procedures which would impede them from locating in a residential district. Residential care homes with seven or more residents are allowed through a Conditional Use Permit in all residential zones.

In the past, some zoning codes have included narrow definitions of the term family. The City's Zoning Code does define the term "family" so as not to discriminate against unrelated persons with disabilities living together.

Building Codes and Permitting

The City's Building Code includes amendments to the 2019 California Building Code, which do not have the potential to diminish the City's ability to accommodate persons with disabilities. The City Code goes further than the 2019 California Building Code in that it provides for fee waivers or reductions for those persons with disabilities. Specifically, in relation to the payment of fees for the construction, alteration, removal or demolition of materials for housing units, the City has amended the City's Building Code to include a fee waiver or reduction at the discretion of the chief building official, for all building permits related to improvement to the home of a person at least sixty (60) years of age with a qualifying disability and such improvements are made to accommodate that disability.

Tree Preservation

The City has a Tree Preservation Ordinance that is intended to prevent uncontrolled and indiscriminate destruction of mature trees in order to preserve the health, safety, and welfare of the City. The Ordinance protects Heritage Trees, which are defined as:

- A tree that has a trunk with a circumference of 48 inches or more measured at 54 inches above the natural grade;
- A multi-branched tree that has major branches below 54 inches above the natural grade with a circumference of 48 inches measured just below the first major trunk fork;

- Any *quercus* (oak), *sequoia* (redwood), or *cedrus* (cedar) tree with a circumference of 12 inches or more when measured at 54 inches above natural grade; or
- A tree or grove of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.

Heritage trees may not be removed on public or private property without a valid heritage tree permit from the City. Applications for the removal of heritage trees in connection with a discretionary development project permit are subject to review by the City’s Zoning Administrator or City Council. Applications for permits are approved, conditionally approved, or denied by the official or hearing body which acts on the associated development permit application.

The City strives to preserve trees where possible and may require developers to build around trees. In most cases, however, developers are allowed to remove Heritage trees if they are replaced at a two-to-one ratio, depending on the type of tree. Because a large share of residential development in Mountain View is infill development that involves demolition and replacement, building footprints are often already in place and tree preservation issues do not arise as a major concern to developers.

Governmental Constraints Findings

- **Overall, Mountain View’s Zoning Ordinance generally does not act as a constraint to new housing production.** The development standards and parking requirements for the existing six zoning districts that permit residential development are reasonable. When appropriate, the Zoning Administrator may approve a CUP to reduce the number of parking spaces for a development with smaller units. Housing Element Program 1.1 includes a review of development standards to address potential feasibility constraints. In addition, the City of Mountain View is adopting updates to its Zoning Ordinance concurrent with the Housing Element Update to increase residential development capacity.
- **Although Mountain View’s Inclusionary Housing Ordinance could pose a constraint to housing production, the City has experienced significant amounts of market-rate residential construction activity with the inclusionary requirements in place and these requirements remain an important tool for generating affordable housing.** Mountain View’s Inclusionary Housing Ordinance requires projects of a certain size to provide at least 15 percent of the total number of dwelling units (or 25 percent for ownership townhouses and rowhouses) as below-market rate or, in the case of a fractional unit (below 0.5 for developments with more than seven units) pay an in-lieu fee. There is also an option for alternatives to the production requirement. In general, this creates more affordable units than with a fee-only system. Housing Element Program 1.11 states that the City will review and revise the Below-Market-Rate program requirements during the planning period to reflect community needs for affordable and market rate housing.
- **The City’s park land dedication requirements may act as a constraint to housing production but will be addressed through a Housing Element program.** The park land dedication in-lieu fee totals approximately \$238,987 for a single-family unit, \$69,497 for a unit in a small (ten units or less) multi-family project, and \$82,591 for a unit in a large (100 units or more) multi-

family project. Overall, the City's park land dedication requirements were found to have a moderate to major impact on residential development costs, depending on the unit type. Housing Element Program 1.10 will address this potential constraint through a review and revision to the City's park land dedication requirements to maintain access to high quality open space while reducing the financial impact to residential development.

- In compliance with SB 2, **Mountain View's Zoning Ordinance allows permanent emergency shelters** as a permitted use in the MM zoning district.
- **Mountain View's Zoning Ordinance treats transitional and supportive housing as a residential use**, subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- **The City's Zoning Ordinance includes a process for reasonable accommodation requests for people with physical disabilities.** Federal and State fair housing laws require jurisdictions to make reasonable accommodations to their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities.

Non-Governmental Constraints

In addition to governmental constraints, there may be non-governmental factors which may constrain the production of new housing. These could include market-related conditions, such as the availability of financing and land and construction costs, as well as community opposition to new development.

Availability of Financing

The availability of financing can have an impact on the supply and cost of housing. Developers typically rely on construction financing to construct new housing units, while home buyers generally rely on financing to purchase residential properties. Interest rates can have a considerable impact on the cost to build, purchase, and improve homes, while restrictive lending terms can make it difficult to qualify for financing.

Financing is generally available for the residential construction and home mortgages and does not generally pose a constraint to the production of housing. While one developer interviewed for this Housing Element Update reported that decreases in rents due to the COVID-19 pandemic had made financing more challenging, these impacts likely reflect broader feasibility challenges due to decreased rents rather than challenges related specifically to financing. Moreover, residential rents have shown continuing increases as the economic impacts of the COVID-19 pandemic have lessened, mitigating these feasibility challenges.

Assembling financing for new construction is consistently challenging for affordable housing developers, though this challenge is not unique to the Mountain View context. In fact, the City of Mountain View routinely provides financing to affordable housing projects to help fill funding gaps. Affordable housing developers that were interviewed for this Housing Element Update cited the City's financial contributions to affordable housing projects as a key factor that facilitates the production of affordable housing in Mountain View. Most affordable housing developments require several sources of financing to become feasible, including bank loans as well as federal, State, local, and philanthropic funding. Major sources of funding include low-income housing tax credits, Affordable Housing and Sustainable Communities funding, HOME funds, and Community Development Block Grant (CDBG) funds. Local sources of funding for projects in Mountain View include the City's affordable housing funds as well as Santa Clara County Measure A funds. The City has also been part of two state Homekey applications, drawing in additional state funds to build housing for people experiencing homelessness. In order to meet its RHNA goals for affordable units, the City will have to find other sources of funding in order to meet the significant gaps in funding availability compared to the units in its pipeline. Housing Element Program 4.3 seeks to identify other sources of funding to meet this need. In addition, Housing Element Program 4.1 includes updating the City's NOFA process for affordable housing to improve coordination and communication internally and with applicants.

Land Costs

Land costs in Mountain View are high, as are land costs in much of the rest of Santa Clara County. The cost of land can vary considerably based on location, lot size, zoning, availability of existing

infrastructure, and other factors. Recent sales of sites in Mountain View that are zoned for multi-family residential development indicate that typical land prices for multi-family sites are approximately \$13 million per acre. Affordable housing developers that were consulted as part of the Housing Element Update process reported that a land cost of \$100,000 per unit or more is not unusual in the Mountain View market. The economic analysis that the City conducted as part of this Housing Element Update assumed a land cost of \$122,000 per unit for multifamily housing. While the available data on single-family land sale costs in Mountain View is limited due to the limited inventory of vacant single-family sites, and land zoned for single-family uses tends to have a lower per-acre cost but a higher per-unit cost than land zoned for multi-family uses.

Construction Costs

Construction costs have increased substantially over the past several years and are often cited as a key barrier to the production of housing. Causes for the increase in construction costs include increases in the cost of materials as well as increases in labor costs. While demand for construction labor has remained strong in recent years, the pool of construction labor in California has not kept pace with demand. The COVID-19 pandemic led to further increases in construction costs due to supply chain disruptions and a shortage of construction materials and equipment. According to historical cost increases published by RS Means, hard construction costs for projects in the San Francisco region increased by 11 percent between 2018 and January 2021, and by 25 percent between the start of the City's last Housing Element cycle (2015) and 2021. The TBD Construction Bid estimate shows more significant construction cost escalation, increasing by 17 percent between 2018 and 2021 and by 42 percent between 2015 and 2021.

As of the third quarter of 2021, development costs for multi-family units often total \$550,000 per unit or more, before including the cost of land. One affordable housing developer that was consulted as part of the Housing Element Update process reported that it is difficult to build an affordable unit in Silicon Valley for less than \$700,000 per unit including the cost of land, and that the cost of one recent project in Mountain View exceeded \$1 million per unit. Single-family construction costs can vary substantially based on home size, quality of finishes, and other factors, but are often higher than the cost of a multi-family unit.

Public Opinion

Other constraints to housing production in Mountain View include public opinion, specifically community concern about higher-density development. Developers acknowledged that projects will almost always encounter some form of resistance from neighbors and residents, most commonly citing concerns about density and parking. This is the case not just in Mountain View, but in many jurisdictions. Within Mountain View, public opinion on new residential development at higher densities can have community support as well. Therefore, engagement with the local neighborhood associations can be critical for projects. Extensive community outreach can help to mitigate concern over new residential development. Despite some opposition to increased density, there is almost always a show of support for housing in Mountain View, particularly housing that addresses unmet needs, such as affordable housing.

Requests to Develop Housing Below the Densities Identified in the Sites Inventory

Residential development in Mountain View is not likely to be constrained due to requests to develop housing at densities below the densities that are identified in the Housing Element site inventory and analysis. Requests to develop sites at low densities tends to be a constraint to housing production if the market favors lower-density product types, such as detached single-family homes, on sites where higher-density product types, such as multifamily units, are allowed. As evidenced by construction activity in Mountain View during the last Housing Element Cycle and projects currently in the pipeline, there is strong demand for multifamily housing in Mountain View. Meanwhile, there has been virtually no construction of detached single-family homes in Mountain View in recent years. More importantly, the sites inventory for Mountain View's Housing Element determined the capacity for opportunity sites based on the actual densities of recently-constructed projects in Mountain View, as discussed in the Housing Sites Analysis and Inventory chapter. The sites inventory and analysis demonstrates that the densities used to determine capacity on housing opportunity sites are consistent with densities among recent projects in Mountain View under the same or similar development standards.

Time Between Approval and Building Permits

The time between project approvals and issuance of building permits is not generally a constraint to housing production in Mountain View. Before COVID, Multifamily and rowhouse developments had a median time from planning application to building completion of about 3.7 years. Since construction can take over 2 years, this means there is not usually very much time between entitlement and building permit application.

During the previous Housing Element Update cycle, the City of Mountain View issued building permits for more units than called for the City's RHNA allocation, as discussed in Chapter 2. Mountain View continues to have a robust project pipeline, as discussed in Appendix E, with strong developer interest in both entitling and building projects.

While some developments do not proceed after entitlement, this is exceedingly rare. Those projects that do not proceed are nearly always followed by a new residential entitlement (usually by a new developer). This is because under-utilized sites in Mountain View are good development opportunities, especially for residential uses.

Non-Governmental Constraints Findings

- **High land construction costs present challenges to the development of both market rate and affordable housing in Mountain View.** Land prices in Mountain View are high, much like the rest of Silicon Valley, often reaching \$100,000 per unit for multi-family developments. Construction costs are also high and have increased steadily during recent years. Together, high land and construction costs present barriers to the production of housing in Mountain View. Neighboring jurisdictions face similar constraints, contributing to the regional housing shortage. The City of Mountain View helps to address this constraint by providing funding for affordable housing construction. In addition, Mountain View has increased density in large

portions of the City through various Precise Plans, which help to reduce the per-unit land cost for both market rate and affordable developments.

- **Public opinion, particularly community concern over higher-density development, may constrain housing production in Mountain View.** Projects in many jurisdictions, including Mountain View, often encounter some form of resistance from neighbors and residents. Engagement with local neighborhood associations and other community involvement processes can help to mitigate concern over new residential development. In addition, Mountain View has active groups and individuals that support pro-housing policies, which help to balance opposition to density with support for additional housing. Housing Element Program 4.7 addresses this issue by encouraging developers to facilitate early and ongoing outreach with surrounding neighborhood groups while planning for new residential development.

Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions that provide the greatest threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards are examples of environmental constraints that may impact future development of residential units in the City. For a summary of additional environmental constraints, it is recommended that the City's General Plan Safety Element be referenced as well as the City's most recent Local Hazard Mitigation Plan (LHMP).

Seismic Hazards

Mountain View is located in the seismically active San Francisco Bay Area. Mountain View City Hall is located approximately 6.7 miles northeast of the Alquist-Priolo Earthquake Fault Hazard Zone (A-PEFZ) for the San Andreas Fault, and approximately 11.2 miles southwest of the A-PEFZ for the Hayward Fault. The complex and potentially active Berrocal/Monte Vista-Shannon fault zone has its northern terminus about 2.7 miles to the southwest, while the inactive Cascade, Stanford, and San Jose faults all cross the City of Mountain View from the southeast to the northwest. There are, however, no known active faults present within the City, and the fault rupture hazard for the City is considered to be very low. Future development of housing would be required to undergo review, including analysis of increased risks to human health or safety related to fault rupture, ground shaking, ground failure, and liquefaction, in addition to compliance with standard California building and safety code requirements.

Flooding

Portions of the City are within the 100-year flood zones as determined by FEMA Flood Insurance Rate Maps. There are Pipeline projects in the sites inventory that are located in the 100-year flood zone, near US-101 and El Camino Real's crossing of Permanente Creek. In addition, there is one Opportunity Site in the sites inventory in the flood zone near El Camino Real and Miramonte Avenue. These projects would need to obtain a flood development permit as described in Section 8.160 of the City Code and be in compliance with California building and safety code requirements.

There are no dams or reservoirs within the City, with the exception of the irrigation ponds at the Shoreline Golf Links. The City is not located within a dam failure inundation zone. The Stevens Creek Reservoir is located upstream from the City on Stevens Creek, but its dam failure inundation zone does not cross into Mountain View's jurisdictional boundary. In addition, creeks within the City are maintained for flooding with slope protection by the Valley Water (VW). Future housing development within the City would not be affected by any levee failures along the creek channel and would not expose residents to flooding risks as a result of a failure of a levee or dam.

Fire Hazards

The most serious fire threat within the City is building and structure fires. Other fire hazards within the City may be associated with heavy industrial uses, older commercial and residential structures, the presence of hazardous materials, and arson. No Fire Hazard Severity Zones for State responsibility areas or Very High Fire Hazard Severity Zones for local responsibility areas have been identified within or adjacent to the City of Mountain View. Future housing development within the City would be required to comply with the materials and construction methods for exterior wildfire exposures and vegetation management practices described in the 2019 California Building Code and Chapter 47 in the California Fire Code and/or any other ordinances adopted by the City of Mountain View thereafter.

Noise

The ambient noise environment in the City of Mountain View is impacted by a variety of noise sources, including traffic, railroad, airport, and stationary noise sources. The City addresses noise in the Noise Chapter of the General Plan and in Chapter 5: Animals and Fowl, Chapter 8: Buildings, and Chapter 21: Miscellaneous Offenses and Smoking Regulations of the City Code. The City's exterior noise acceptability guidelines for new development show that environments with ambient noise levels of up to 55 dBA are considered normally acceptable for residential development and conditionally acceptable up to 65 dBA. The interior noise acceptability is 45 dBA and conditionally acceptable up to 50 dBA. In addition, the City Code restricts the operation of loud noise producing equipment used in construction or demolition on weekdays to the hours of 7:00 a.m. to 6:00 p.m., and restricts such activities from occurring on Saturdays, Sundays, and holidays unless City Staff grant prior written approval. Future housing development in the City would be required to comply with City policies regulating noise. Analysis and review of the following noise-related topics may occur including exposure of persons to excessive noise levels, including airport noise; exposure of persons to excessive ground borne vibration; generation of excessive noise; construction noise; and increases in ambient noise levels.

Soil and Groundwater Contamination

The East Whisman and North Bayshore areas have significant soil and groundwater contamination from previous industrial uses. Commercial sites may also have issues from previous dry cleaning or automotive operations.

In order to further effectively manage soil and groundwater contamination, the City has established procedures for determining where contamination is located and how to mitigate it. The City

addresses soil and groundwater contamination in Chapter 5, Infrastructure, of the General Plan. In addition, the City regularly communicates with county, State, and federal agencies on the monitoring, remediation, and reporting of its contaminated soil and groundwater sites. Often, podium apartment buildings over underground garages - the most typical construction of new units in the City - can help the issue by removing contaminated soil. Future housing can build safe housing even in these conditions, by incorporating vapor barriers and active and passive ventilation, among other tools.



APPENDIX

E

Housing Sites Analysis
and Inventory

APPENDIX E: HOUSING SITES ANALYSIS AND INVENTORY

Introduction

A Housing Element must include an inventory of available land that is appropriately zoned and suitable for housing development to accommodate a jurisdiction's Regional Housing Needs Allocation (RHNA) as required by State law. This inventory for the City of Mountain View focuses on sites that are, or can be made available, for housing development affordable to households of varying income levels. This Appendix summarizes the evaluation of potential housing sites, and the adequacy of sites to meet development capacities to accommodate the City's regional housing needs for the 2023-2031 planning period.

Specifically, California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites and non-vacant (i.e., underutilized) sites having potential for development. State law also requires an analysis of the relationship to zoning and services to these sites as well as identifying sites throughout the community, in a manner that is consistent with its duty to affirmatively further fair housing (AFFH).

The analysis presented in this Appendix demonstrates there is an adequate supply of suitable land to accommodate the City's housing allocation of 11,135 units, plus a surplus of over 3,600 additional units to acts as a "buffer" if sites develop to non-residential or at different affordability levels than assumed in the sites inventory. This section is organized by the following topics:

- Summary of the regional context and capacity;
- Sites selection process which includes a description of the methodology and evaluation of site criteria, unit capacity, and sites to accommodate varied income levels; and
- Sites inventory which includes the identification of sites by project type categories and evaluation of sites in meeting AFFH requirements.

Regional Housing Needs Allocation

The City's housing target for the eight-year planning period (January 31, 2023, to January 31, 2031) is defined by its RHNA (also referred to as the City's 6th cycle RHNA). RHNA is the California State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. Each city and county in the Bay Area must update their current housing element to meet statutory requirements by January 31, 2023 and plan for a specific allocation of assumed new housing units for specified income groupings as part of their sites inventory process to address their RHNA target. The City's RHNA for this planning period is shown in Table 39.

Table 39: Mountain View’s Regional Housing Needs Allocation

Summary Info	Units by Income Group				Total Units
	Very Low	Low	Moderate	Above Moderate	
City RHNA ^a	2,773	1,597	1,885	4,880	11,135
Percent of Total	25%	14%	17%	44%	100%

NOTES: ^a The RHNA allocation shown was adopted by ABAG on December 16, 2021.

SOURCE: ABAG, December 2021.

Summary of Capacity to Accommodate RHNA

The total realistic development capacity of all sites in the land inventory is listed in Table 40 which provides a summary of the total residential capacity against the City’s 6th cycle RHNA. The total realistic capacity shown is 14,783 units, which exceeds the net target of 11,135 units the City is required to accommodate for its RHNA, and also supplements that allocation by representing a 33 percent buffer. HCD recommends that jurisdictions provide a 15 to 30 percent buffer beyond the minimum RHNA target to comply with the “no net loss” provisions of State Housing Element Law that require the jurisdiction to maintain sufficient capacity to accommodate its RHNA for the duration of the planning period at every income level. In addition to considering the aggregate number of units that the sites can accommodate, it is necessary to consider the potential for sites to accommodate housing that is affordable to all income levels, in accordance with the RHNA allocations, as discussed in the Evaluation of Sites to Accommodate Varied Income Levels section. Each of the two primary project types, Approved Projects and Opportunity Sites, are presented in Table 40 and described in further detail in the Methodology/Evaluation of Possible Sites section.

Table 40: Mountain View Summary of Residential Capacity Compared to 6th Cycle RHNA by Income

Summary Info	Units by Income Group			Total Units ¹
	Low	Moderate	Above Moderate	
Mountain View RHNA	4,370	1,885	4,880	11,135
Capacity from Approved Projects	379	221	1,672	2,272
Capacity on Opportunity Sites	5,184	2,323	5,004	12,511
Pending Projects – No Rezoning Required	1,317	255	4,761	6,333
Pending Projects – Rezoning Required	579	1	0	580
Developable Sites	2,775	1,811	112	4,698
Rezone Opportunity Sites	465	218	121	804
ADU Projection	48	38	10	96
Total Capacity	5,563	2,544	6,676	14,783
Surplus (+) / Deficit (-) from RHNA	+1,193	+659	+1,796	+3,648
Buffer	27%	35%	37%	33%

Source: Environmental Science Associates, June 2022.

Note: There may be some rounding of total units.

Affirmatively Furthering Fair Housing

AB 686 (Santiago) created a new requirement for local jurisdictions to evaluate their Housing Element sites inventories through the lens of Affirmatively Furthering Fair Housing. The law requires that the sites inventory be used to identify sites throughout the community, consistent with the local jurisdiction’s duty to affirmatively further fair housing. As discussed in more detail below, the housing sites detailed in this Appendix will affirmatively further fair housing by providing opportunities for housing development for lower-income households in areas with high opportunity and good access to jobs, transportation, and a healthy environment. Although sites are not identified on every city block, the sites inventory is in compliance with the goals of affirmatively furthering fair housing. The sites inventory and Mountain View’s progressive inclusionary housing policies will help to integrate households with a mix of incomes in locations throughout the community. Overall, the

housing sites inventory does not exacerbate or create R/ECAPS, RCAAs, or racial or ethnic isolation or segregation; nor does it overly concentrate lower income housing Opportunity Sites in any single area of the City. The sites inventory also helps to affirmatively further fair housing from a regional perspective by creating opportunities for housing development for households at all income levels in a community that has *outstanding* access to jobs, services, a healthy environment, and other amenities that support a high quality of life and positive life outcomes for residents.

The only area considered “Low Resource” in the 2021 TCAC/HCD Opportunity Map is the North Bayshore area, where some (though not a majority) of the lower income sites are located. However, the North Bayshore area has access to a significant number of jobs. It is also the subject of a major precise plan that will bring new development and services to the area, helping to improve access to opportunity. The City prepared and adopted the North Bayshore Precise Plan to create a complete community north of Highway 101, including new neighborhood-serving retail and services, new open spaces, land for a new school, and transit improvements along North Shoreline Boulevard to connect the area to the Downtown Transit Center and the rest of the City. The North Bayshore Master Plan, a development framework proposed to implement the vision of the Precise Plan, is already under review, with approval expected in 2023. This Master Plan includes up to 7,000 dwelling units as well as services, open spaces, a school and mobility improvements to vastly improve the quality of life for existing residents north of Highway 101.

Sites Selection Process

The following is a summary of the overall sites inventory process and the methodology and assumptions that support the sites selection process. Using guidance provided by HCD, an inventory of available sites was conducted by closely examining site characteristics and other HCD-established criteria. Primarily, sites were identified by using Geographic Information Systems (GIS) mapping software from multiple datasets to identify parcels that fit the HCD-specified criteria as adequate housing sites. Sites were further refined over a series of working sessions and through input from the Environmental Planning Commission, City Council, and stakeholders through the community engagement process. The information used to generate the sites inventory database was derived from these primary resources:

- 1) ABAG’s Housing Element Site Selection (HESS) Tool;
- 2) Santa Clara County Office of the Assessor; and
- 3) City of Mountain View.

Housing sites identified as part of the sites inventory analysis were evaluated using a variety of criteria to determine their ability to meet State requirements and meet the City’s RHNA, plus a buffer. The following sections describe the screening criteria and methodology applied for the sites selection process. Once all sites had been selected and verified, the realistic density assumption that was informed by and calculated from City precedent projects was applied to determine each sites’ realistic unit capacity.

Methodology/Evaluation of Possible Sites

To meet the City's RHNA requirement, two primary project types are identified in the sites inventory, as described below. The methodology and assumptions that support these project types are summarized in the General Site Evaluation Considerations and Sites for Rezoning sections.

Approved Projects

Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projection period (which started on June 30, 2022) may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. Permits or certificates of occupancy are expected to be issued for these projects after June 30, 2022, making these projects eligible to be counted towards the 6th cycle RHNA. These Approved Projects do not require rezoning (by definition).

Opportunity Sites

Opportunity Sites is the second main project type that includes both vacant and non-vacant sites that have available infrastructure and meet a variety of criteria that make them candidates for residential development during the 6th cycle planning period. The following is a description of the subcategories under the Opportunity Sites.

- **Pending Projects:** These are projects that are under review, including those where formal applications and pre-applications have been submitted and those that do and do not require rezoning. Permits or certificates of occupancy for these Pending Projects are expected to be issued in the 6th cycle, making these proposed, Pending Projects eligible to be counted towards the 6th cycle RHNA.
- **Developable, Underutilized Opportunity Sites:** These identified Opportunity Sites are considered vacant or underutilized and are eligible for residential development as is currently allowed under the existing zoning or General Plan.
- **Rezoned Opportunity Sites:** Concurrent with the Housing Element, several parcels were rezoned to allow residential or increase the residential capacity. Only those sites that meet the criteria applied to Opportunity Sites were included. These Opportunity Sites that require rezoning are not needed to meet the RHNA, but instead are intended to increase the sites inventory buffer only.
- **Accessory Dwelling Units:** Accessory Dwelling Units are considered opportunities for residential development and are based on projected development during the planning period as is currently allowed under the existing zoning or General Plan.

General Site Evaluation Considerations

This section provides a summary of the evaluation considerations made as part of the analysis and a description of each consideration. As most of the City is already built out with there being limited number of vacant parcels remaining, sites in the inventory primarily include non-vacant parcels that already have access to infrastructure and meet a variety of HCD criteria that make them suitable candidates for housing redevelopment. While sites not included in the sites inventory can also be developed for housing to meet RHNA targets, those sites identified in the inventory are considered optimal and most likely to develop and contribute to housing production in the 6th cycle. The following considerations were evaluated and are described in more detail in the following sections:

- Infrastructure Availability;
- Environmental Constraints;
- Site Status and Capacity (i.e., vacant, underutilized, existing uses, and residential zoning);
- Site Size;
- Permitted Density; and
- Evaluating Sites from Prior Housing Element(s).

Infrastructure Availability

The availability of utility infrastructure to a site can be a constraint to housing development and was considered as an evaluation criterion when working to identify sites for the inventory. As a primarily urban and developed community, the City of Mountain View is well-served by existing infrastructure systems, including both wet and dry utilities. As much of Mountain View already has available or nearby access to water and wastewater services, wet utilities is not a constraint to residential development though minor upgrades to these services (e.g., expanded sewer and water hookups to the trunk line) may be needed to develop select sites for residential uses. Dry utilities, including natural gas and electricity provided by PG&E, and telecommunication services by AT&T, will continue to be available throughout the City. All sites have been screened to have available infrastructure.

Environmental Constraints

The analysis of environmental constraints included a review of all parcels identified in the inventory using different GIS-based data screens as well as ABAG's HESS tool to determine if sites possess one or more environmental constraint, including hazard risks such as wildfire, sea level rise, earthquake/seismic zones, and landslide risk, or other restrictive environmental conditions. Overall, the urbanized areas of the City where the sites for the inventory are located do not have special hazard risks or significant environmental challenges. Where siting housing on parcels with environmental constraints may be unavoidable to accommodate the City's housing need, risks would be addressed through building codes and other mitigation measures.

Site Status and Capacity

After accounting for Approved Projects, the remaining RHNA must be met through developable Opportunity Sites in the inventory. The existing characteristics of the site were considered as evaluation criteria for the Opportunity Sites. Specifically, all residentially zoned sites, either vacant or underutilized, were considered as potential buildable residential sites and were evaluated for site

adequacy and capacity. Government Code Sections 65583(a)(3) and 65583.2 require that the inventory of suitable land look at criteria for vacant and underutilized sites as outlined below:

- Vacant sites that are zoned for multi-family development
- Vacant sites that are not zoned for multi-family development, but that allow such development (such as Precise Plans)
- Underutilized sites that are zoned for residential development and capable of being developed at a higher density or with greater intensity
- Sites that are not zoned for residential development, but can be redeveloped for and/or rezoned for multi-family residential development
- Sites owned or leased by the City that can be redeveloped for multi-family residential development within the housing cycle
- Sites controlled by the State, a city/county, or another public agency where there is agreement/documentation that the site can be developed within the housing cycle
- Non-vacant sites require substantial evidence to demonstrate that existing development will not preclude housing production during the planning period

A methodology to determine “underutilized” sites was necessary given the City has negligible vacant land. Sites were removed from consideration in the underutilized methodology if sites: did not initially allow residential uses, were historic resources, were sites that support community-serving uses (parks, utilities, transportation, schools, hospitals), had structures that were recently built or modified, and were generally built out to their allowed density. In addition, Opportunity Sites with more than three existing residential uses were removed from consideration since they could result in displacement of rent-controlled units, which is contrary to the City’s goals for affordable housing production.

An analysis of past and current multi-family residential developments was conducted to identify characteristics of sites that could be redeveloped. Multi-family developments replaced a broad array of different non-residential land uses, including multi-tenant shopping centers, motels, office and R&D buildings, among other uses. Several salient characteristics stood out among the redeveloped sites: Almost all were built before 1986 and had less than 0.3 FAR office or retail or less than 0.5 FAR industrial, R&D, or motel.

Sites owned by the City and other public agencies were also evaluated for affordable housing development (including City facilities, City parking Lot 11, the VTA Bus Yard on North Shoreline Boulevard, the DMV site on Showers Drive and various federally-owned sites within City limits). However, these sites are fully encumbered through the end of the 6th cycle. The Downtown Transit Center may have a joint development opportunity this cycle, but it does not currently allow residential, and it is not necessary to meet the RHNA. Therefore, its zoning will be carried out at a time appropriate for the development.

Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing needs unless it can be demonstrated that sites of equivalent size were successfully developed during prior planning periods, or other evidence is provided that sites at this size can be developed as lower income housing.

- *Large Sites* – With the exception of two APNs in a consolidated Pending Project within the North Bayshore Precise Plan, there are no Opportunity Sites larger than 10 acres. Based on the City’s experience with past residential projects, larger sites tend to include a mix of units affordable to various income levels, rather than 100 percent affordable.
- *Small Sites* – The inventory across both project types (Pending Projects and Opportunity Sites) includes sites that are less than one-half acre in size. For Opportunity Sites, a screening of individual parcels less than one-half acre was considered for possible parcel consolidation to determine if additional lower income units at the default density could be achieved. Refer to the Permitted Density section below for more information on default density. Parcel consolidation involves the joining of multiple adjacent parcels, that individually are less than one-half acres in size, into one to increase the unit capacity to support lower income units. Typically, this can be done with a limited number of owners present and the likelihood that the parcels would be developed together as a single project. Ultimately, this strategy was not carried forward since other means to accommodate the lower income RHNA were identified.

Permitted Density

State law (Government Code Section 65583.2(c)(3)) establishes a “default density standard” of 30 units per acre for lower income units in a metropolitan jurisdiction such as Mountain View. This is the minimum density that is deemed appropriate in State law to accommodate the City’s lower income RHNA. In accordance with the State’s default density standards, sites that could support a minimum of 30 units per acre were considered appropriate for very low- and low income units, as well as for moderate income units. All underutilized Opportunity Sites can accommodate at least the default density.

Evaluating Sites from Prior Housing Element(s)

To accommodate the 2023-2031 RHNA, sites from the 2014-2022 Housing Element Sites Inventory were evaluated to determine their viability for the 2023-2031 Housing Element planning period. A total of 12 prior Housing Element sites have been identified as part of the 6th cycle inventory that were included in the 5th cycle. Of those 12 sites, seven have been rezoned since the 5th cycle, which allow them to be included in the 6th cycle inventory as new sites. Because they are considered new sites, they are not subject to residential use by right in which 20 percent of the units are affordable to lower income households. The remaining five sites are included as Pending Projects where rezoning is not required. In addition, there are a total of eight APNs for Approved Projects that were identified in the 5th cycle and are contributing to this 6th cycle RHNA.

Sites for Rezoning

Government Code section 65583.2(h) sets requirements if sites are identified for rezoning to accommodate a lower income RHNA shortfall. The City's sites inventory does not have a lower income shortfall, and therefore is not subject to those requirements. Nonetheless, the City is rezoning sites concurrent with the Housing Element, intends to rezone sites within the mandated timeline, and continues to study additional rezonings to increase the City's housing capacity at all income levels, thus contributing to the increase in the RHNA buffer. These rezonings include the following:

- Implementing General Plan Village Center uses and standards at existing underutilized shopping centers throughout the City (including south of El Camino Real where the highest opportunity neighborhoods are located);
- Removing the requirement to obtain legislative approvals in order to build at the highest densities along El Camino Real; and
- Various under review and anticipated affordable housing developments on previously non-residential sites throughout the City (Pending Projects – Rezoning Required).

Realistic Capacity Evaluation

As required by Housing Element statute, local governments must analyze available sites based on a determination of the realistic residential development capacity. To establish realistic capacity, precedent projects were referenced when evaluating vacant and underutilized sites, and specifically the typical densities of existing or approved residential development at similar affordability levels to confirm local development trends. Density is dictated by the Zoning Ordinance and General Plan. As a conservative estimate of capacity, the sites inventory applies the more restrictive density standard of either the zone or the General Plan. In zones that are regulated by floor area ratio (FAR), the maximum density is defined by the FAR. Densities achieved through FARs and the General Plan are based on precedent projects, which were used to determine the realistic density assumptions.

Over 90 Mountain View residential and mixed-use precedent projects were initially analyzed to calculate the realistic density based by zone or General Plan land use designation for the Opportunity Sites (excluding the ADUs and Pending Projects). These precedent projects have applicable zones and General Plan land use designations, consistent with the sites in the inventory. As an example, there are no Medium Density Residential parcels in the inventory and as a result, these precedent projects are not shown. Refer to Table 41 for a listing of the relevant City precedents projects, along with details on the project acreage, dwelling units, density achieved, Precise Plan information if applicable, and General Plan land use designation.

Precedents provide an average density and are inherently more conservative than taking the highest density allowed or built. For zones with FARs where no built precedents were available (or too few to have an average), the realistic capacity assumption was determined by applying the same realistic density assumption for zones with the same FAR maximum where there were precedents to draw from, given these zones had similar characteristics. Refer to Table 41 for more details on precedent projects along with Table 42 and Table 43 for realistic density assumptions.



Example of a precedent project in the El Camino Real Precise Plan - 2700 West El Camino Real



Example of a precedent project in the Downtown Precise Plan - 135 Franklin Street

Table 41: Precedent Projects List

Project Address	Project Area_Acreage	Dwelling Units, excluding Density Bonus	Density (DU/ac). excluding Density Bonus	Zoning/Precise Plan	Existing Use (Prior to Redevelopment)	Previous FAR	Previous Building Year Built (if available)
324 Bryant Street	0.26	7	26.92	Downtown	not a precedent		
676 Dana Street	0.25	7	28.00	Downtown	Multi-tenant retail building with office and restaurant	0.52	1952
231-235 Hope Street	0.26	9	34.62	Downtown	not a precedent		
135 Franklin Street	1.03	51	49.51	Downtown	not a precedent		
City Lot 12 (Bryant Street)	1.50	75	50.00	Downtown	not a precedent		
400 Logue Avenue	2.54	374	147.24	East Whisman (High Intensity)	1-story Office/R&D building	0.38	1978
320 Logue Avenue	2.15	363	168.84	East Whisman (High Intensity)	1-story Office/R&D building	0.34	1967
819 N Rengstorff Avenue	0.83	36	43.37	CRA	not a precedent		
870 E El Camino Real (Mixed-Use Corridor Portion Only)	1.16	97	83.62	El Camino Real (Medium Intensity)	not a precedent		
1411-1495 W El Camino Real	1.25	53	42.40	El Camino Real (Low Intensity)	3 commercial buildings, incl. dance studio, car rental, martial arts studio and rug store	0.24	1948 & 1979

Project Address	Project Area_Acreage	Dwelling Units, excluding Density Bonus	Density (DU/ac), excluding Density Bonus	Zoning/Precise Plan	Existing Use (Prior to Redevelopment)	Previous FAR	Previous Building Year Built (if available)
334 San Antonio Road	0.66	42	63.64	San Antonio (Mixed-Use Corridor)	Gas station	0.067981872	1963
1616 W El Camino Real	0.99	66	66.67	El Camino Real (Medium Intensity)	Two single-tenant retail buildings	0.14	1967
1701 W El Camino Real	0.49	54	110.20	El Camino Real (Medium Intensity)	Two single-tenant retail buildings	0.13	1930
950 W El Camino Real	0.61	68	111.48	El Camino Real (Medium Intensity)	Fast food restaurant	0.1	1986
394 Ortega Avenue	1.62	144	88.89	San Antonio (Mixed-Use Corridor)	not a precedent		
865 E El Camino Real	2.30	150	65.22	El Camino Real (Medium Intensity)	Billiard hall and 2-tenant retail building	0.23	1964
1720 W El Camino Real	2.43	162	66.67	El Camino Real (Medium Intensity)	2-story motel	0.44	1964
801 W El Camino Real	2.39	164	68.62	El Camino Real (Medium Intensity)	Several small retail buildings	0.22	1955 & 1963
100 Moffett Boulevard	2.70	184	68.15	Planned Community	Social service office & car repair	0.33	1972 & 1950

Project Address	Project Area_Acreage	Dwelling Units, excluding Density Bonus	Density (DU/ac), excluding Density Bonus	Zoning/Precise Plan	Existing Use (Prior to Redevelopment)	Previous FAR	Previous Building Year Built (if available)
2650 W El Camino Real	2.91	193	66.32	El Camino Real (Medium Intensity)	2-story motel and 1-story car repair	0.30 & 0.04	1959 & 1952
2268-2280 W El Camino Real	2.61	204	78.16	El Camino Real (Medium Intensity)	Several SFRs and a retail strip center with 7 tenants	0.3	1981 (retail), 1955 and 1938 (SFRs)
2700 W El Camino Real	2.28	172	75.44	El Camino Real (Medium Intensity)	2-story motel	0.52	1960
400-520 San Antonio Road	5.75	432	75.13	San Antonio (Mixed-Use Corridor)	Multiple office and light industrial buildings, tire store, multi-tenant retail	various, up to 0.44 office	1960 to 1998
2580 California Street	8.63	632	73.23	San Antonio (Mixed-Use Corridor)	Vacant former Safeway building, retail strip center with 6 tenants, large 2-story office building	0.33	1966 (Safeway), 1988 (retail), 1979 (office)
455 San Antonio Road (Residential portion only)	5.5	330	60	San Antonio (Mixed-Use Center)	Sears, plus a large multi-tenant retail strip center	0.3	1956 (effective 1976)
601 Escuela Avenue	0.50	25	50.00	El Camino Real (Low Intensity)	Small retail strip center with 7 tenants	0.311799816	1955

Project Address	Project Area_Acreage	Dwelling Units, excluding Density Bonus	Density (DU/ac). excluding Density Bonus	Zoning/Precise Plan	Existing Use (Prior to Redevelopment)	Previous FAR	Previous Building Year Built (if available)
1313 and 1347 W El Camino Real	0.44	18	40.91	El Camino Real (Low Intensity)	2 commercial buildings, incl. massage, bar, check-cashing, fitness	0.2	1946 & 1953
730 Central Avenue	0.24	15	62.50	CRA	Vacant former car repair	0.479606673	1956

Notes: Projects labeled as "not a precedent" are not useful for the selection of sites because they were vacant or replaced dwelling units. These projects are useful as development density precedents, however.

Table 42: Realistic Density Assumptions - Non-Rezoning

General Plan Designation	Maximum Density - GP	Zoning District	Maximum Density - Zoning	Characteristic DU/ac	Target Percentage	Realistic Density
Medium High-Density Residential	35 DU/ac	R3 and equivalent	Varies	29.9	85%	30
General Mixed-Use	1.35 FAR	CRA and equivalent	43 DU/ac	43.37	84%	36
Mixed-Use Corridor	1.85 FAR	El Camino Real Precise Plan (Village Center)	1.85 FAR including required retail	53.98	84%	45
		El Camino Real Precise Plan (Medium Intensity)	1.85 FAR	71.97	84%	60
		San Antonio Precise Plan (Mixed-Use Corridor)	1.85 FAR	71.97	84%	60
		El Camino Real Precise Plan (Low Intensity)	1.35 FAR	45.74	84%	38

General Plan Designation	Maximum Density - GP	Zoning District	Maximum Density - Zoning	Characteristic DU/ac	Target Percentage	Realistic Density
		CRA (Moffett Blvd)	43 DU/ac	62.5	84%	36
East Whisman Mixed-Use	1.0 FAR + Precise Plan Bonus	East Whisman Precise Plan (High Intensity)	3.5 FAR	157	70%	110
		East Whisman Precise Plan (Medium Intensity)	2.5 FAR	no example projects*; 112	70%	79
		East Whisman Precise Plan (Village Center)	1.35 FAR	no example projects***; 45	84%	38
North Bayshore Mixed-Use	1.0 FAR + Precise Plan Bonus	North Bayshore Precise Plan (General)	3.5 FAR	no example projects*; 157	70%	110
		North Bayshore Precise Plan (Edge)	1.85 FAR	no example projects**; 71	70%	50
Mixed-Use Center	2.35 FAR	San Antonio Precise Plan (Mixed-Use Center)	2.35 FAR	65 ****	60%	39
Downtown Mixed-Use	References Downtown Precise Plan	Downtown Precise Plan	Varies - most sites are 50 DU/ac	45.15	55%	25

* This is based on a proportional increase/decrease from the East Whisman Precise Plan (High Intensity)

** These are based on the characteristic projects in El Camino Real Precise Plan (Medium Intensity) and San Antonio Precise Plan (Mixed-Use Corridor).

*** This is based on the characteristic projects in El Camino Real Precise Plan (Low Intensity).

**** This is significantly lower than the actual density allowed on these sites. However, this assumes that developments will include a mix of uses that will reduce the developable area of residential (such as office, entertainment, etc.).

Table 43: Realistic Density Assumptions - Rezoning

General Plan Designation	Maximum Density - GP	Zoning District	Maximum Density - Zoning	Characteristic DU/ac	Target Percentage	Realistic Density
Neighborhood Mixed-Use	1.05 FAR	Updated CN District	1.05 FAR	30	70%	21
Mixed-Use Corridor Residential	1.85-2.3 FAR	Grant-Phyllis Precise Plan or Moffett Boulevard	1.85 FAR	72	70%	50
		El Camino Real Precise Plan (Village Center)	Increase of 0.45 FAR	17.99	84%	15



Example of a precedent project in the El Camino Real Precise Plan - 1701 West El Camino Real



Example of a precedent project in the San Antonio Precise Plan - 400 San Antonio Road

Mixed-Use Areas

The precedent projects were evaluated to determine the likely density of 100 percent residential development in each of the zones. However, most sites are within mixed-use zones with there being a possibility that non-residential uses could be built. This likelihood was conservatively set at either 55-60 percent, 70 percent, or 84 percent depending on the following:

- 84 percent: This includes areas with many precedents, specifically the Mixed-Use Corridor General Plan designation areas along the City's main arterials. Over the last 10 years, 84 percent of development land area in this area was residential, or residential with a trivial amount of commercial that did not reduce the density. This reflects the strong density incentives the City has in these areas (allowing much more residential development than commercial), and developers rarely choose other uses (mostly hotels and very small offices).
- 70 percent: This reflects areas with fewer precedents, more uncertainty and/or a higher commercial development potential. This is, however, still quite conservative for these areas. For example, East Whisman has a Jobs-Housing Linkage requirement that requires residential development to accompany any new office development, with the effect that no more than approximately 30 percent of any given development can be office. North Bayshore has a similar policy. Other areas where there are no precedents, such as the Neighborhood Mixed-Use (General Plan Village Center) areas, have similar density incentives as the Mixed-Use Corridor areas given these designations share some like characteristics.
- 55-60 percent: This reflects areas where residential and non-residential development may be roughly equally, but only reflects a small number of sites in the inventory, within the Downtown area and the San Antonio Shopping Center.

Evaluation of Sites to Accommodate Varied Income Levels

One of the most important evaluation considerations of the sites selection process is to evaluate a sites' ability to accommodate households with varying income levels. To satisfy the RHNA requirement, the amount of lower, moderate, and above moderate income units is specified for each

site in the inventory. Refer to the HCD Sites Inventory Spreadsheets at the end of Appendix E for more details. Furthermore, the unit capacity must be maintained throughout the 2023-2031 planning period. Therefore, a buffer of at least 15 percent to 30 percent is generally recommended by HCD, and the Mountain View's sites inventory buffer is 33 percent. If sites listed in the inventory are redeveloped with other uses or different income levels than what is identified, the difference can be made up with the buffer sites to ensure there is "no net loss" of RHNA capacity at each income level.

Affordability assumptions for Opportunity Sites (excluding ADUs and Pending Projects) are outlined in Table 44 by site characteristic and income levels. As mentioned in the Methodology/Evaluation of Possible Sites section, State law (Government Code Section 65583.2(c)(3)) establishes a default density standard of 30 units per acre for lower-income units in a metropolitan jurisdiction. Sites that are 0.5 to 10 acres that allow for development at 30 units per acre are suitable to accommodate the lower income RHNA, as indicated by HCD. This guidance is based on HCD's experience that fewer lower income projects are developed with fewer than 50 units or more than 150 units. As a response to this, the City has taken the more conservative approach, which is to limit a single site's lower income allocation to a range between 50 and 150 units, even though that further disqualifies many sites that are greater than 0.5 acres. No sites less than 0.5 acres can accommodate more than 50 units, and there are no sites in the inventory, other than Pending Projects, larger than 10 acres. This splitting of incomes is reasonable because many large developments choose to comply with their below-market-rate housing requirement through land dedication, on which affordable housing developers can build at higher densities than the original development. The North Bayshore and Middlefield Park Master Plans and 1255 Pear Avenue are good examples of this. In addition, the City has elected to limit moderate-income allocation to a range between 0 and 150 units, both because this is a more conservative assumption and in order to limit the risk that a single project will require a significant amount of new Housing Element sites under "No Net Loss".

Table 44: Affordability Assumptions

Site Characteristic	Capacity Assumption	Income Category Application
Accommodates fewer than 50 units (includes all sites smaller than 0.5 acres)	100%	Moderate Income Units
Accommodates between 50 and 150 units	100%	Lower-Income Units
Accommodates between 150 and 300 units	150	Lower-Income Units
	Remainder	Moderate Income Units
Accommodates more than 300 units	150	Lower-income Units
	150	Moderate Income Units
	Remainder	Above Moderate Income Units

50 percent Threshold of Lower Income Units on Non-vacant Sites

State law requires additional analysis of existing uses in the sites inventory if more than 50 percent of the City’s low-income RHNA is accommodated on non-vacant sites. HCD has published guidance for how to determine this, which includes adjustments for proposed lower income projects and ADU capacity, in addition to vacant sites in the inventory. Table 45 shows this analysis based on HCD’s guidance. A substantial amount of the City’s lower-income units (more than 50 percent of the lower income RHNA) are within proposed projects, including those that are approved and pending. In addition, the inventory includes affordable ADU units and a vacant Opportunity Site with low income unit capacity. In summary, 47 percent of Mountain View’s lower income RHNA is accommodated on non-vacant sites, which is below the 50 percent threshold. Therefore, no additional analysis is needed to support the site inventory’s non-vacant sites.

Table 45: Lower Income Units on Non-vacant Sites

Adjustment Factor	Number of Units
Proposed Lower Income Projects	2,275
ADU Capacity (affordable to lower incomes)	48
Capacity on Vacant Sites	0
Total Capacity (not related to non-vacant sites)	2,323
RHNA on Non-vacant Sites	$4,370 - 2,323 = 2,047$
Percentage of Lower Income RHNA accommodated on Non-vacant sites	$2,047 / 4,370 = 47\%$



“Park Place,” a downtown multi-family development



A rowhouse development on Willowgate Street

Sites Inventory

A summary of all sites identified by project type categories identified in the Mountain View 6th cycle Housing Element sites inventory for the 2023-2031 planning period is provided in this section. Figure 91 presents an overview map of the identified housing site locations within Mountain View (excluding ADUs), and Table 46 outlines the unit capacity by income level for each of the two main project types.

Suitability of Non-Vacant Sites

State law requires each jurisdiction to include a land inventory to identify specific sites that are suitable for residential development and demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. The lack of vacant land in Mountain View and the relatively high value of new residential development means that the City consistently sees the redevelopment of underutilized sites, including ones that contain functioning residential and commercial uses. Non-vacant, Opportunity Sites in the inventory were screened based on the criteria previously described and observed to have commercial buildings that fall short of the site’s development potential, underutilized surface parking lots occupying a major portion of the site, and/or have landowners that expressed interest in redevelopment.

HCD Table A at the end of this Appendix E shows all the developable Opportunity Sites’ existing uses, including their age, number of stories and FAR, showing consistency with the criteria provided under “Site Status and Capacity” above.

Unit Capacity by Project Type

The following are summaries of the key findings for each of the project types: Approved Projects and Opportunity Sites, including Pending Projects, Opportunity Sites that do not and do require rezonings, and ADUs. Refer to Table 46 for the sites inventory summary and Figure 91 for an overview map of all sites in the inventory (ADUs excluded). This inventory was developed based on HCD requirements for locations and affordability levels as well as City goals focusing on sites that have residential capacity under the current zoning and areas that have had undergone robust community

engagement, such as Precise Plan areas. Sites that would cause high residential displacement were avoided.



A rowhouse development in the South Whisman neighborhood.

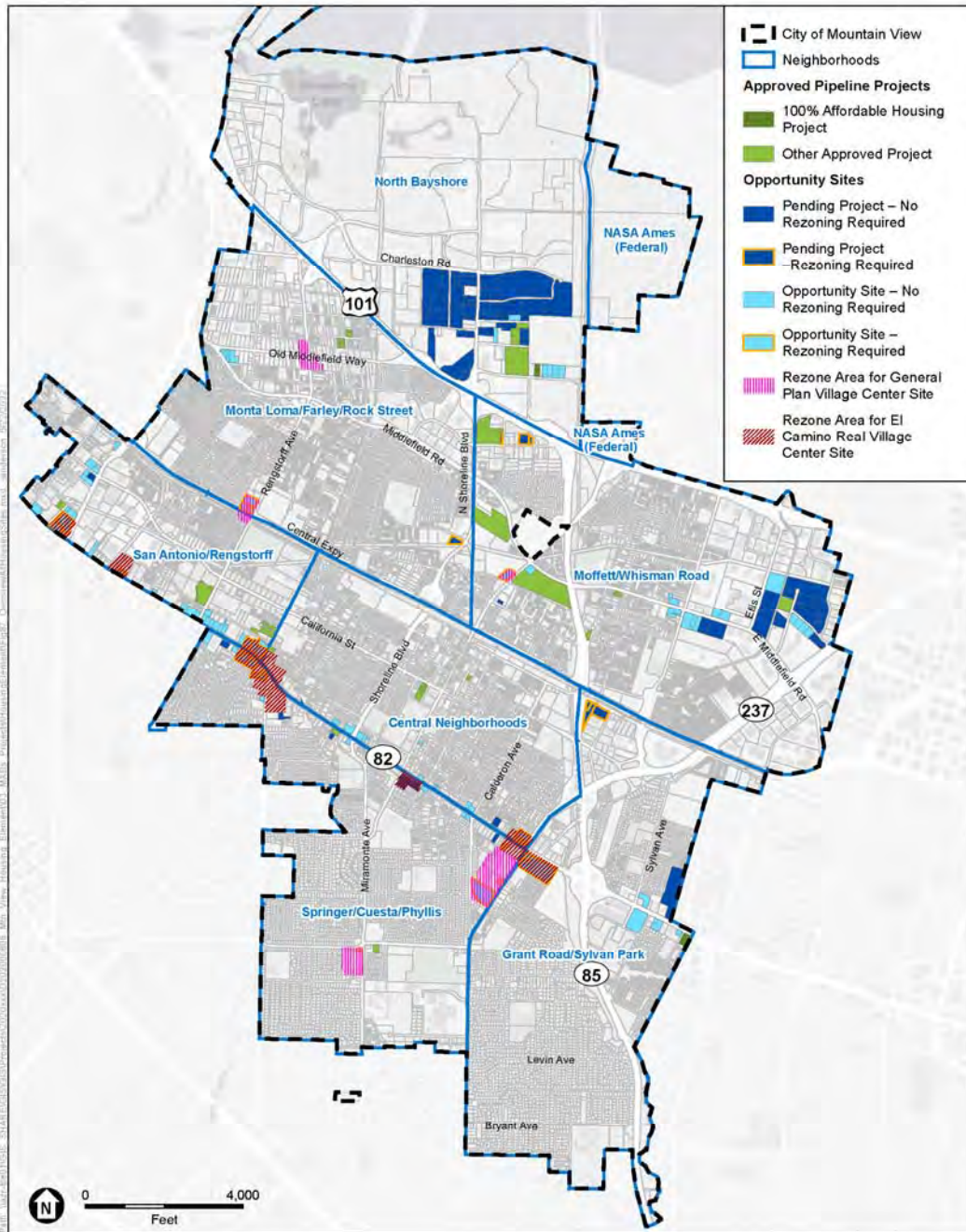
Table 46: Sites Inventory Summary

Project Category Type	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Realistic Capacity Total (Units)
Approved Projects	379	221	1,672	2,272
Opportunity Sites	5,184	2,323	5,004	12,511
Sub Total (A)	5,563	2,544	6,676	14,783
6 th cycle RHNA (B)	4,370	1,885	4,880	11,135
RHNA Buffer (A-B)	+1,193	+659	+1,796	+3,648



A multifamily development in the San Antonio mixed-use neighborhood.

Figure 91: Housing Sites Overview



SOURCE: ESRI, 2022.

City of Mountain View

Approved Projects

Approved Projects are those where an application has been approved. Approved Projects are not considered as sites in the inventory. However, the units accommodated by Approved Projects can be credited toward meeting the City's RHNA. A total of 2,272 units from Approved Projects are listed in Table 47 which summarizes those projects that are approved by address. As a conservative approach, only projects that started construction after January 1, 2022 will be counted towards accommodating the RHNA. There are other projects, including 2580 California Street, 1720 Villa Street, 555 East Evelyn Avenue, with over 1,300 units that are under construction and have yet to receive occupancy as of the beginning of the projection period (June 30, 2022). After accounting for all Approved Projects, a total of 8,863 units at various income levels will need to be accommodated by the sites inventory in order for the City to meet its RHNA.

The projects in this category conform with the current General Plan and zoning, therefore no rezoning is required for the Approved Projects. Sites considered as Approved Projects include 46 sites on parcels totaling approximately 63 acres (refer to Figure 92). While some neighborhoods have more Approved Project units than others, Table 48 demonstrates how units at varied income levels appear and are distributed in each of the City's recognized neighborhoods. Approximately 43 percent of the Approved Projects are located in the City's Precise Plan areas, including Downtown, East Whisman, El Camino Real, San Antonio, and North Bayshore, where robust community engagement has already occurred to vet areas that would support residential development. Refer to Table 49.

Table 47: Approved Projects Summary by Project Address

Site Address	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Total Unit Capacity
1001 North Shoreline Boulevard	20	20	263	303
1100 La Avenida	100	0	0	100
1255 Pear Avenue	0	0	220	220
1313 and 1347 W El Camino Real	2	0	22	24
1919 Gamel Way	29	0	63	92
1958 Latham Street	0	0	6	6
198 Easy Street	0	0	4	4
2645 Fayette Drive	5	0	33	38
294 Tyrella Avenue	0	0	10	10
400 Logue Avenue	24	38	346	408
555 W Middlefield Rd	32	16	275	323
570 Rengstorff Avenue	0	0	15	15
601 Escuela Avenue	2	2	21	25
676 Dana Street	0	0	7	7
773 Cuesta Drive	0	0	3	3
777 W Middlefield Road	0	144	364	508
828-836 Sierra Vista Avenue and 1975/1979 Colony Street	1	0	14	15
851-853 Sierra Vista Avenue	0	0	6	6
901 E El Camino Real	45	0	0	45
City Lot 12 (Bryant Street)	119	1	0	120
Grand Total	379	221	1,672	2,272

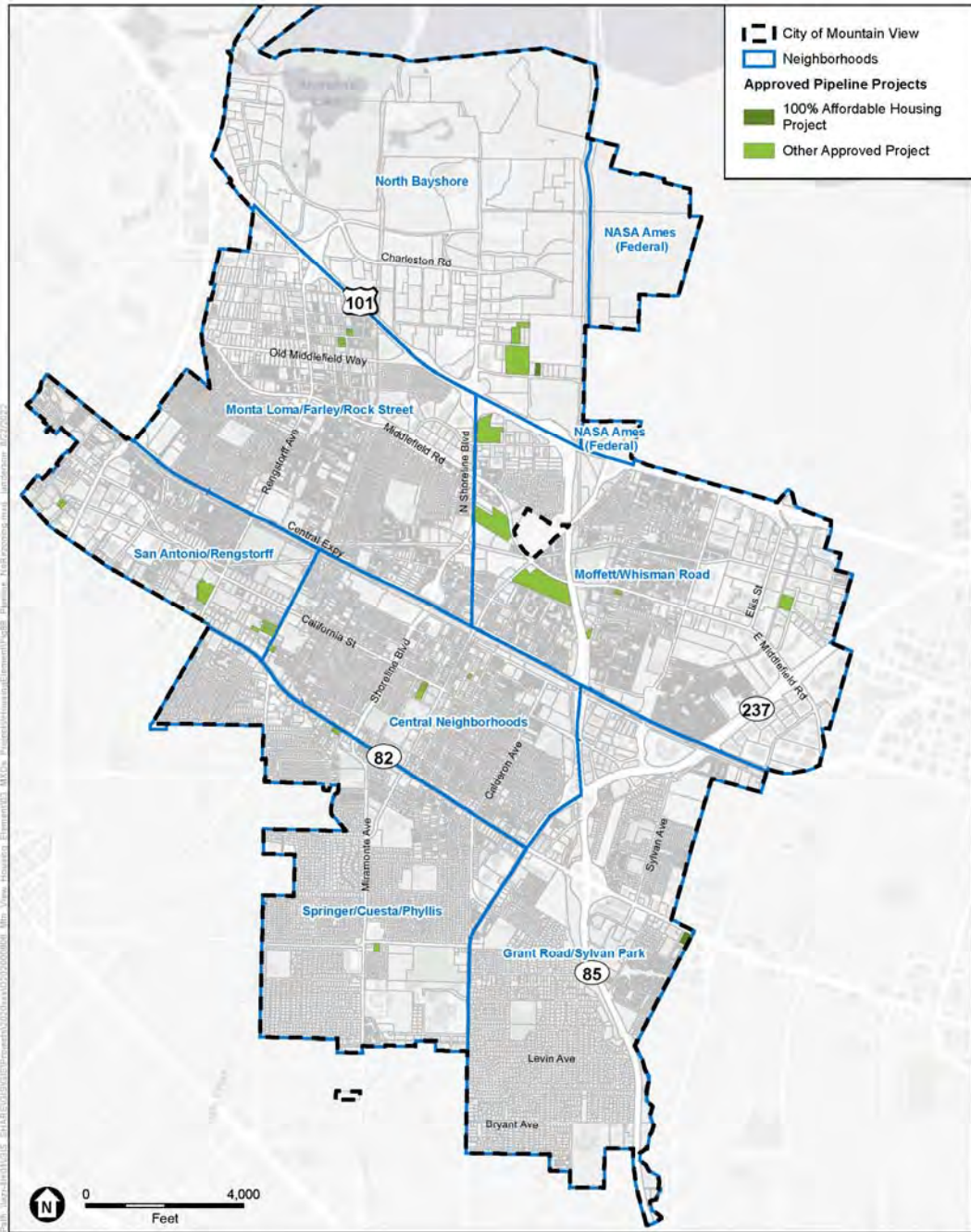
Table 48: Approved Projects Summarized by Neighborhood

Neighborhood	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Net New Units
Central Neighborhoods	121	3	28	152
Grant Road/Sylvan Park	45	0	0	45
Moffett/Whisman Road	76	218	1262	1556
Monta Loma/Farley/Rock Street	1	0	20	21
North Bayshore	100	0	220	320
San Antonio/Rengstorff	34	0	117	151
Springer/Cuesta/Phyllis	2	0	25	27
Grand Total	379	221	1,672	2,272

Table 49: Approved Projects Summarized by Precise Plan

Precise Plan	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Net New Units
Downtown	119	1	7	127
East Whisman	24	38	346	408
El Camino Real	49	2	43	94
North Bayshore	100	0	220	320
San Antonio	5	0	33	38
Not in Precise Plan	82	180	1023	1285
Grand Total	379	221	1,672	2,272

Figure 92: Summary of Parcels: Approved Projects



SOURCE: ESRI, 2022.

City of Mountain View

Pending Projects

These are projects under review, including those where formal applications and pre-applications have been submitted, those that do and do not require rezoning, and, in one case, a site that has been dedicated by a development to accommodate their below-market-rate housing requirement. Permits or certificates of occupancy for these Pending Projects are expected to be issued in the 6th cycle, making these projects eligible to be counted towards the 6th cycle RHNA. There are 66 parcels identified as Pending Projects in the sites inventory.

- Pending Projects – No Rezoning Required

There are 59 Pending Project parcels under review on nearly 171 acres that conform to the current General Plan and zoning. This subcategory yields the greatest unit capacity – 6,333 total units which is more than half the RHNA requirement – when compared to the other project types that are included in the sites inventory. This demonstrates there is continued interest and desire to develop housing in the City.

Lower and moderate-income units among the Pending Projects are the City's best estimate based on submitted applications, site capacities and other available information. While the ultimate number of units may change a small amount based on unforeseen circumstances, these projects are committed to very nearly the identified number of lower- and moderate-income units based on the City's BMR requirements, ownership by non-profit affordable developers, and current Council goals.

Pending Projects where no rezoning is required is present throughout the City, with a majority of the units occurring in two master plans: Middlefield Park (East Whisman Precise Plan) and North Bayshore. Both plans are multi-year developments and will provide a combination of affordable and market-rate housing. The Master Plans themselves do not confer the right to build, though they are a required step in the entitlement process. However, the plans show interest on the part of a major landowner in the development of housing, including affordable housing, to be completed within the timeframe of the Housing Element planning period. In addition, counting the Master Plans are the most conservative way for the City to use these sites in the inventory, for two reasons. First, many of the sites within the Master Plans would have qualified as lower income or moderate -income sites were it not for the application. Second, while all the sites in the Master Plans are included in the site inventory, the City is not taking credit for 100 percent of the build-out of the Master Plans (only the portion reasonably expected to occur by 2031). Within the 2023-2031 planning period, the North Bayshore Master Plan is assumed to provide approximately half of land dedications for affordable units and start construction of approximately 3,365 market-rate and inclusionary units, of which approximately 695 units are affordable to lower- and moderate-income levels. This represents less than half of the anticipated units (up to 7,000 total units) in the project that is counted for this cycle. The Middlefield Park Master Plan is assumed to provide 100 percent of land dedications for affordable units and start construction of

approximately 50 percent of market-rate units, which yield 1,088 net new units, of which 338 units are affordable. Refer to the City of Mountain View homepage at www.mountainview.gov for more information on these master plans.

For more details on the unit distribution of Pending Projects that do not require rezoning, refer to Table 50 and Table 51.

Table 50: Pending Projects (No Rezoning) Summarized by Neighborhood

Neighborhood	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Net New Units
Moffett/Whisman Road	92	58	466	616
Central Neighborhoods	70	0	0	70
Grant Road/Sylvan Park	33	0	158	191
Moffett/Whisman Road	340	25	1,078	1,473
North Bayshore	640	167	2,670	3,477
San Antonio/Rengstorff	10	3	49	62
Springer/Cuesta/Phyllis	102	2	340	444
Grand Total	1,317	255	4,761	6,333

Table 51: Pending Projects (No Rezoning) Summarized by Precise Plan

Precise Plan	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Net New Units
East Whisman	460	83	1,525	2,068
El Camino Real	202	1	472	675
North Bayshore	640	167	2,670	3,477
San Antonio	10	3	49	62
Not in Precise Plan	5	1	45	51
Grand Total	1,317	255	4,761	6,333

- Pending Projects – Rezoning Required

Pending Project sites identified within this subcategory require rezoning, or are those that the City or affordable housing developers have acquired with the intent to redevelop. Among this project type are affordable developments on Montecito Avenue, Terra Bella Avenue, and Linda Vista as shown in Table 52. In addition, several sites on East Evelyn Avenue and one on Linda Vista Avenue have been acquired by the City or by affordable housing developers with the intent to build. These applications would be exempt from the City’s “gatekeeper” process because they are 100 percent affordable developments going through the Notice of Funding Availability (NOFA) process to allocate City affordable housing funds, and the City and developer can be confident that they will proceed within the timeframe of the Housing Element. The number of units assumed on each site are based on discussions with the developers and are corroborated by the capacities of nearby and similar affordable housing developments. Sites in this subcategory include seven sites on parcels totaling approximately 8.5 acres (refer to Figure 93).

Table 52: Pending Projects (Rezoning) Summarized by Project Address

Site Address	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Total Unit Capacity
1020 & 1040 Terra Bella Ave	108	0	0	108
1265 Montecito Ave	84	1	0	85
57 E Evelyn Avenue	42	0	0	42
67 E Evelyn Avenue	126	0	0	126
87 E Evelyn Avenue	150	0	0	150
1012 Linda Vista	69	0	0	69
Grand Total	579	1	0	580

Affordable Pending Projects

Many of the Pending Projects described above are 100% affordable developments. While these projects are at different points in the review process, all are expected to be developed within the 6th Cycle. Table 53 shows the status and steps necessary to bring these developments to fruition. A tentative timeline is also shown.

Table 53: Status and Expected Timeline of Major Pending Affordable Developments

Address	Sponsor	City Subsidy	Expected Units	Estimated Construction Start	Next Steps (planning entitlement, building plans preparation, building permit issuance, construction. etc.)
1265 Montecito Avenue	Charities	\$16 million	85	2023	<ul style="list-style-type: none"> Rezoning and entitlement under review — less than 1 year Building Permit and secure non-City funding — approx. 1 year
Lot 12	Alta/Related	\$4.25 million + land	120	2023	Building Permit and secure non-City funding — 1 year
901 E. El Camino Real	Jamboree	\$5.4 million	45	2022	Building Permit & Rehabilitation work — 1 year
89 W. El Camino Real	First Community Housing	pending NOFA committee	61		<ul style="list-style-type: none"> Plan development and NOFA Process — less than 1 year Entitlement (SB 35) — less than 1 year Building Permit and secure non-City funding — approx. 1 year
96 W. El Camino Real	Danco	pending NOFA committee	70		<ul style="list-style-type: none"> Plan development and NOFA Process — less than 1 year Entitlement (SB 35) — less than 1 year Building Permit and secure non-City funding — approx. 1 year
1020 Terra Bella Avenue	Alta	pending NOFA committee	108	2023/2024	<ul style="list-style-type: none"> Plan development and NOFA Process — less than 1 year Entitlement (SB 35) — less than 1 year Building Permit and secure non-City funding — approx. 1 year

Address	Sponsor	City Subsidy	Expected Units	Estimated Construction Start	Next Steps (planning entitlement, building plans preparation, building permit issuance, construction, etc.)
87 E. Evelyn Avenue	TBD	pending development agreement	150		<ul style="list-style-type: none"> • City-leased with intent to own & will be rezoned with Housing Element Update • Select developer— less than 1 year • Plan preparation & funding—approx. 1 year • Entitlement (SB 35) — less than 1 year • Building Permit and secure non-City funding — approx. 1 year
57-67 E. Evelyn Avenue	Charities	pending NOFA committee	168		<ul style="list-style-type: none"> • Plan development and NOFA Process — TBD • Entitlement (SB 35) — less than 1 year • Building Permit and secure non-City funding — approx. 1 year
1012 Linda Vista Avenue	Alta	pending NOFA committee	69		<ul style="list-style-type: none"> • Plan development and NOFA Process — less than 1 year • Entitlement (SB 35) — less than 1 year • Building Permit and secure non-City funding — approx. 1 year
Pear Ave. Sobrato Dedication	TBD	not yet known	112	2028	<ul style="list-style-type: none"> • Staging for nearby development - 2 years • Select developer(s)— less than 1 year • Plan preparation & funding — less than 1 year • Entitlement (SB 35) — less than 1 year • Building Permit —approx. 1 year

Address	Sponsor	City Subsidy	Expected Units	Estimated Construction Start	Next Steps (planning entitlement, building plans preparation, building permit issuance, construction. etc.)
Middlefield Park Master Plan	TBD	not yet known	1,088	2023	<ul style="list-style-type: none"> • Council Action on Master Plan — 2022; Construction of the Master Plan anticipated to start in 2023. • Land dedication anticipated in Master Plan— 3 years • City to select nonprofit developer(s)— approximately 1 year • Plan preparation & funding — less than 1 year • Entitlement (SB 35) — less than 1 year • Building Permit — 6-9 months for each site
North Bayshore Master Plan	TBD	not yet known	3,365		<ul style="list-style-type: none"> • Council action on Master Plan — 2023 • Land dedication anticipated in Master Plan— Phase 1 by 2026; Phase 2 tentatively by 2029 • Start construction within two years from land dedication

Source: City of Mountain View, 2022.

Developable, Underutilized Opportunity Sites

All sites in this subcategory conform with the current General Plan and zoning and do not require a rezoning. These sites were filtered and selected as described in the Site Selection Process section, and will support multi-family housing at a minimum density of 30 dwelling units per acre. Almost all of these sites (97 percent) are within the recently updated Precise Plans for Downtown, East Whisman, El Camino Real, North Bayshore, and San Antonio, which are well distributed throughout the City as illustrated in Figure 93. As shown in Table 54 and Table 55, the Opportunity Sites identified will provide capacity to develop at least 4,698 units across all City neighborhoods, within five Precise Plans.

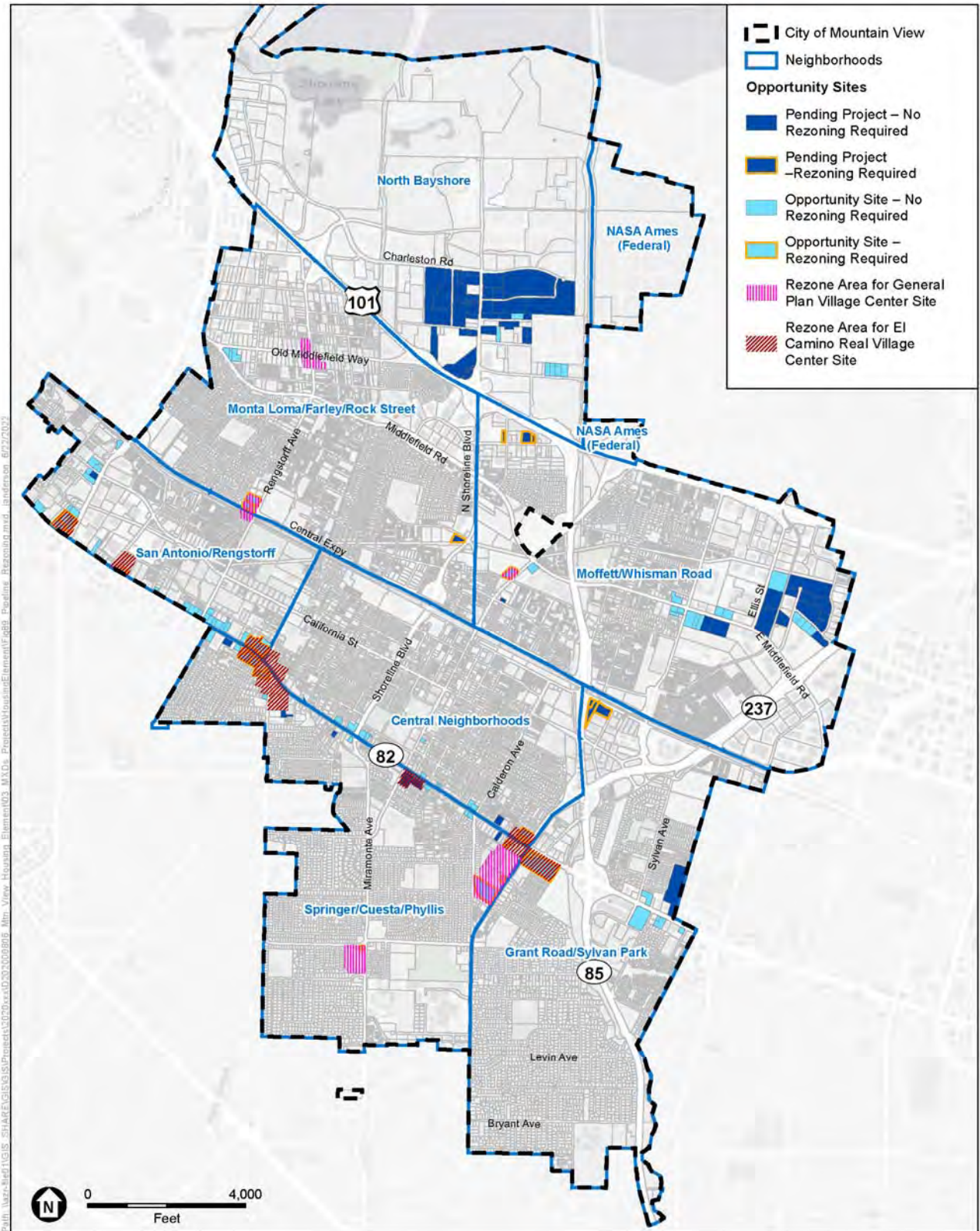
Table 54: Opportunity Sites (No Rezoning) Summary by Neighborhood

Neighborhood	Sum of Low Income Capacity	Sum of Moderate Income Capacity	Sum of Above Moderate Income Capacity	Sum of Net New Capacity
Central Neighborhoods	128	174	0	302
Grant Road/Sylvan Park	452	344	60	856
Moffett/Whisman Road	997	297	52	1346
Monta Loma/Farley/Rock Street	0	86	0	86
North Bayshore	313	92	0	405
San Antonio/Rengstorff	623	678	0	1301
Springer/Cuesta/Phyllis	262	140	0	402
Grand Total	2775	1811	112	4698

Table 55: Opportunity Sites No Rezoning) Summary by Precise Plan

Precise Plan	Sum of Low Income Capacity	Sum of Moderate Income Capacity	Sum of Above Moderate Income Capacity	Sum of Net New Capacity
Downtown	0	6	0	6
East Whisman	997	263	52	1312
El Camino Real	1283	1187	60	2530
North Bayshore	313	92	0	405
San Antonio	182	143	0	325
Not in Precise Plan	0	120	0	120
Grand Total	2775	1811	112	4698

Figure 93: Summary of Opportunity Sites



SOURCE: ESRI, 2022.

City of Mountain View

Opportunity Sites – Rezoning Required

Some Opportunity Sites were identified for rezoning as a result of stakeholder input that was gathered during the development of the sites inventory process. These Opportunity Sites have been rezoned as part of this Housing Element Update and are consistent with General Plan direction. These sites include the following:

- Existing shopping centers that were identified as “Village Centers” in the 2030 General Plan, where new residential development could be integrated into redeveloped neighborhood centers with a mix of uses.
- El Camino Real “Village Centers” that already allow up to 2.3 FAR through a legislative “floating zone” process—a process that is superseded by State law and the General Plan.

Many of these sites align with a variety of the evaluation criteria that make them ideal candidates for residential development given their proximity to services, goods, amenities, and transit.

Rezone Opportunity Sites within the General Plan Village Centers and El Camino Real Village Center sites include a total of 24 parcels on parcels totaling approximately 35 acres and yield 804 units total. Refer to Table 56 and Figure 93.

Table 56: Rezoned Opportunity Site Summarized by Designation

	Sum of Lower Income Units	Sum of Moderate Income Units	Sum of Above Moderate Income Units	Sum of Total Unit Capacity
General Plan Village Center	232	194	0	426
El Camino Real Village Center	233	24	121	378
Grand Total	465	218	121	804

Accessory Dwelling Unit

Accessory dwelling unit is the last subcategory under the Opportunity Sites project type. An evaluation was conducted to determine the projected number of ADUs to be built within the planning period.

Accessory dwelling units and junior accessory dwelling units are small, self-contained dwelling units that provide a kitchen, bathroom, and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small, detached unit in the rear yard or above a garage (Mountain View Ordinance Section 36.12.60). Because of their small size (between 500 to 1,000 square feet), ADUs typically rent for less than apartments and can provide affordable rental options for smaller households, as well as affordable housing options for extended family. Consistent with State law, the

City’s zoning permits one ADU and one JADU per parcel within single family residential zoning, and additional units within multi-family residential zoning. HCD guidance suggests that jurisdictions can assume that ADUs and JADUs continue to develop at the same pace that has occurred over the last three years. Between 2018 to 2020, 22 ADUs/JADUs were completed in Mountain View as shown in Table 57, with 2020 having 12 built ADUs/JADUs.

Table 57: Accessory Dwelling Units Built in Prior Housing Element Cycle

Year	2018	2019	2020	Total
Building Completed	5	5	12	22

Based on the trend of the 12 ADUs built in 2020, which is more than double from the prior year, the inventory assumed 96 ADUs total (12 units multiplied over an 8-year planning period). It is anticipated that a similar number of ADUs and JADUs, if not more, will be permitted and built in Mountain View during each year in the 6th cycle, with additional improvements to be made to ADU processes and public education, and through expanding policies and programs to further advance ADU/JADU development (for more information, refer to the Policies & Programs section of the Housing Element).

The affordability assumptions for ADUs/JADUs are based on a study prepared by UC Berkeley Center for Community Innovation (April 2021), noting that ADUs/JADUs in Santa Clara County are affordable to 50 percent of families (family of two) making equal to or less than 80 percent of AMI. By applying these assumptions to Mountain View, the results project the following as shown in Table 58.

Table 58: Accessory Dwelling Units Projected Over the Planning Period

Income Category	Very Low	Low	Moderate	Above Moderate	Total
Total ADUs	24	24	38	10	96
Percentages	25%	25%	40%	10%	100%

Source: ABAG. September 8, 2021. Draft Affordability of Accessory Dwelling Units. <http://21elements.com/documentsmainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

Evaluation of Sites Inventory Through the Lens of AFFH

AB 686 (Santiago) created a new requirement for local jurisdictions to evaluate their Housing Element sites inventories through the lens of Affirmatively Furthering Fair Housing. The law requires that the site inventory be used to identify sites throughout the community, consistent with the local jurisdiction's duty to affirmatively further fair housing. HCD's guidance on implementation of the requirement for the sites inventory analysis states that it should address:

- **Improved Conditions:** A discussion of how the sites are identified in a manner that better integrates the community with a consideration for the historical patterns and trends, number of existing households, the magnitude (e.g., number of units) of the RHNA by income group and impacts on patterns of socio-economic and racial concentrations.
- **Exacerbated Conditions:** Similar to above, an explanation of identified sites relative to the impact on existing patterns of segregation and number of households relative to the magnitude (e.g., number of units) of the RHNA by income group.
- **Isolation of the RHNA:** An evaluation of whether the RHNA by income group is concentrated in areas of the community.
- **Local Data and Knowledge:** A consideration of current, planned and past developments, investment, policies, practices, demographic trends, public comment and other factors.
- **Other Relevant Factors:** Any other factors that influence the impacts of the identification of sites to accommodate the regional housing need on socio-economic patterns and segregation.

The following discussion explores how the housing sites inventory for the 2023 to 2031 Housing Element addresses these concerns.

Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs)

- Mountain View does not have any areas that qualify as R/ECAPS (nor does it have any areas that qualify as Racially Concentrated Areas of Affluence (RCAAs)); thus, there is no concern about the distribution of lower-income RHNA sites potentially exacerbating R/ECAPS or failing to better integrate RCAAs.

Areas with Concentrations of Minority Residents (percent of Population Non-White)

- Mountain View is 60 percent non-White. While lower-income RHNA sites are not found on every City block, they are distributed across all seven City neighborhoods.

Concentrations of Poverty (percent of Population with Income below poverty level)

- Overall, Mountain View has very low levels of poverty, and its areas of highest concentration of households with income below poverty level only reach a maximum of 16.4 percent. There is a grouping of lower-income RHNA sites in one of two Census Tracts with between 10.0 and 16.4 percent poverty; however, sites are also dispersed into areas with poverty below 10 percent.

Environmental Conditions (CalEnviroscreen)

- Sites are well distributed, with significant concentrations of RHNA sites in areas with the lowest percentile (best) scores. There are also concentrations of sites in the City's areas that have higher percentile scores; however, the City's percentile scores rise only to 50.5 percent at their highest, meaning that these sites are in areas that still rank well on a statewide basis.

Access to Opportunity (TCAC/HCD Opportunity Areas)

- Most of the City's lower income RHNA sites/capacity are in areas of Highest or High Resource. Limited sites are in Moderate or Low Resource areas. Available transit services can help to connect residents of these areas to resources in other areas.

Transportation Access (Housing + Transportation Cost as percent of Income)

- Most of the housing Opportunity Sites are located in areas with lower (best) to moderate H+T cost as a percentage of income for a moderate-income household. Many of the housing sites are spread along El Camino Real with significant transit options.

Access to Jobs (Jobs Proximity Index)

- All of Mountain View has either a jobs proximity index value of 51 to 74 or 75 to 99 (with 100 being the best); thus, all of the lower-income RHNA sites are in locations with good access to jobs. Many of the sites that are in the areas with values in the 51 to 74 range are only across El Camino Real from areas ranked 75 to 99.

Local Data and Knowledge

The sites inventory includes a number of parcels in the part of Mountain View located north of Highway 101, which is currently classified by the HCD/TCAC Opportunity Areas map as a Low Resource area. The Low Resource classification is likely due to fact that the area has historically been a non-residential area with limited amenities for residents; however, this area is planned for substantial housing development in the 2023 to 2031 Housing Element planning period and beyond via the North Bayshore Precise Plan. The implementation of the precise plan can be considered a place-based strategy that will help to transform the area into a vibrant, mixed-use neighborhood that is well connected to the rest of the City of Mountain View and has access to the largest concentration of jobs in the City. The first guiding principle of the precise plan is to create complete neighborhoods, calling for the blending of residential, commercial, and office uses with services, open space, and transportation options for residents and area employees. While the precise plan includes a number of sites identified to accommodate a portion of the City's lower-income RHNA, the

precise plan calls for new residential development to be mixed-income, 20 percent affordable units and the balance market rate units.

During the public review process for the Housing Element Update, some stakeholders commented that they wished to see more housing Opportunity Sites identified in the more affluent neighborhoods south of El Camino Real. In response to those comments, the Housing Sites inventory process included an evaluation of additional sites south of El Camino Real, including religious sites and shopping centers.

- While religious sites did not meet the Opportunity Sites criteria, primarily because there are few precedents involving church sites and multi-family development, the Housing Element includes a program to allow religious sites additional density when constructing affordable housing developments on their land.
- Several shopping centers south of El Camino Real were identified as “Village Centers” in the 2030 General Plan, where new housing could be allowed in the context of redeveloped neighborhood shopping sites. Zoning amendments adopted with the Housing Element Update implemented this General Plan direction. These sites were included in the sites inventory if they are consistent with the underutilized sites methodology (see Section X: Rezoned Opportunity Sites).

In addition, the area does include a substantial amount land zoned R3 (Multiple Family), primarily just south of El Camino Real. The sites inventory is not targeting rezoning of land zoned R1 (Single Family) in the areas south of El Camino Real. Although there are practical reasons for this, such as a lack of vacant land in the R1 district that meets the State’s criteria for housing sites (e.g., larger than one-half acre, vacant, likely to redevelop in the 2023-2031 time period), there are still opportunities for new housing for lower-income households in the form of potential Accessory Dwelling Units and Junior Accessory Dwelling Units that could be added to existing single-family lots, as well as the potential for some densification of the neighborhood through the provisions of SB9.

In addition, the City identified several “back-pocket” rezonings that could be carried out in case Opportunity Sites are developed with uses other than the income level signified in the sites inventory. Some of these sites are in high opportunity areas, including the following:

- The Downtown Transit Center, which may be an opportunity for a joint development with CalTrain; and
- Other nonresidential sites south of El Camino Real, such as 1949 Grant Road and offices near Blossom Valley Shopping Center.

Summary of Conclusions and Approach to Policies and Programs

The sites inventory and the housing development opportunities that it provides will help to affirmatively further fair housing. Overall, the sites inventory does not exacerbate fair housing issues, such as contribute to R/ECAPS, RCAAs, or racial or ethnic isolation or segregation; nor does it

overly concentrate lower income housing Opportunity Sites in any single area of the City. It does not concentrate lower-income housing Opportunity Sites in areas that already have significant concentrations of poverty or areas of racial or ethnic isolation or segregation. In contrast, opportunities for housing development for lower-income households are identified in areas with high opportunity and good access to jobs, transportation, and a healthy environment.

The sites inventory, which fully accommodates the City's share of the regional housing need for the 2023 to 2031 planning period, along with a substantial buffer, also helps to affirmatively further fair housing from a regional perspective by creating opportunities for housing development for households at all income levels in a location that has outstanding access to jobs, services, a healthy environment, and other amenities that support a high quality of life and positive life outcomes for residents.

A robust roster of local policies and programs will complement the sites inventory to help protect housing opportunities for existing lower-income households, households with special needs, and minorities, and work to ensure equitable access to housing within the community for all socio-economic segments of the community as well as prospective residents.

HCD Sites Inventory Spreadsheets

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HCD Sites Inventory Table A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
MOUNTAIN VIEW	1280 SPACE PARK WY	94043-1434	11614071		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	0.98	two-story science laboratory - FAR: 0.42; Year Built: 1959	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	107	0	0	107	Opportunity Site (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1060 LA AVENIDA	94043-1422	11614107		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~71	1.24	one-story consultant office - FAR: 0.364; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	61	0	0	61	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1070 LA AVENIDA	94043-1422	11614108		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~71	1.07	one-story USPS Carrier Annex - FAR: 0.364; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	53	0	0	53	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1080 LA AVENIDA A	94043-1422	11614109		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~71	0.92	one-story medical clinic - FAR: 0.364; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	45	0	45	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1090 LA AVENIDA	94043-1422	11614110		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~71	0.96	one-story single tenant light industrial space - FAR: 0.31; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	47	0	47	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1350 PEAR AV	94043-1302	11614114		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	0.84	one-story multi-tenant light industrial - FAR: 0.332; Year Built: 1987	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	92	0	0	92	Opportunity Site (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	2483 OLD MIDDLEFIELD WY	94043-2330	14711025		General Mixed-Use	CRA	0	43	1.34	one-story restaurant with two-story office behind - FAR: 0.384; Year Built: 1973	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	0	48	Opportunity Site (No rezoning)		
MOUNTAIN VIEW	2485 OLD MIDDLEFIELD WY	94043-2316	14711029		General Mixed-Use	CRA	0	43	0.50	one-story service/light industrial building - FAR: 0.375; Year Built: 1963	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	18	0	18	Opportunity Site (No rezoning)		
MOUNTAIN VIEW	2495 OLD MIDDLEFIELD WY	94043-2316	14711034		General Mixed-Use	CRA	0	43	0.56	one-story liquor store - FAR: 0.168; Year Built: 1977	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	0	20	Opportunity Site (No rezoning)		
MOUNTAIN VIEW	298 SAN ANTONIO RD	94040-1212	14815017		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.53	one-story medical offices - FAR: 0.298	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	32	0	32	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2630 CALIFORNIA ST	94040-1206	14815018		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	1.05	one-story retail (laundromat, convenience store, auto parts) - FAR: 0.193	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	63	0	0	63	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2633 CALIFORNIA ST	94040-1205	14815021		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.40	one-story restaurant - FAR: 0.099; Year Built: 1964	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	0	24	0	24	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	384 SAN ANTONIO RD	94040-1214	14815022		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.98	one-story bank - FAR: 0.252; Year Built: 1971	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	58	0	0	58	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2690 W EL CAMINO REAL	94040-1117	14816001		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.03	car wash - FAR: 0.1; Year Built: 1962	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	62	0	0	62	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2674 W EL CAMINO REAL	94040-1117	14816004		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.26	one-story service building (associated with adjacent car wash); Year Built: 1955	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	0	15	0	15	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	FAYETTE DR	94040	14816013		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.32	Parking lot (serving adjacent retail) - FAR: 0; Year Built: 1900	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	0	19	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	FAYETTE DR	94040	14816014		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.15	Parking lot (serving adjacent retail) - FAR: 0	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	9	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	608 SAN ANTONIO RD	94040-1304	14816017		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	1.03	one-story bank - FAR: 0.222; Year Built: 1970	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	61	0	0	61	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	100 SAN ANTONIO CL	94040-1210	14817001		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.51	one-story glass retailer/service - FAR: 0.258; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	30	0	30	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2560 W EL CAMINO REAL	94040-1307	14821008		Mixed-Use Center	P(40) - San Antonio Precise Plan	0	~65	0.75	one-story restaurant - FAR: 0.175; Year Built: 1981	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	29	0	29	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	2320 W EL CAMINO REAL	94040-1420	14836001		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.40	one-story vacant retail - FAR: 0.39; Year Built: 1969	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2124 W EL CAMINO REAL	94040-1612	14836027		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.74	one-story vacant retail - FAR: 0.402; Year Built: 1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	43	0	43	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2116 W EL CAMINO REAL	94040-1612	14836028		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.00	one-story vacant retail - FAR: 0.47; Year Built: 1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	60	0	0	60	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2100 W EL CAMINO REAL	94040-1612	14836029		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.52	one-story vacant retail - FAR: 0.176; Year Built: 1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	31	0	31	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1398 W EL CAMINO REAL	94040-2404	15430015		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.53	one-story six-unit commercial (beauty, computer service, vaping, fitness) - FAR: 0.282; Year Built: 1975	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	0	20	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1288 W EL CAMINO REAL	94040-2402	15430044		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.96	gas station - FAR: 0.059; Year Built: 1972	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	58	0	0	58	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1905 LATHAM ST	94040-2107	15436007		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.74	one-story retail (convenience, laundromat, restaurants) - FAR: 0.266	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	0	44	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	

HCD Sites Inventory Table A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
MOUNTAIN VIEW	1962 W EL CAMINO REAL	94040-2002	15436012		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.80	one-story restaurant - FAR: 0.123; Year Built: 1971	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	48	0	48	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2080 W EL CAMINO REAL	94040-2104	15437006		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.45	self car wash - FAR: 0.149; Year Built: 1968	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	27	0	27	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2090 W EL CAMINO REAL	94040-2104	15437007		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.56	one-story fountain store - FAR: 0.043; Year Built: 1958	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	33	0	33	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2098 W EL CAMINO REAL	94040-2104	15437008		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.45	one-story fast food - FAR: 0.1; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	26	0	26	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	615 S RENGSTORFF AV	94040-2105	15437009		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.60	one-story four-unit commercial (convenience, restaurant, beauty, laundry) - FAR: 0.207; Year Built: 1974	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	36	0	36	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2034 W EL CAMINO REAL	94040-2104	15437015		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.73	one-story mattress store - FAR: 0.221; Year Built: 1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	0	44	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2020 W EL CAMINO REAL	94040-2104	15437016		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.64	one-story retail (restaurant, florist, vacuum store) - FAR: 0.077; Year Built: 1951	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	0	38	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2026 W EL CAMINO REAL	94040-2104	15437018		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.52	vacant one-story restaurant - FAR: 0.172; Year Built: 1952	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	0	31	0	31	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	200 W EL CAMINO REAL	94040-2606	15805112		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.45	one-story fast food - FAR: 0.131; Year Built: 1969	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	0	17	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	286 W EL CAMINO REAL	94040-2606	15805113		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.43	one-story restaurant - FAR: 0.146; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	0	16	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	500 W EL CAMINO REAL	94040	15806001		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.11	oil-changer	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	500 W EL CAMINO REAL		15806002		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.10	oil-changer - FAR: 0.598	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	3	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	500 W EL CAMINO REAL	94040-2602	15806003		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.11	oil-changer	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	624 W EL CAMINO REAL	94040-2508	15806006		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.28	one-story vacant car service building - FAR: 0.159; Year Built: 1958	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	S OAK ST	94041	15807007		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.10	Parking Lot for medical office at 1128 W El Camino Real - FAR: 0; Year Built: 1900	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1128 W EL CAMINO REAL	94040-2518	15807025		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.42	one-story medical office - FAR: 0.285; Year Built: 1945	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	0	25	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1134 W EL CAMINO REAL	94040-2518	15807026		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.64	two-story offices - FAR: 0.154	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	0	38	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	785 CASTRO ST	94041-2013	15809009		Downtown Mixed-Use	P(19) - Downtown Precise Plan	0	50	0.28	one-story offices - FAR: 0.301; Year Built: 1970	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Opportunity Site (No rezoning)		
MOUNTAIN VIEW	495 MOFFETT BL	94043-4727	15849002		Mixed-Use Corridor	CRA	0	43	0.96	gas station - FAR: 0.04	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	34	0	34	Opportunity Site (No rezoning)		
MOUNTAIN VIEW	282 E MIDDLEFIELD RD	94043-3910	16026007		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~45	1.19	vacant	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	0	44	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	N WHISMAN RD	94043	16028003		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~45	0.50	Parking lot for fast food at 209 W Middlefield Road - FAR: 0	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	18	0	18	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	209 E MIDDLEFIELD RD	94043-3909	16028004		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~45	0.55	one-story fast food - FAR: 0.161; Year Built: 1984	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	0	20	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	295 E MIDDLEFIELD RD	94043-3909	16028005		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~45	0.45	one-story restaurant/deli - FAR: 0.087; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	0	17	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	295 E MIDDLEFIELD RD		16028006		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~45	0.13	one-story restaurant/deli	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	4	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	325 E MIDDLEFIELD RD	94043	16052010		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	2.05	one-story light industrial - FAR: 0.373; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	150	10	0	160	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	

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MOUNTAIN VIEW	335 E MIDDLEFIELD RD	94043-4028	16052011		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.93	one-story light industrial - FAR: 0.357; Year Built: 1982	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	72	0	0	72	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	345 E MIDDLEFIELD RD	94043-4067	16052012		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	1.07	one-story light industrial - FAR: 0.339; Year Built: 1959	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	84	0	0	84	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	460 E MIDDLEFIELD RD	94043-4032	16053005		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	147 - 169	1.27	one-story service agency office - FAR: 0.333; Year Built: 1977	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	139	0	0	139	Opportunity Site (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	450 E MIDDLEFIELD RD	94043-4006	16053006		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	147 - 169	1.00	one-story light industrial - FAR: 0.307	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	110	0	0	110	Opportunity Site (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	475 ELLIS ST	94043-2203	16058011		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	4.49	one-story light industrial - FAR: 0.335; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	150	150	52	352	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	815 MAUDE AV	94043-4021	16059001		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.93	one-story church office - FAR: 0.21; Year Built: 1962	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	72	0	0	72	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	835 MAUDE AV	94043-4021	16059002		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.90	one-story light industrial office - FAR: 0.381	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	70	0	0	70	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	855 MAUDE AV	94043-4021	16059003		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.97	one-story light industrial office - FAR: 0.369; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	76	0	0	76	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	875 MAUDE AV	94043-4021	16059004		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.96	one-story light industrial office - FAR: 0.39; Year Built: 1963	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	74	0	0	74	Opportunity Site (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	820 E EL CAMINO REAL	94040-2836	16110003		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.37	one story four-unit commercial (restaurant, beauty salon, chiropractors) - FAR: 0.235; Year Built: 1971	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	82	0	0	82	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1953 W EL CAMINO REAL	94040-2262	17005016		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.46	one-story deli - FAR: 0.084; Year Built: 1970	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	27	0	27	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2065 W EL CAMINO REAL	94040	17005026		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.32	one-story day care center - FAR: 0.248; Year Built: 1980	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	80	0	0	80	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1010 EL MONTE AV	94040-2321	17007067		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.31	gas station - FAR: 0.074	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	810 MIRAMONTE AV	94040-2514	18902024		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.32	one-story auto repair - FAR: 0.081; Year Built: 1963	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	0	19	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	595 W EL CAMINO REAL	94040-2641	19303044		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.40	one-story paint store - FAR: 0.26	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	15	0	15	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	215 W EL CAMINO REAL	94040-2605	19304006		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.39	one-story tire store - FAR: 0.077; Year Built: 1959	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	0	14	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	239 W EL CAMINO REAL	94040-2605	19304018		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	41-50	0.28	one story liquor store - FAR: 0.183; Year Built: 1971	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	10	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.35). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	2630 W EL CAMINO REAL	94040-1117	14816012		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.79	one-story pharmacy - FAR: 0.307; Year Built: 1972	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	108	0	0	108	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	2600 W EL CAMINO REAL	94040-1117	14816015		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.50	one-story bank - FAR: 0.19; Year Built: 1972	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	30	0	30	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	630 SAN ANTONIO RD	94040	14816016		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	2.82	one-story grocery store (closing) - FAR: 0.292; Year Built: 1972	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	150	20	0	170	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	2464 W EL CAMINO REAL	94040-1421	14828005		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.61	one-story six-unit retail (beauty, wellness, acupuncture, restaurant) FAR: 0.167; Year Built: 1984	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	37	0	37	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1952 W EL CAMINO REAL	94040-2002	15436014		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.03	one-story party supply store - FAR: 0.444; Year Built: 1959	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	61	0	0	61	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1910 W EL CAMINO REAL	94040-2002	15436018		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	2.47	one-story six-unit retail (furniture, restaurants, fitness) - FAR: 0.318; Year Built: 1984	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	149	0	0	149	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	30 W EL CAMINO REAL	94040	15801001		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.36	one-story tire store - FAR: 0.315; Year Built: 1965	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	21	0	21	Opportunity Site - ECR Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.

HCD Sites Inventory Table A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
MOUNTAIN VIEW	40 W EL CAMINO REAL	94040	15801002		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.20	one-story tire store - FAR: 0.204; Year Built: 1965	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	62 W EL CAMINO REAL	94040	15801003		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.55	one-story truck rental - FAR: 0.035; Year Built: 1979	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	93	0	0	93	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1901 W EL CAMINO REAL	94040-2216	17006006		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.27	one-story rental car location - FAR: 0.11; Year Built: 1958	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	0	16	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	910 EL MONTE AV	94040-2319	17006007		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.10	one-story office supply store - FAR: 0.424; Year Built: 1952	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	66	0	0	66	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1949 W EL CAMINO REAL	94040-2216	17006058		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.32	one-story multi-tenant retail (pet store, pool store, auto parts, shipping); Year Built: 1984	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	0	19	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1921 W EL CAMINO REAL	94040-2216	17006060		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.30	one-story multi-tenant retail (pet store, pool store, auto parts, shipping) - FAR: 0.276; Year Built: 1975	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	78	0	0	78	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	1935 W EL CAMINO REAL	94040-2216	17006062		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	1.66	one-story multi-tenant retail (pet store, pool store, auto parts, shipping) - FAR: 0.51; Year Built: 1975	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	99	0	0	99	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	975 BAY ST	94040-2626	19314001		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.39	self car wash - FAR: 0.095; Year Built: 1965	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	23	0	23	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	101 E EL CAMINO REAL	94040-2701	19742003		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	0.58	gas station - FAR: 0.063	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	35	0	35	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	121 E EL CAMINO REAL	94040-2701	19742004		Mixed-Use Corridor (ECR Village Center)	P(38) - El Camino Real Precise Plan	0	47-93	7.96	large multi-tenant shopping center with one-story buildings (pharmacy and various other retail uses) - FAR: 0.257; Year Built: 1966	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	150	150	181	481	Opportunity Site - El Camino Real Village Center	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Rezoning under review, not necessary to meet RHNA. Will be rezoned to 2.3 FAR, allowing approximately 65-111 DU/ac.
MOUNTAIN VIEW	789 E EL CAMINO REAL	94040-2833	19801003		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	4.59	electronics store with several other retail tenants - FAR: 0.275; Year Built: 1971	Yes - current	No - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant - treat like new (rezoned since last cycle)	150	127	0	277	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	825 E EL CAMINO REAL	94040-2807	19807003		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.29	one-story restaurant - FAR: 0.060; Year Built: 1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	0	17	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	831 E EL CAMINO REAL	94040-2807	19807004		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.16	one-story retail auto location - FAR: 0.060; Year Built: 1962	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	70	0	0	70	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	891 E EL CAMINO REAL	94040-2807	19807008		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.40	one-story retail auto location - FAR: 0.060; Year Built: 1962	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	Opportunity Site (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	1255 Pear Ave (Affordable Housing Dedication)	94043	11614094		North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	1.90	Vacant	Yes - current	Yes - City-Owned	Pending Project	Not Used in Prior Housing Element	112	0	0	112	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent projects.	
MOUNTAIN VIEW	1332 Park Dr	94040-2416	18932028		Medium High-Density Residential	R3-1	0	35	0.32	Single Family Detached	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	2	2	Pending Project (No rezoning)		
MOUNTAIN VIEW	1991 W El Camino Real	94040	17005051		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.76	Restaurant	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	5	1	48	54	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	334 San Antonio Rd	94040-1214	14815020		Mixed-Use Corridor	P(40) - San Antonio Precise Plan	0	63-89	0.66	Gas Station	Yes - current	No - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	10	3	49	62	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	355-401 E Middlefield Rd	94043	16052013	A	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	147-169	2.00	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	92	58	466	616	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on the range of precedent projects.	Project spans multiple parcels. All proposed units in the project are shown at APN 16052013 for this consolidated sites grouping.
MOUNTAIN VIEW	355-401 E Middlefield Rd	94043	16052021	A	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	147-169	4.00	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on the range of precedent projects.	Project spans multiple parcels. All proposed units in the project are shown at APN 16052013 for this consolidated sites grouping.
MOUNTAIN VIEW	615-749 W El Camino Real	94040-2507	19302049	B	Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.93	Retail, including Banks and Personal Services	Yes - current	No - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Project spans multiple parcels. All proposed units in the project are shown at APN 19302050 for this consolidated sites grouping.
MOUNTAIN VIEW	615-749 W El Camino Real	94040-2507	19302050	B	Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	1.16	Fast Food	Yes - current	No - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	33	266	299	299	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	Project spans multiple parcels. All proposed units in the project are shown at APN 19302050 for this consolidated sites grouping.
MOUNTAIN VIEW	730 Central Ave	94043-4715	15845001		Mixed-Use Corridor	CRA	0	43	0.24	Services - Vehicle, Constuction, Business and similar	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	2	0	19	21	Pending Project (No rezoning)		
MOUNTAIN VIEW	870 E El Camino Real	94040-2814	16111011		Medium-Density Residential	R3-2 & P(38) - El Camino Real Precise Plan	0	25	9.29	Multi-Family 3+ Rental; 180	Yes - current	No - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	33	0	158	191	Pending Project (No rezoning)		
MOUNTAIN VIEW	89 W El Camino Real	94040	19313022		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.47	Restaurant	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	61	0	0	61	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	
MOUNTAIN VIEW	918 Rich Ave	94040	18933028		Medium High-Density Residential	R3-1	0	35	0.72	Vacant	Yes - current	No - Privately-Owned	Pending Project	Used in Prior Housing Element - Non-Vacant	3	1	24	28	Pending Project (No rezoning)		
MOUNTAIN VIEW	96 W El Camino Real	94040	15801038		Mixed-Use Corridor	P(38) - El Camino Real Precise Plan	0	65-111	0.88	Services - Vehicle, Constuction, Business and similar	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	70	0	0	70	Pending Project (No rezoning)	Maximum Density set by FAR (1.85). Maximum dwelling units per acre shown is based on the range of precedent projects.	

HCD Sites Inventory Table A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-4020	16057008	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	8.88	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-2232	16057009	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	3.09	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-2210	16057010	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	1.04	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-4022	16057011	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	1.41	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-4022	16057012	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	4.97	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-4018	16057013	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	2.17	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-4019	16058001	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	1.29	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-2243	16058016	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	5.84	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043-2243	16058017	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	4.51	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	338	0	750	1088	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043	16059005	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	1.03	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	Middlefield Park Master Plan	94043	16059006	C	East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	0.79	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 16058017 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1320	11610077	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.94	Office	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1318	11610078	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.50	Ped/Bike Circulation	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1318	11610079	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.44	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1318	11610080	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	1.86	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1207	11610084	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.70	Office	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.

HCD Sites Inventory Table A

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1	Optional Information 2	Optional Information 3
MOUNTAIN VIEW	North Bayshore Master Plan	94043	11613037	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.55	Services - Vehicle, Constuction, Business and similar	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043	11613038	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	0.71	Vacant	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1440	11614028	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	1.11	Services - Vehicle, Constuction, Business and similar	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1315	11614058	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	1.92	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1336	11614066	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~202	1.41	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (4.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1434	11614070	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	0.72	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1308	11614072	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	0.98	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043-1441	11614095	D	North Bayshore Mixed-Use	P(39) - North Bayshore Precise Plan	0	~157	1.10	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	North Bayshore Master Plan	94043	11613027	D	Mixed-Use Center	P(39) - North Bayshore Precise Plan	0	~157	2.93	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	0	0	Pending Project (No rezoning)	Maximum Density set by FAR (3.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	Project spans multiple parcels. All proposed units in the project are shown at APN 11611038 for this consolidated sites grouping.
MOUNTAIN VIEW	110 N RENGSTORFF AV	94043-4222	14736025		Neighborhood Mixed-Use	CN	0	~30	0.44	gas station - FAR: 0.028; Year Built:1958	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	9	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~30 DU/ac.	
MOUNTAIN VIEW	2312 ALMA ST	94043	14736037		Neighborhood Mixed-Use	CN	0	~30	0.97	one-story retail (salon, insurance, restaurants) - FAR: 0.211; Year Built:1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	0	20	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~30 DU/ac.	
MOUNTAIN VIEW	112 N RENGSTORFF AV	94043-4222	14736038		Neighborhood Mixed-Use	CN	0	~30	1.72	one-story retail - FAR: 0.208; Year Built:1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	36	0	36	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~30 DU/ac.	
MOUNTAIN VIEW	400 A MOFFETT BL	94043	15324016		Mixed-Use Corridor	CN	0	~72	1.64	one-story commercial	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	82	0	0	82	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~72 DU/ac.	
MOUNTAIN VIEW	1708 MIRAMONTE AV	94040-3763	18906096		Neighborhood Mixed-Use	CN	0	~30	0.32	gas station - FAR: 0.028; Year Built:1960	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~30 DU/ac.	
MOUNTAIN VIEW	1504 GRANT RD	94040-3214	19312001		Mixed-Use Corridor	P(27) - Grant-Phyllis Precise Plan	0	~72	5.08	large-format shopping center	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	150	105	0	255	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~72 DU/ac.	
MOUNTAIN VIEW	1220 GRANT RD	94040-3227	19314011		Mixed-Use Corridor	P(27) - Grant-Phyllis Precise Plan	0	~72	0.36	gas station - FAR: 0.131; Year Built:1963	Yes - current	No - Privately-Owned	Available	Not Used in Prior Housing Element	0	18	0	18	Opportunity Site (Rezoning) - General Plan Village Center	Rezoning under review, not necessary to meet RHNA. Will be rezoned to allow residential at approximately ~72 DU/ac.	
MOUNTAIN VIEW	320 Logue Ave	94043	16058004		East Whisman Mixed-Use	P(41) - East Whisman Precise Plan	0	~112	2.09	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	30	25	309	364	Pending Project (No rezoning)	Maximum Density set by FAR (2.5). Maximum dwelling units per acre shown is based on a proportional increase or decrease of similar district's precedent.	
MOUNTAIN VIEW	1265 Montecito Ave	94043-4506	15026004		Neighborhood Commercial	CN	0	0	1.21	Office	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	84	1	0	85	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to R4 (High Density Residential), allowing up to 80	
MOUNTAIN VIEW	1020 & 1040 Terra Bella Ave	94043	15315002	AA	General Industrial	MM	0	0	1.67	Services - Vehicle, Constuction, Business and similar	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	78	0	0	78	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to P (Planned Community).	
MOUNTAIN VIEW	1012 Linda Vista	94043	15315011		General Industrial	MM	0	0	0.64	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	69	0	0	69	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to R4 (High Density Residential), allowing up to 80 DU/ac.	
MOUNTAIN VIEW	1020 & 1040 Terra Bella Ave	94043-1830	15315021	AA	General Industrial	MM	0	0	0.49	Single Family Detached	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	30	0	0	30	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to P (Planned Community).	
MOUNTAIN VIEW	67 E Evelyn Avenue	94041	16065002		High-Intensity Office	MM	0	0	1.68	Research and Development	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	126	0	0	126	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to R4 (High Density Residential), allowing up to 80	
MOUNTAIN VIEW	87 E Evelyn Avenue	94041	16065008		High-Intensity Office	MM	0	0	2.32	Park and Ride Lot	Yes - current	Yes - Other Publicly-Owned	Pending Project	Not Used in Prior Housing Element	150	0	0	150	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to R4 (High Density Residential), allowing up to 80	
MOUNTAIN VIEW	57 E Evelyn Avenue	94041	16065009		High-Intensity Office	MM	0	0	0.56	Industrial	Yes - current	No - Privately-Owned	Pending Project	Not Used in Prior Housing Element	42	0	0	42	Pending Project (Rezoning)	Rezoning under review, not necessary to meet RHNA. Will be rezoned to R4 (High Density Residential), allowing up to 80	

HCD Sites Inventory Table B: this is intentionally blank

HCD Sites Inventory Table C

Zoning Designation From Table A, Column G and Table B, Columns L and N (e.g., "R-1")	General Land Uses Allowed (e.g., "Low-density residential")
R1	Low-Density Residential, up to approximately 6 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV3SIMIR1ZODIST
R2	Medium Low-Density Residential, up to approximately 12 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV4ONTMIR2ZODIST
R3-1	Medium Density Residential, up to approximately 35 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV5MUMIR3ZODIST
R3-1.25	Medium Density Residential, up to approximately 35 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV5MUMIR3ZODIST
R3-2	Medium Density Residential, up to approximately 22 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV5MUMIR3ZODIST
R3-3sd	Medium Density Residential, up to approximately 15 DU/ac - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTIVREZO_DIV5MUMIR3ZODIST
P	Planned Community (Planned Development zoning), uses depend on approval -
CN	Neighborhood-serving commercial - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTVCOZO_DIV4COIGCNZODIST
CRA	Multi-family residential up to 43 DU/ac, office, commercial, hotels, etc - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTVCOZO_DIV6CORETECRZODIST
MM	Industrial - https://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTIITHCO_CH36ZO_ARTVIINZO_DIV5GEINMMZODIST
P(19) - Downtown Precise Plan	Downtown Mixed Use (commercial, office, multi-family residential) - https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=29
P(27) - Grant-Phyllis Precise Plan	Shopping center (commercial); General Plan allows residential up to 1.85 FAR and Precise Plan will be amended -
P(38) - El Camino Real Precise Plan	Multi-family residential up to 1.35/1.85/2.3 FAR (depending on area), office, commercial, hotels, etc -
P(39) - North Bayshore Precise Plan	Multi-family residential up to 1.85/3.5/4.5 FAR (depending on area), office, commercial, hotels, etc -
P(40) - San Antonio Precise Plan	Multi-family residential up to 1.85/2.35 FAR (depending on area), office, commercial, hotels, etc -
P(41) - East Whisman Precise Plan	Multi-family residential up to 1.85/2.5/3.5 FAR (depending on area), office, commercial, hotels, etc -



APPENDIX

F

Summary of Public Input

Countywide Meeting Summary



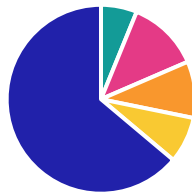
Mountain View: Introducing the Housing Element Update

A series of countywide meetings about the Housing Element update were held from August to September 2021. Each meeting offered Spanish-language interpretation and provided community members with an introduction to the Housing Element update, why it matters, information on the Let's Talk Housing outreach effort and countywide trends. Breakout room discussions with individual cities and towns followed.

Who We Heard From

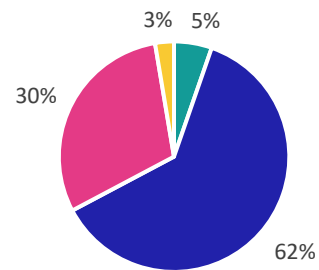
In total 832 registered for the series. Of those who registered for the series, the majority identified as White and over half were 50 years or older. Over sixty percent lived over 21 years within the county, and over half were homeowners.

How long have you lived in County?



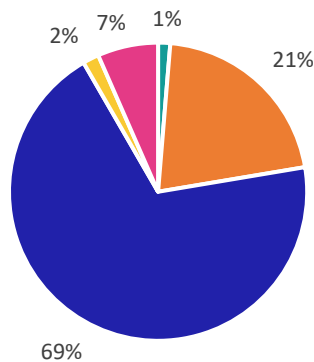
■ Don't live here ■ 0-5 years ■ 6-10 years
■ 11-20 years ■ 21+ years

Living Situation



■ Live with friends or family ■ Own ■ Rent ■ Other

Type of Home



■ ADU ■ Apartment ■ Single family home ■ Mobile or Manufactured home ■ Other

Countywide Meeting Summary



Mountain View was part of the August 30th, 2021 introductory meeting, along with Milpitas, Sunnyvale, and Santa Clara. This meeting offered Vietnamese interpretation in addition to Spanish, courtesy of the City of Milpitas, and outreach for the meeting was conducted in the three languages. Twenty-seven people who registered for the August 30th meeting identified as living in Mountain View. Of the Mountain View participants, half indicated owning their home. A majority of them indicated that they lived in an apartment or condo and one indicated living in a mobile or manufactured home. Half of participants were between the ages of 30-49 and half identified as White.

What We Heard

Main Meeting

People were asked to share a word in the chat describing housing now at the beginning of the meeting, and the housing they envisioned in their communities ten years from now.

Now



In 2030



English-language Breakout Session

In the breakout session, participants expressed that they valued living in Mountain View. However, they recognized that there is a substantial imbalance between jobs and housing. They also shared a desire for more walkable and connected neighborhoods, particularly in neighborhoods with more affordable housing options like rowhouses. Participants identified parking as an inefficient use of land that contributes to pollution and raises rental prices as well. Ideas to address these needs included rezoning land for five times the City’s allocated RHNA number to build in a buffer since only 20% of the available sites were developed during the last RHNA cycle.

Spanish-language Breakout Session

Mountain View residents participating in the Spanish-language breakout room recognized recent efforts the City has made to boost affordable housing and expressed appreciation for them. At the same time, they acknowledged that much more is needed. They expressed the need for the City to preserve mobile homes, as they are one of the few remaining affordable housing options for many immigrant low-wage workers. Other housing challenges they recognized are the lack of housing

Countywide Meeting Summary



options for older adults and young people, and the lack of options and services for people who are homeless. Participants pointed out that there often isn't enough of an effort to engage young people in housing discussions and suggested the City focus on engaging them as well. Among ideas to address Mountain View's housing challenges were: promoting affordable housing opportunities and removing barriers to apply for them, preservation of mobile home parks, a community or tenant opportunity to purchase program, and a young adult housing program.

Post Event Survey

The post-event survey reflected the variety of opinions present on issues ranging from a desire to preserve communities as they are, to an appeal for more and diverse housing everywhere in the county. Community members responded that they valued the space and the information provided within it and would like to have longer times for such community discussions in the future so all participants can share their thoughts. Additionally, they suggested the City target outreach for future housing element engagement opportunities to the local day worker center and the Mobile Home Alliance.

Mountain View Appendix

Main Meeting

Questions from Feedback form

NA

Breakout Room Chat and/or Notes

Questions:

N/A

Comments

N/A

Responses to facilitator questions:

What is working in Mountain View? (In the chat, share a word or two about what you value or love about your community and it's housing.)

Rowhouses: Nice rowhouses but disconnected - uncomfortable walking environment. Would like to see neighborhoods that are walkable, and also connect to somewhere. This would allow less parking. I am a part of a housing association that focuses on community organizing. It's great to be in these kinds of meetings. Mountainview has to add 11,135 housing units according to the RHNA 2023-2031 plan. Of those, 2,773 have to be for very low income houses.

There's several affordable housing units and Mountainview has mobile parks. Someone in the chat (Doris) mentioned this in the chat: she asked if the housing elements can be applied to mobile homes. If the owner of the mobile home park for personal reasons decides that he has to get rid of the property. That creates anguish because sometimes they are parks of more than 200 mobile homes. I think it is important to think about the needs of these mobile home parks.

2. What are some of our key housing needs, challenges and opportunities? (In the chat, share a word or two about our key housing needs, challenges or opportunities.)

A single parking spot can increase rent by \$3000 per year and also contributes to pollution

Need enough development in an area to support businesses, etc., to create more walkable areas

Jobs/Housing imbalance: Google putting up offices, etc.

A lot of offices being built, every office built makes the job/housing balance worse

We're way behind on park space - City keeps collecting in-lieu fees

It seems that 11,000 additional units is not very high nor is the percentage of housing separated for low income units. What do you think? I think the number is too low - I think the city is trying to help I think the challenges Hispanic families have is the high cost of housing in Mountainview. For example, someone in the elderly, 80 years old, applied for support (to rent an inexpensive apartment) and was asked to have 40 thousand in the bank and that exceeds our ability to pay. She applied to Affordable Housing and was told that she did not have sufficient funds. Hopes are dashed by those high standards

If someone has a good credit history, it should be enough. The two dads - dad and mom - have to work and the children are often left alone in order to pay the rent. Family time is sacrificed. In Mountain View I see that the city is making an effort to support us but there are obstacles that we must work on to move forward together.

There is a housing program: if someone is going to build, the owner can offer to make the units affordable. I see that as positive. It is working well. There are several elements that I do not know but I

3. What ideas or suggestions do you have to help meet our housing needs? (In the chat, share any ideas or suggestions you have to help meet our housing needs.)

Only developed 20% of inventory sites in last RHNA cycle, need to zone for 5x RHNA in order to accommodate (LA model), we should do the same, otherwise rent will keep going up because not Building in a buffer

When an owner decides to sell their property, it would be good if they had contemplated offering the city to work with the city in order to serve the needs of the community. But I see that sometimes they prefer to offer it to other private / for-profit actors. It would be good to enter into negotiations to San José has a similar program. It gives the option to NGOs or non-profit organizations. Perhaps Mountain View will be encouraged to adopt something similar.

I am concerned about homeless street dwellers. I want them to have a home. I don't see it much but once in a while I have seen it near my home. It is not a problem of a single city - it is of the whole My daughter told me that it would be good to have a program for young people who want to be able to save for their housing needs. It is important to involve young people.

4. How can we make sure we hear from our entire community?

Neighborhood meetings: neighborhood associations - Reach out to ones you have contacts for that have regular meetings and make sure community knows about plans that affect that particular I think it is important to spread the word. I did not know about this Housing Elements process. As we were told, it only happens every 8 years. Perhaps my colleagues had problems entering through Zoom. I think there were several steps and it would be easier not to have the registration process but to simply be able to access with a single button. That can help those struggling with technology and with

We use email or whatsapp. The city of Mountain View has a WhatsApp of ambassadors and with great pride I am part of that group. There is another group of “Mountain View High School parents” and I am also part of that group. Churches and other community groups can also help spread the word.

5. What Kind of Housing Do We Have in the Future (Let’s return to it being 2030, and how we’ve accomplished a lot! In the chat, share with us a word or two about your vision for the housing in our

No responses

It's 2030, and we've accomplished a lot! What kind of housing is in our community now?

No responses



HOUSING ELEMENT UPDATE WORKSHOP #1

September 23, 2021 - 6:30-8:00pm

The purpose of the Housing Element Update Workshop was to provide an overview of the intention, components, and process of a Housing Element Update and gather questions and comments from participants about housing concerns, goals, and characteristics. Feedback received will inform the content of future outreach events, and will guide in preparing the Housing Element Update.

The meeting was held via Zoom on Thursday, September 23, 2021 from 6:30-8:00pm and was facilitated by City staff and the consultant team. Live simultaneous Mandarin interpretation was available, and there were approximately 40 public participants. The format of the meeting is described in the agenda below:

- Welcome & Introductions & Live Poll: Demographic Questions
- Housing Element Update Presentation: Overview of the Project & Process
- Live Poll: Housing Questions
- Small Group Discussion Breakout rooms
- Small Group Report Out
- Closing and Next Steps

ATTENDANCE

Meeting participants: A total of 60 individuals registered; 38 attended

Presenters

- **City** – Ellen Yau
- **BAE**– Stephanie Hagar
- **Plan to Place** – Dave Javid

Consultant Team

- **BAE** – Stephanie Hagar
- **ESA** - Evan Wasserman
- **Plan to Place** – Dave Javid, Paul Kronser, Rachael Sharkland

WORKSHOP SUMMARY

Dave Javid and Ellen Yau opened the meeting by welcoming attendees, giving an agenda overview, and opening the demographic live poll (see results below). After the poll closed, Stephanie Hagar delivered a presentation offering an overview of the Housing Element Update project and process, which was recorded and will be posted on the website for public access. After the presentation, Dave gave an overview of the small group breakout logistics and opened the second live poll to garner feedback related to housing priorities.

Demographic Poll Results (Full results in appendix)

- **Age:**
 - 36% of the attendees were between the ages of 26-45;
 - 29% were between 46-64;

- **Race and Ethnicity:**
 - 50% White
 - 32.1% Asian

- **Do you currently rent or own the home you live in?**
 - 53.6% Own
 - 39.3% Rent

- **What type of housing do you live in?**
 - 46.4% Home/ Duplex
 - 39.3% Apartment

- **Which bracket best describes your household income**
 - 78.6% \$100,000 or more
 - 17.9% \$60,000 to \$99,999

- **Which of the following describes why you decided to attend tonight's workshop? (May select more than one)**
 - 82.1% I live in Mountain View
 - 14.3% I want to know more about the Housing Element Update Process

Housing Poll Results (Full results in appendix)

- **How satisfied are you with your current housing situation?**
 - 32% Satisfied
 - 25% Somewhat satisfied

- **How satisfied are you with the affordability of housing in Mountain View?**
 - 46.4% Dissatisfied
 - 25% Somewhat dissatisfied

- **How satisfied are you with the variety of housing types that are available in Mountain View?**

- 35.7% Dissatisfied
- 21.4% Somewhat dissatisfied
- *How do you feel about the amount of new housing that has been built in Mountain View during the past few years?*
 - 46.4% Too little has been built
 - 21.4% Somewhat too much has been built
- *How Well do you think Mountain View provides access to housing and opportunity for all segments of the population, regardless of race, ethnicity, age, disability, status etc?*
 - 46.4% Neutral
 - 25% Not Well

The majority of the meeting was devoted to gathering input from meeting participants through facilitated small group discussions. Feedback was recorded in a virtual whiteboard in response to the discussion prompts below. The summary below provides a high-level overview of themes that emerged from the break-out discussions.

SHARE YOUR THOUGHTS! COMPLETE A HOUSING ELEMENT COMMUNITY INPUT FORM HERE: <https://bit.ly/mvhousing>



分享您的想法! 请在这里填写一份“住房要素”社区意见表: <https://bit.ly/mvhousing-chinese>

2) What do you think Mountain View should do to address housing needs or goals? / 你认为山景城应该做什么来解决住房需求或目标?

Examples / 例子:

- Increase existing residential areas to allow more apartments to be built in these areas / 重新划分现有住宅区, 允许在这些地区建造更多的公寓
- Increase non-residential areas to allow housing to be built on sites that could be redeveloped from non-residential to residential uses, e.g. shopping center, parking lots, retail or offices / 重新划分非住宅区, 允许在可以从非住宅区重新开发为住宅区的土地上建造新的商业设施的停车场, 零售或办公室
- Examine the City process to allow homes to be produced more quickly / 审查现有程序, 提高房屋建设速度
- Increase requirements for new developments to include low-income units / 增加对新开发项目的要求, 包括低收入单元
- Provide down payment assistance to low-income and middle-income households / 为低收入和中等收入家庭提供购房付款援助

- Provide more funding for affordable housing projects / 为可负担住房项目提供更多资金
- Require more units to include accessibility features / 要求更多的单元包括无障碍设施
- Work with housing providers to create more housing for people who are homeless / 与住房提供者合作, 为无家可归的人建造更多的住房
- Work with housing providers to create more senior housing / 与住房提供者合作, 创造更多老年住房
- Strengthen protections for renters and/or mobile home park residents / 加强租房者和/或活动房屋居民的保护
- Help homeowners with home repairs and maintenance / 帮助业主进行房屋维修和维护
- Objective design standards / higher quality / 客观的设计标准, 更高的质量

DISCUSSION	CHAT	MANDARIN TRANSLATION
<p>Cost remains and expense makes development infeasible, especially for small builders and MNT. More units of work with less MNT. More should consider making it easier to develop smaller, single units.</p> <p>Regulations change during the process and cost of jobs has increased. The development process part of the housing element has to address the difficulty of production because lack of supply is one of the main issues.</p> <p>Some of the government cost already in program. "Thankfully we might not have to repeat" - dialogue with the development. density is an anomaly. more people support more public transit and a diversity of options. this is a chance to create and we should do it robustly rather than being "lightly" on our feet.</p> <p>For density, concern about parking, eg. how many cars in 15 second parking spots, etc. (the main thing that people) in the production unit with 15 second parking spots in 15 seconds. MNT show how to park, space, etc. in the element. Don't want to see density in the way of an art project.</p> <p>Reduce the vehicle, public transportation, and infrastructure to be built before or with density to support movement density. We can adopt a more holistic approach to density. We can't have to build infrastructure in MNT. We can't have to build infrastructure when we already have density. We can't have to build infrastructure when we already have density.</p> <p>The problem with parking is that it's not a problem and infrastructure that it takes years and the infrastructure to go, and the property value continues to go up. More payment assistance programs are super important because a big amount of people are not able to pay the price.</p>	<p>Mountain View can't just say other cities should do more - all cities should do more.</p> <p>What is the reason for wanting more family apartments (not the inclusion for the higher density)? Is it specifically with more amenities, or is it just used to be used as a job apartment. Cost might not be the issue. There is no negotiation. Can we change business to sell our new homes as a sale lease?</p> <p>Compare the pricing with other anywhere problem. (the population of MNT) - https://www.mountainviewca.gov/</p> <p>How do we ensure there is enough parking? Most can't support get away with one parking space per unit.</p> <p>We need to plan for how people will behave (parking on the street, in cars, etc.) in how we regulate and include the public in the development.</p> <p>Having shared as an environmentally friendly, provide better green, water conservation, More alternative options and alternative (sustainability and development).</p> <p>More interesting alternatives.</p> <p>With the housing element already in place, how can we reduce the amount of work that we have to do?</p> <p>The "what's new" building might be more for 40 years (when I was for a lot in Redwood City, can't find space for many years) in the housing element. It's not going to be the same. Supply and demand are not the same. We have to be careful with the way we build.</p> <p>The city should consider already in place, how can we reduce the amount of work that we have to do?</p> <p>Regarding parking, more feedback, some more, more in the community.</p>	<p>THE ISSUE</p> <p>THE ISSUE</p>

BREAK OUT DISCUSSION PROMPTS AND SUMMARY

The following questions were asked in each small break out room. Participants were encouraged to raise their virtual hands and offer verbal responses, or could respond via Chat. The Main Takeaways section below provides a high level summary of responses collected from each of the 3 breakout rooms. The numbers in parenthesis indicate the number of breakout rooms in which the referenced comment was expressed.

Discussion Prompts:

1. *What do you think are the most critical housing issues in Mountain View?*
2. *What do you think Mountain View should do to address Housing needs or goals?*
3. *What characteristics do you want to see in housing over the next 10 years?*
4. *What suggestions do you have for Mountain View to solicit additional feedback on the Housing Element Update?*

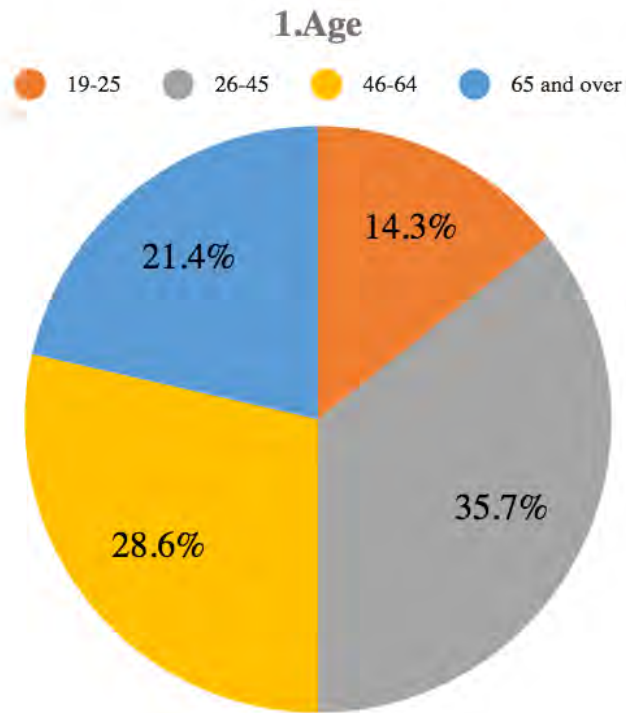
Main Takeaways:

1. *What do you think are the most critical housing issues in Mountain View?*
 - We need more affordable housing. (3)
 - There is a lack of Senior housing. (1)
 - We need more types of housing at all income levels. (3)
 - The lack of housing at all levels is largely because it isn't legal according to planning and zoning code to build at needed densities. (1)
 - The densities needed to make building housing profitable for a developer aren't permitted. (1)
 - The City should thoughtfully locate new housing units and consider existing housing stock, co-location with jobs and transit. (3)
 - City should concentrate higher density housing in Precise Planned areas / planned communities. (1)
 - We have an imbalance between office space and housing (office space outcompetes housing). (2)
 - Minimum parking requirements, setbacks, and height requirements are too restrictive and prevent housing from being built. (1)
 - Concern expressed around buildings 3 stories and higher directly adjacent to single family homes. (2)
 - We should reduce the costs and time it takes to build in order to incentivize housing at all levels. (2)
2. *What do you think Mountain View should do to address Housing needs or goals?*
 - Support expressed for exploring rezoning as a strategy to allow for higher densities. (3)
 - The City should simultaneously plan for more infrastructure when planning for housing (i.e. wider roads, more parks, sidewalks, better connection to public transit, schools and other services). (2)
 - The City should fund down payment assistance programs. (1)
 - The City should make it easier to develop smaller, infill sites. (2)
 - The City should change regulations, especially parking requirements (lower or unbundle) to encourage housing construction. (2)
 - The Housing element should address the difficulty of production, because lack of supply is one of the main issues. (2)

- Concern expressed about parking and traffic congestion. (2)
 - The Housing Element should include non-traditional housing types (ie. stacked flats, co-ops, and ADUs). (2)
 - Building new housing is an opportunity for more walkable/interconnected neighborhoods. (1)
 - The City needs to do more precise plans, and less broad sweeping changes on rezoning / new construction due to the wide variety of housing types co-existing already. (1)
3. *What characteristics do you want to see in housing over the next 10 years?*
- The City should focus on the mitigation/ elimination of homelessness. (2)
 - Tech companies are one of the main pressures increasing housing costs. (2)
 - Desire to see corporate/tech neighbors paying for infrastructure, housing, transit and other public services. (2)
 - Focus on continued support for more diverse demography in Mountain View; diversity is an asset. (2)
 - I would like to see environmentally responsible development (recycled water, solar etc.). (2)
4. *What suggestions do you have for Mountain View to solicit additional feedback on the Housing Element Update?*
- City should solicit feedback from everyone who works in Mountain View, survey at offices/ employers. (2)
 - There should be more outreach to renters (eg. posting ads on Craigslist, mailers in utility bills). (2)
 - The City should reach out to leverage neighborhood associations. (1)
 - City should try to reach out to future/ potential residents. (1)
 - Please offer Spanish interpretation. (1)
 - Reach out to Mountain View Day worker center, grocery stores, mobile home alliance, CSA's, rent relief, next door and community forums, connect with different faith communities, and contact authors of <https://escholarship.org/uc/item/6786z5j9> (1).

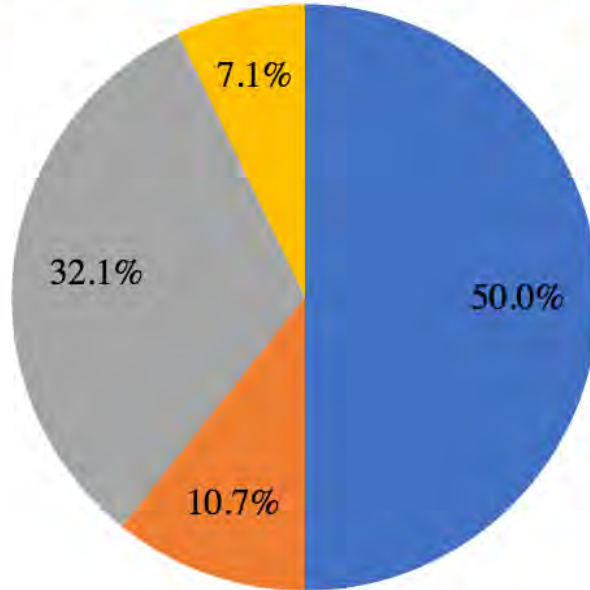
APPENDIX

LIVE POLL: DEMOGRAPHIC RESULTS



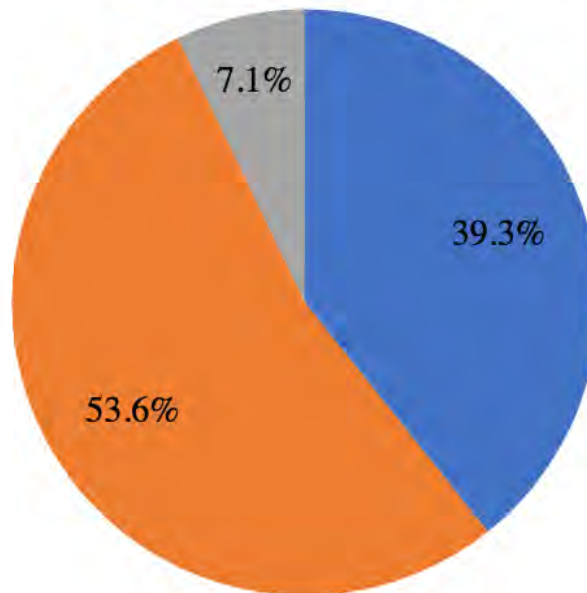
2.Race and Ethnicity: (select all that apply)

● White ● Hispanic or LatinX ● Asian ● Other



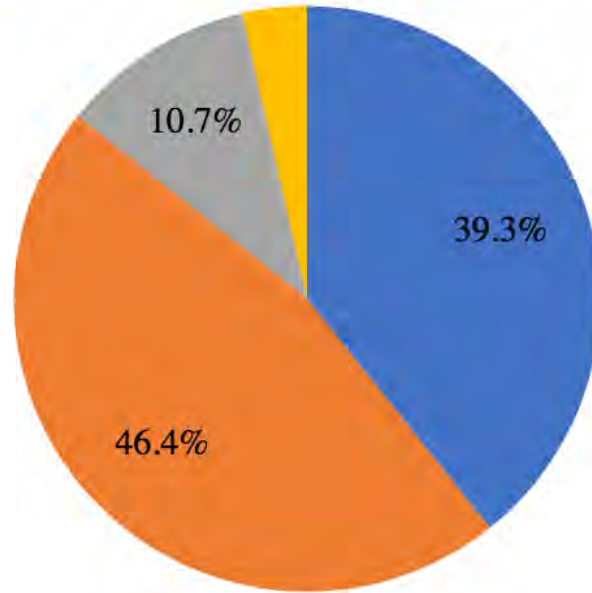
3.Do you currently own or rent the home you live in?

● Rent ● Own ● Other



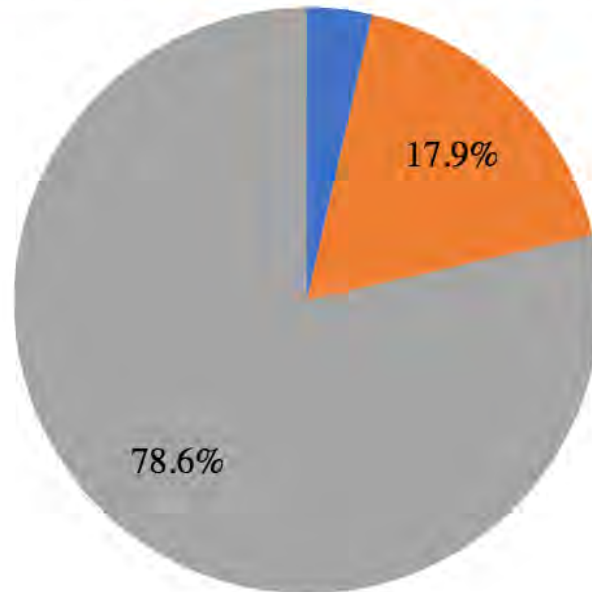
4. What type of housing do you live in?

● Apartment ● House/Duplex ● Townhome ● Mobilehome or manufactured home



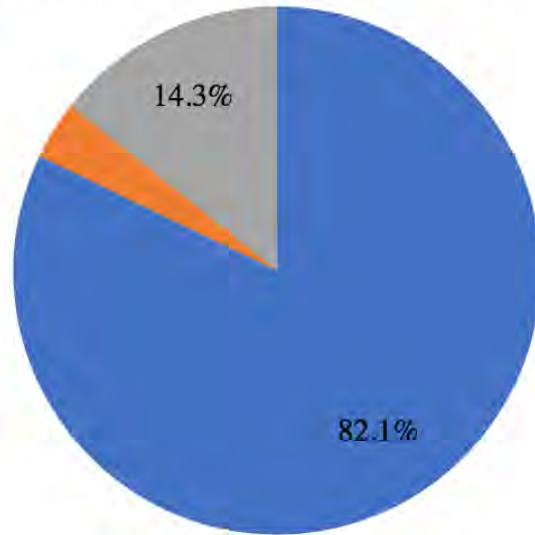
5. Which bracket best describes your household income?

● \$21,000 to \$44,999 ● \$60,000 to \$99,999 ● \$100,000 or More



6. Which of the following describes why you decided to attend tonight's workshop? (may select more than one)

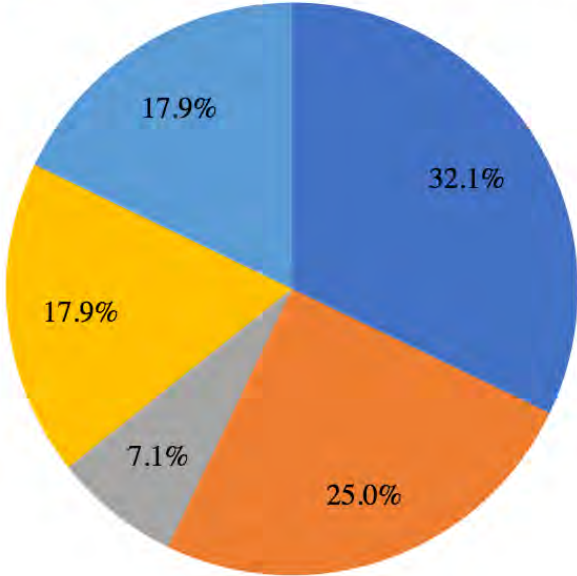
- I live in Mountain View
- I work in Mountain View
- I want to know more about the Housing Element Update Process



LIVE POLL: HOUSING RESULTS

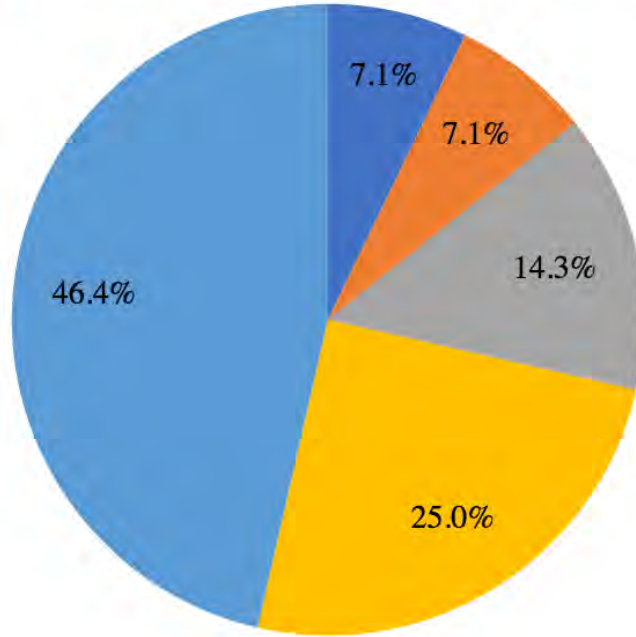
1.How satisfied are you with your current housing situation?

● Satisfied ● Somewhat Satisfied ● Neutral ● Somewhat Dissatisfied ● Dissatisfied



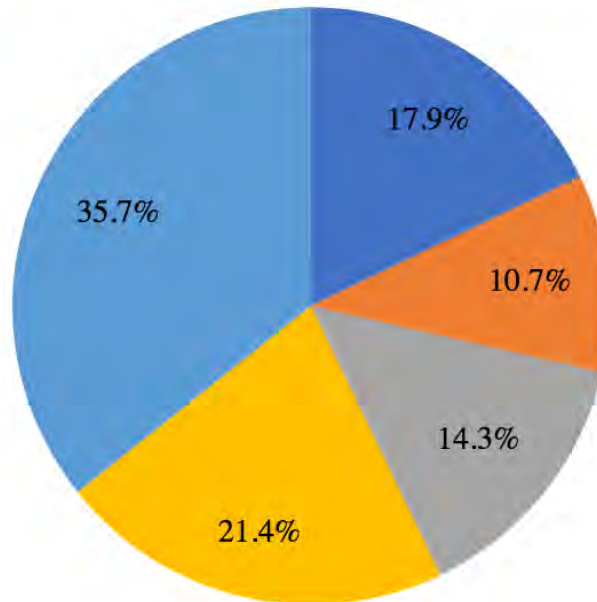
2. How satisfied are you with the affordability of housing in Mountain View?

● Satisfied ● Somewhat Satisfied ● Neutral ● Somewhat Dissatisfied ● Dissatisfied



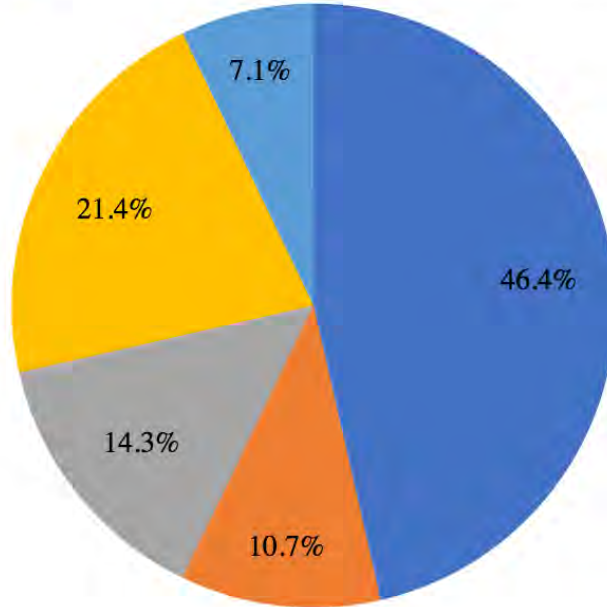
3. How satisfied are you with the variety of housing types that are available in Mountain View?

● Satisfied ● Somewhat Satisfied ● Neutral ● Somewhat Dissatisfied ● Dissatisfied



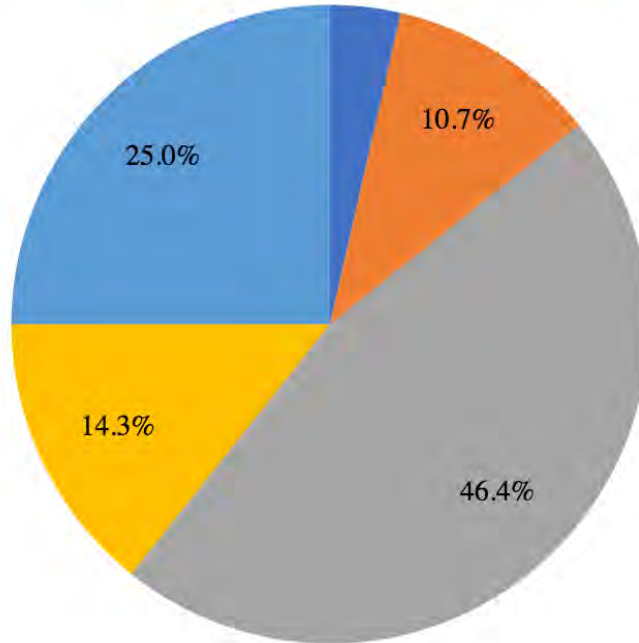
4. How do you feel about the amount of new housing that has been built in Mountain View during the past few years?

- Too little has been built
- Somewhat too little has been built
- About the right amount has been built
- Somewhat too much has been built
- Too much has been built



5. How well do you think Mountain View provides access to housing and opportunity for all segments of the population, regardless of race, ethnicity, age, disability status, etc.?

Well Somewhat well Neutral Not very well Not well





HOUSING ELEMENT UPDATE

ONLINE FEEDBACK FORM SUMMARY

September 23, 2021 - January 2nd, 2022

The purpose of the Housing Element Update is to guide how the City seeks to produce new housing, preserve existing housing, ensure fair access to housing, prevent displacement of existing residents, and meet other critical housing needs over the next 8 years as required by California's Department of Housing and Community Development. To gather feedback and reach a broader audience, an online feedback form was prepared to gather input from the Mountain View community in addition to other engagement efforts.

The online feedback form was made available on the project website (www.mvhousingelement.org) from September 23rd, 2021 through January 2nd, 2022. The survey link was shared at community events (e.g. Monster Bash, Tree Lighting), via social media and community chat groups, published in City publications, and sent to stakeholders and interested parties who signed up for project notifications. A total of 343 responses were received in English, Russian, Spanish and Chinese. Feedback received will inform the content of future outreach efforts, and will guide the development of the Housing Element.

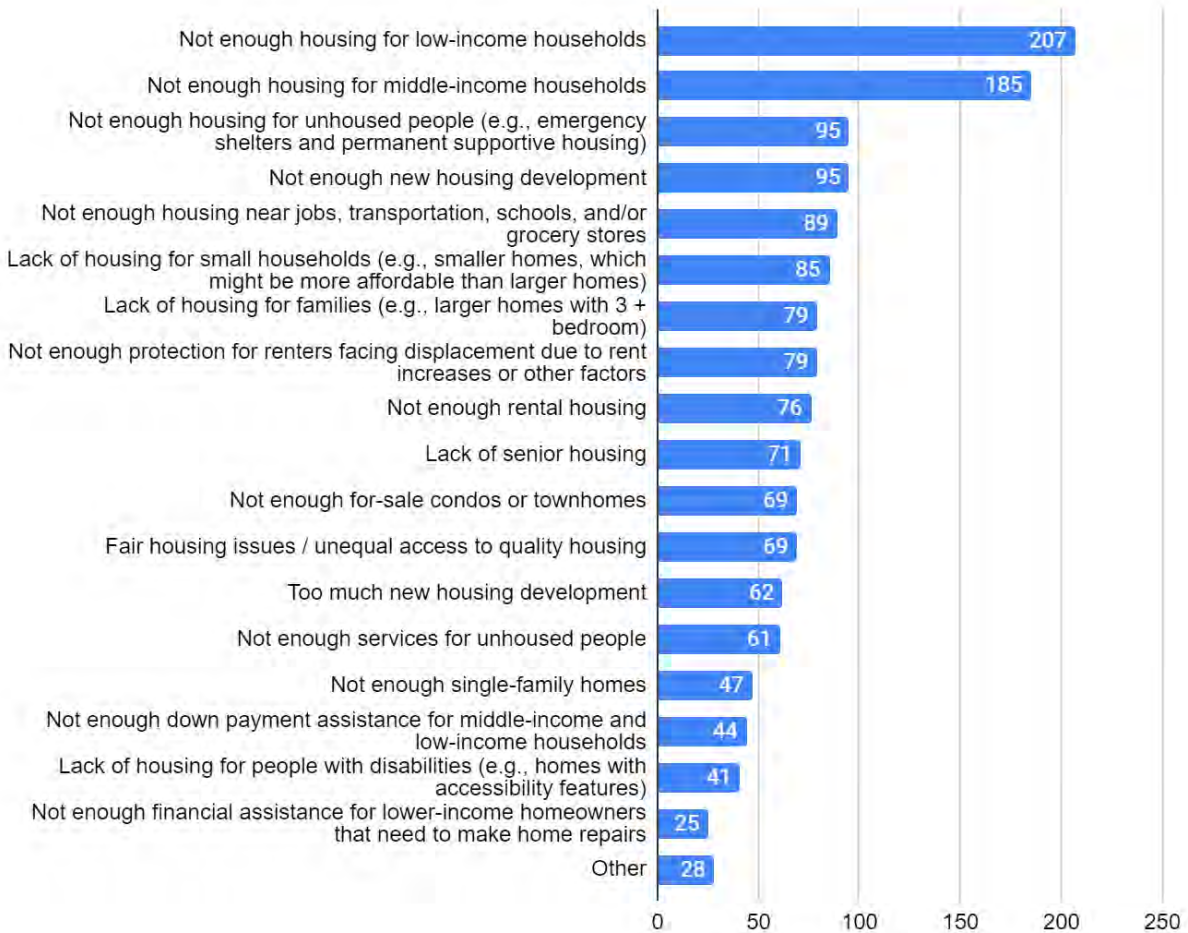
The following questions were included in the online feedback form.

1. *What do you think are the most critical housing issues in Mountain View (select top 5)?*
2. *What do you think Mountain View should do to support more housing construction?*
3. *What do you think Mountain View should do to make housing more affordable ?*
4. *What do you think Mountain View should do to provide more housing for residents with special housing needs?*
5. *What do you think Mountain View should do to protect existing renters and homeowners?*
6. *What characteristics do you want to see in housing over the next 10 years?*
7. *What suggestions do you have for Mountain View to solicit additional feedback on the Housing Element Update?*
8. *What is one thing that you think is most important for us to consider as part of the Housing Element Update?*
9. *Is there anything else that you would like to add?*

Below is a summary of the input received through the multiple choice questions, followed by common themes captured from the open ended "Other" option that accompanied each question (see complete list of responses at www.mvhousingelement.org). Numbers in parentheses after each common theme indicates the number of responses that were accounted for.

ONLINE FEEDBACK FORM SUMMARY: MULTIPLE CHOICE QUESTIONS 1-5

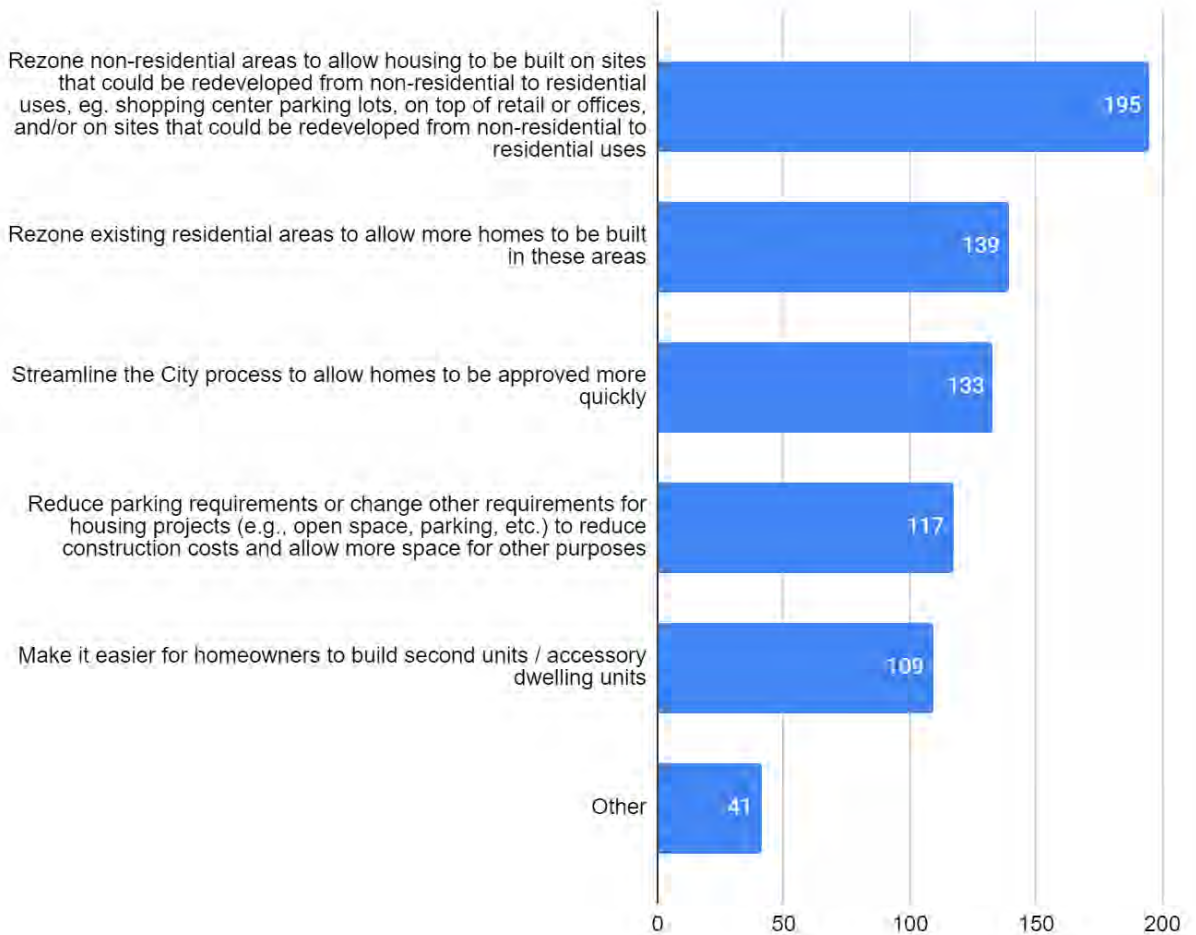
1. WHAT DO YOU THINK ARE THE MOST CRITICAL HOUSING ISSUES IN MOUNTAIN VIEW (SELECT TOP 5)?



- **Common themes for open-ended response for 'Other':**

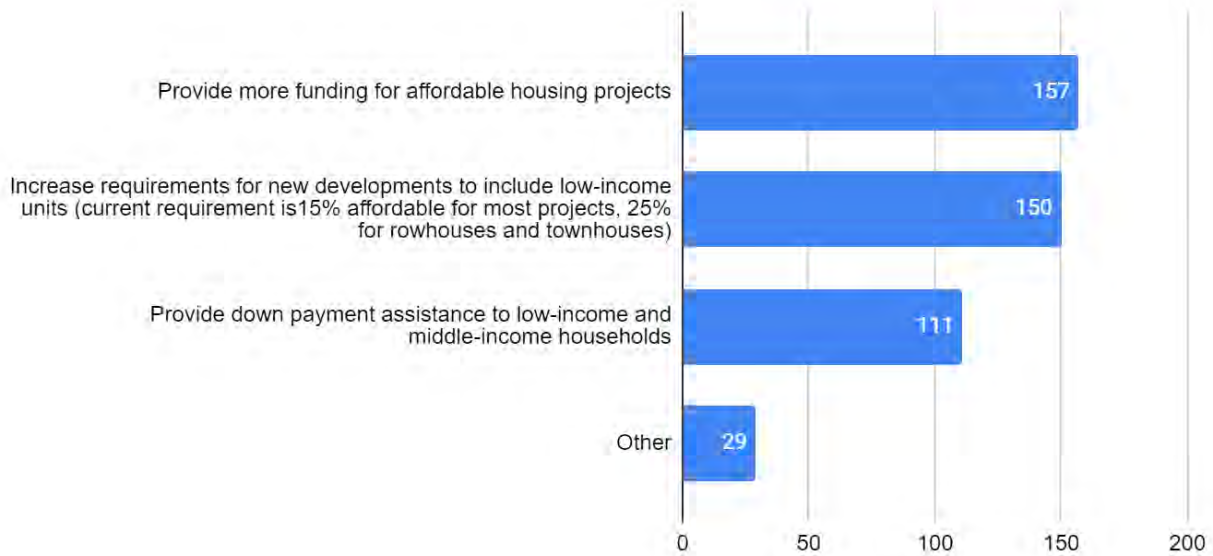
- Need for Complementary Infrastructure/Services to Support Housing (5)
- Excessive Development (5)
- Neighborhood Preservation (5)
- Need for Innovation and Diversity in Housing Types (4)
- Environmental Quality (e.g. open space, trees) (4)

2. WHAT DO YOU THINK MOUNTAIN VIEW SHOULD DO TO SUPPORT MORE HOUSING CONSTRUCTION?



- **Common themes for open-ended response for 'Other':**
 - Limit Housing Growth (11)
 - Allow/Encourage Mixed Use (4)
 - Reduce/Remove Governmental Constraints (4)
 - Redevelop Obsolescent Offices with Housing (3)
 - Advocate for Regional Cooperation (3)
 - Ensure Adequate Infrastructure to Support Housing (3)
 - City As Developer (3)

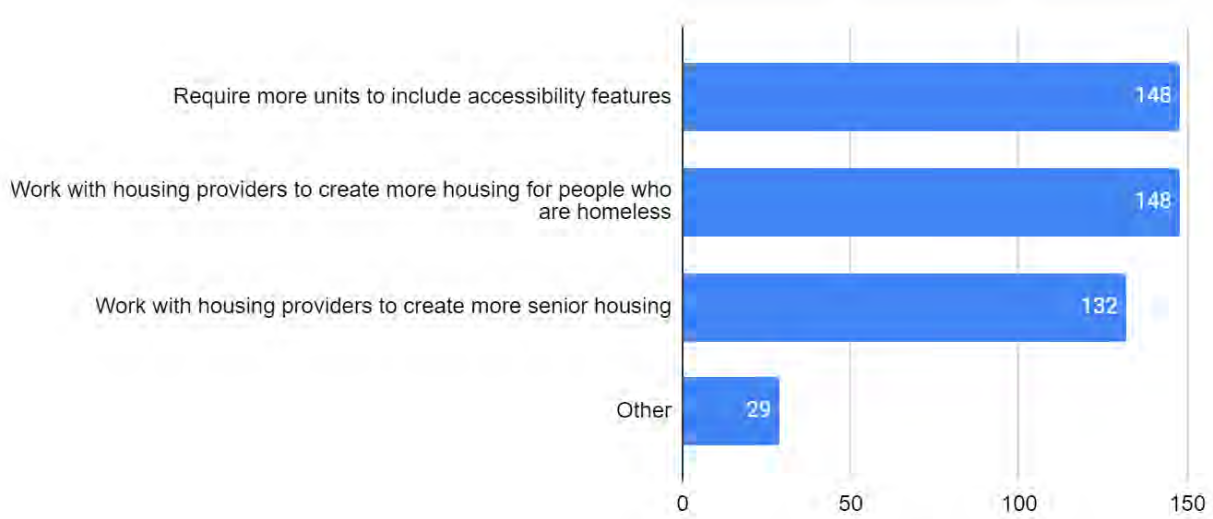
3. WHAT DO YOU THINK MOUNTAIN VIEW SHOULD DO TO MAKE HOUSING MORE AFFORDABLE?



- **Common themes for open-ended response for 'Other':**

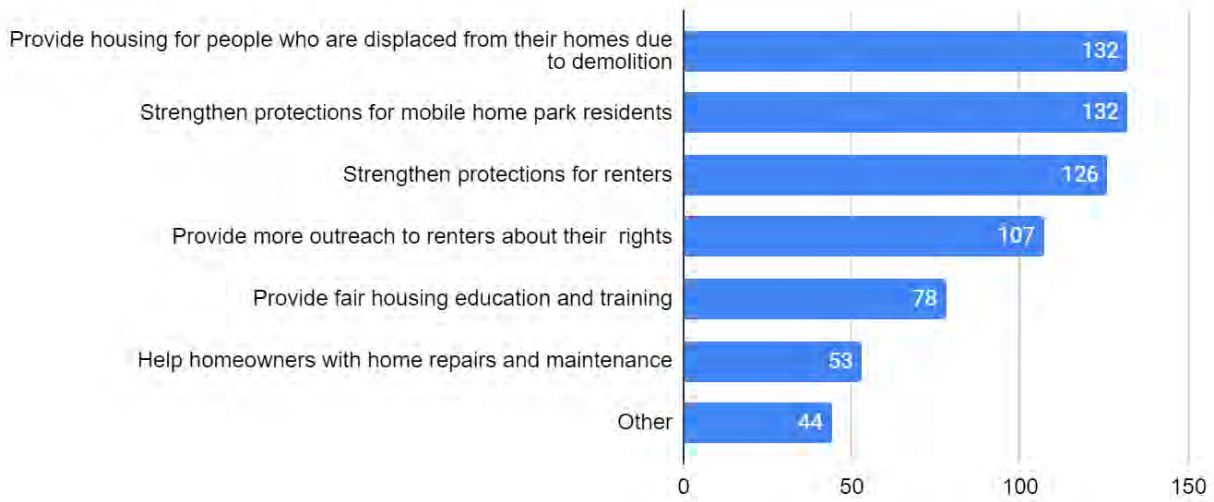
- Build More Housing (5)
- Not The City's Role/Do Nothing (5)
- Provide Incentives and Streamline Approvals (3)
- Focus Housing Near Transit (2)
- Improve Transit Service (2)
- Leverage Public Land for Affordable Housing (2)
- City As Developer (2)

4. WHAT DO YOU THINK MOUNTAIN VIEW SHOULD DO TO PROVIDE MORE HOUSING FOR RESIDENTS WITH SPECIAL HOUSING NEEDS?



- **Common themes for open-ended response for 'Other':**
 - Nothing Needs To Be Done (7)
 - Advocate for Regional Cooperation (4)
 - Not Familiar With Issue/Needs (3)
 - Provide Funding for Accessible Housing (3)
 - Develop Accessible Housing (2)

5. WHAT DO YOU THINK MOUNTAIN VIEW SHOULD DO TO PROTECT EXISTING RENTERS AND HOMEOWNERS?



- **Common themes for open-ended response for 'Other':**
 - Nothing Needs to be Done (11)
 - Control Costs or Provide Financial or Displacement Assistance (5)
 - Preserve Neighborhoods (5)
 - Create Local Funding Mechanism (3)
 - Enforce Existing laws/policies (3)

OPEN ENDED QUESTIONS 6-9 - COMMON THEMES FOR OPEN-ENDED RESPONSES

6. WHAT CHARACTERISTICS DO YOU WANT TO SEE IN HOUSING OVER THE NEXT 10 YEARS?

- More Supply and Density
- Affordable Housing Across Socio-Economic Spectrum
- Small-Scale Infill/Existing Neighborhood Preservation
- Transit-Oriented Development
- Diverse Housing Options (e.g. special needs housing)
- Maintain Quality of Life and Environment
- Limit Growth and Density
- Quality and Unique Design
- Evaluate Review Process/Fees/Regulations

7. WHAT SUGGESTIONS DO YOU HAVE FOR MOUNTAIN VIEW TO SOLICIT ADDITIONAL FEEDBACK ON THE HOUSING ELEMENT UPDATE?

- Comments received regarding what groups the City should outreach to:
 - Community Organizations/Neighborhood Groups (8)
 - Workers/Businesses (5)
 - Families with children (4)
 - Renters (4)
 - Low-Income/Unhoused (3)
 - Homeowners (3)
- Comments received on the best methods to take feedback from the community:
 - Community Meetings/Workshop/Pop-ups (8)
 - Surveys (5)
 - Go to existing meetings (2)
- Comments received on the best method to conduct outreach:
 - Direct Mailing (11)
 - Social Media//Online/Email (6)
 - City Bills & Newsletter/City Locations (e.g. Library/Senior Center) (6)
 - Article (3)
 - Door to Door (flyers, solicitors) (2)
- Other comments regarding additional feedback suggestions:
 - More of it (2)
 - Provide more education resources (2)

8. WHAT IS ONE THING THAT YOU THINK IS MOST IMPORTANT FOR US TO CONSIDER AS PART OF THE HOUSING ELEMENT UPDATE?

- Focus new housing on Affordability Across Socio-Economic Spectrum (44)
- Comments about R3 Zoning Update (32)
- Increase the quantity and density of new housing. (30)

- Focus on new low and/or medium density housing to preserve the existing neighborhoods. (18)
- Promote new housing near transit centers and create walkable developments. (14)
- When adding new housing, provide additional infrastructure to support the added residents. (11)
- Protect the quality of life and environment of Mountain View. (11)
- Develop funding programs for affordable housing. (8)
- Provide programs that protect renters. (6)
- Streamline the approval process for new building and development. (6)
- Ensure the safety of Mountain View residents.(6)
- Reduce parking standards for new developments. (5)
- Include adequate parking for new development. (3)

9. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO ADD?

- Limit the density and height of new development/housing. (32)
- Build more housing in general. (22)
- Provide more housing that is affordable for families, seniors, disabled, workers, and service providers. (19)
- Thank you for providing opportunities for community feedback. (17)
- New housing should be environmentally sensitive. (14)
- Preserve the City characteristics. (9)
- New housing should be able to limit the need for automobile use. (5)
- Protect existing renters from future rent increases.(4)
- Provide more outreach and education on housing opportunities and existing issues facing Mountain View residents. (4)
- Recreational Vehicles (RVs) should not be allowed Citywide and should not take up parking needed for Mountain View residents. (3)
- Ensure that Mountain View is a safe community. (2)
- The City should work on streamlining the development process and reduce costs associated with building. (2)



APPENDIX

G

City of Mountain View Multi-Family Housing Violation Checklist

APPENDIX G: CITY OF MOUNTAIN VIEW MULTI-FAMILY HOUSING VIOLATION CHECKLIST

CITY OF MOUNTAIN VIEW MULTI-FAMILY HOUSING VIOLATION CHECKLIST

This checklist is provided for your convenience and is designed to assist you in understanding inspection and code requirements. This checklist can be used by you on a regular basis to evaluate your property in regards to basic fire, electrical, plumbing, housing, and mechanical code requirements. Use of this checklist does not replace the City's routine inspection program, but it will help you understand the types of issues the City inspector looks for during the inspection. Items marked with a shaded box are considered serious violations, versus nonserious violations marked with an unshaded box. If used proactively, correcting any serious violations prior to the inspection can reduce the annual inspection fee. This is not an exhaustive or comprehensive list but only provided as a guide.

Electrical Standards

- The electrical wiring of the garbage disposal must be properly installed. Flexible electrical cords shall be so connected to devices and fittings so that tension will not be transmitted to electrical joints or terminals and labeled on outlet.
- Grounded electrical outlets must be properly wired. Reverse polarity and/or open grounds are not allowed.
- All ground-type, three-prong receptacles must be properly grounded or provided with GFCI protection. All ground-type electrical receptacles wired to nongrounded electrical systems must be replaced with proper two-prong, nonground receptacles to prevent misuse and to protect users from possible injury.
- Circuit breakers or fuses must be legibly and durably marked at the circuit box or subpanel to indicate the circuit it protects. (No voids shall be left in panel.)
- All electrical light switches and receptacles shall be securely attached to the junction box and fit snugly against the wall surface. All faceplates must be solid, unbroken, and secured tightly to the device yoke and flush against the wall.
- To prevent possible injury to the user, pull-chain switches for electrical fixtures must be made of nonconductive material at any point at which the user can make contact.
- Higher-ampage fuses than design and wire gauge are not allowed.
- Flexible electrical cords and cables (such as extension cords, etc.) cannot be used: (1) as a substitute for the fixed wiring of a structure; (2) through holes in walls, ceilings, or floors; (3) through doorways, windows, or similar openings; (4) where attached to building surfaces; (5) where concealed behind building walls, ceilings, or floors; (6) where installed in raceways.
- In locations where electrical equipment could be exposed to physical damage, appropriate enclosures or guards shall be installed to prevent damage to it.
- All splices and joints and the free ends of conductors shall be covered with an insulation equivalent to that of the conductors suitable for the purpose and terminated in the junction box.
- No electrical system, including outlets, permanently wired outlet extensions, and electrical devices, shall be installed or altered unless a separate permit for each building or structure has first been obtained from the Chief Building Official.

Fire Safety Standards

- To maintain required fire separation protection for dwelling units, all holes, gaps, and openings in the ceiling and walls of the carport/garages must be repaired. Finished surfaces must be solid, continuous and sealed around all penetrations. Repairs must be made in the same material as the original construction or of a material with equal fire rating.
- Vegetation overgrowth must not inhibit proper use of required exiting stairways. All encroaching

vegetation must be trimmed or removed to assure safe ingress and egress.

- Every apartment complex is required to have at least one (1) 2-A:10-B:C rated fire extinguisher located within 75' travel distance of the entrance door of each dwelling unit and 50' travel distance of every covered parking stall. In multi-story apartment complexes, extinguishers must be provided and mounted on every floor so that travel on stairways will not be required to reach an extinguisher.
- All fire extinguishers are required to have a minimum 2-A:10-B:C rating. Soda acid and water load extinguishers are inadequate to fight electrical and oil fires and must be replaced.
- Fire extinguishers are required to be serviced, recharged, and tagged by a State licensee at least once a year, after each use, or when pressure gauge shows recharge needed.
- Smoke alarms shall be installed and maintained in full working order at all of the following locations: on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit and in enclosed common stairwells of apartment complexes and other multiple-dwelling complexes.
- A carbon monoxide (CO) alarm shall be installed in all dwelling units of multi-unit occupancies having fossil-fuel-burning appliances or attached garages. CO devices should be installed outside each sleeping area. The device manufacturer's installation instructions should also be followed (*Senate Bill 183, also known as the "Carbon Monoxide Poisoning Prevention Act"*).
- Refuse dumpsters/containers with an individual capacity of 1.5 cubic yards or greater stored or placed within 5' of combustible walls, openings, or eave lines, shall be protected by an automatic fire protection (sprinkler) system (keep lids closed).
- Windows, sliding glass doors, and all exiting systems within a dwelling unit shall be obvious, unobstructed, and permit exiting from the building in the case of an emergency.

General Exterior Standards

- The exterior surfaces of the buildings must be maintained, including replacement of broken and cracked windows and doors and providing paint or other approved protective covering for weather-exposed surfaces.
- All crawl space vent openings must be covered with a corrosion-resistant wire mesh with mesh openings of 1/4" in dimension. All screens must seal tightly to prevent infestation.
- Crawlspace shall be provided with a minimum 18" by 24" opening unobstructed by pipes, ducts, crawl spaces, and similar construction with cover.
- Leaking roofs should be repaired or replaced.
- The guardrails and/or handrails of exterior stairways and balconies must be securely attached to the deck or structure.
- The swimming pool or the entire property on which it is located shall be walled or fenced as to prevent uncontrolled access by children from the street or from adjacent properties. The wall or fence shall be a minimum of 60" high with a self-closing, self-latching device placed no lower than 54" above the ground.
- All required security lighting must be maintained operational at all times. All automatic control devices must be periodically adjusted to assure lighting fixtures will operate from before dusk to after dawn.
- All garbage containers are required to have tight-fitting lids which must be in place at all times in order to promote sanitation and health.
- Property owners shall provide a sufficient number of standard garbage containers with close-fitting covers for receiving and holding all garbage from the premises without leakage or escape of odor.
- Registration shall be current for all vehicles on a property unless vehicles are completely enclosed within a building.
- Fences, walls, hedges, or street plantings shall not exceed 3' in height within the required front yard or street setback.

General Interior Standards

- ❑ Surfaces shall be protected by appropriate moisture-resistant wall covering or paint.
- ❑ All holes, gaps, cracks, and openings in floors, walls, and ceilings must be patched and sealed, and all baseboards secured in place to prevent insect infestation.
- ❑ All water-damaged surfaces must be restored to their original condition.
- ❑ All missing, broken, and loose wall and/or countertop ceramic tile must be replaced and/or reattached to create a solid surface. All cracked ceramic tile must be sealed to prevent water entry to the substructure and water damage to the structure.
- ❑ All habitable rooms within a dwelling unit shall have a minimum net glazed opening of not less than 8 percent of the floor area of the room served.
- All habitable rooms within a dwelling unit shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 4 percent of the floor area being ventilated.
- ❑ In lieu of required exterior openings for natural ventilation, a mechanical ventilation system may be provided. Such mechanical ventilation system must be maintained in full operational condition at all times (bathrooms).
- ❑ Shower walls shall have smooth, hard, nonabsorbent surfaces such as Portland cement, concrete, ceramic tile, or other approved material to a height of 70" above the drain inlet. All valves, faucets, and shower assemblies provided on these walls shall be installed and sealed in an appropriate manner to protect structural elements from moisture and water damage.
- Water-heating equipment shall be provided with an approved listed, adequately sized pressure relief valve.
- All water heater pressure relief valves installed on water heaters located within a building or structure shall be provided with full-sized drain of galvanized steel or hard-drawn copper piping and fittings. Such pipes shall extend from the valve to the outside of the building, with the end of the pipe not more than 2' nor less than 6" above ground and pointing downward. No part of such pipe shall be trapped, and the terminal end of the drainpipe shall not be threaded.
- An odorizing agent in natural gas has a detrimental effect on copper gas lines, causing deterioration to the inside of the pipe. The International Plumbing Code requires the replacement of all copper gas lines supplying gas-burning appliances with approved materials.
- ❑ No drainpipe for any clothes washer shall extend more than 30" nor less than 18" above the trap. Clothes washer drainpipe traps shall be installed not less than 6" and not more than 18" above the floor.
- Clothes washers and similar plumbing appliances shall not be directly connected to the building drainage system in such a manner as to create a back-siphonage due to suction (air break required).
- ❑ All floor-mounted plumbing fixtures, such as toilets, shall be rigidly secured to the drainage connection and to the floor and caulked around the base.
- ❑ No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air-gap fitting on the discharge side of the dishwashing machine.
- ❑ All faucets, stop valves, drains, shower heads, and toilet assemblies shall be drip-free and not leak.
- ❑ Bathroom sink drain stop valve strainers are required to prevent rodent and vermin migration through the drainage system.
- Gas-burning water heaters shall be securely fastened in place by anchors or strapping to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third (1/3) and lower one-third (1/3) of its vertical dimensions. At the lower point, a minimum distance of 4" shall be maintained above the controls with the strapping (100-gallon—4 straps;
75-gallon—3 straps;
40-gallon—2 straps).

- Tub and shower enclosures, as well as sinks and countertops, require caulking, grouting, or sealing to prevent water leaks and damage to substructures.
- The drainage system (including "P-traps" and trap arms) is required to have a smooth and uniform interior waterway with a minimum 1/4" per foot slope and smooth interior surfaces for all drainage pipes and fittings. The use of "corrugated" flexible elbow pipes, traps, and trap arms is not permitted.
- The minimum required total area of combustion air openings in enclosures for gas-burning appliances shall be one hundred (100) square inches each; openings shall be located within the upper 12" of the enclosure and in the lower 12".
- Combustion air openings to attic spaces for gas-burning appliances are to be provided with galvanized sleeves of not less than 26-gauge steel or other approved material extending from the appliance enclosure to at least 6" above the top of the ceiling joist. Such openings must not be covered with screens.
- Domestic clothes dryers must terminate to the outside of the building and must be equipped with backdraft dampers. Ducts used for domestic clothes dryers must be of metal and shall have smooth interior surfaces. Screws are not permitted in ducts.
- No part of the grille for wall-mounted, gas-burning heaters shall be closer than 18" to combustible materials; i.e., couches.
- Dwelling units shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F. at a point 3' above the floor in all habitable rooms.
- Water heaters which depend on the combustion of fuel for heat shall not be installed in a room used or designed to be used for sleeping purposes, bathroom, clothes closets, or in a closet or other confined space opening into a bath or bedroom.
- Warm-air furnaces shall not be located in a room used or designed to be used as a bedroom, bathroom, closet, or in any enclosed space with access only through such room or space.
- Unused openings in a venting system must be closed or capped.
- Heating system and water heater flues must be properly connected. (Single-wall pipe connections shall be secured with three (3) screws.)
- The filter and filter enclosure cover for all furnaces must be maintained in proper position.
- An accessible shutoff valve must exist in the fuel-gas piping outside of each appliance and ahead of the union connection.
- Sliding glass windows shall have both a primary and an auxiliary locking device.
- A vent connector which is part of a gravity-type venting system shall have a continuous rise of not less than 1/4" per foot of length measured from the appliance vent collar to the vent.
- A manager, janitor, housekeeper, or other responsible person shall reside on the premises and shall have charge of every apartment complex in which there are 16 or more dwelling units.
- Openable windows must have screens.
- All window opening/closing devices for casement windows must be operable to allow window operation.
- The apartment complex shall be free of cockroach or rat infestations.
- Locks and latches for exit doors must allow opening from the inside without the use of a key or any special knowledge or effort. Locks, latches, and deadbolts for exiting doors of individual dwelling units must be mounted no higher than 48" above the floor level.



APPENDIX

H

Economic Analysis of Governmental Requirements

Exhibit 1
 Evaluation of Governmental Constraints for Rowhomes and Multifamily Rental Housing
 Mountain View Housing Element Governmental Constraints Analysis

Constraint Category	Governmental Constraint	Summary Description of Governmental Constraint	Purpose of Governmental Constraint	Potential Impacts on Development Feasibility	Significance of Constraint Based on Cost Evaluation*
Affordable Housing	On-site Inclusionary Housing Requirements	The City's inclusionary housing (IH) program requires developers to provide a percentage of below market rate (BMR) units on-site that are affordable to households at specified income levels. Developers can alternatively meet this obligation via land dedication, payment of BMR in-lieu fees or other strategies if approved by the City Council.	Providing new BMR housing affordable to a broad range of local residents and workers helps meet RHNA goals and other important State, regional and local policy objectives.	Reduces land values to property owners, increases development costs, affects market rate unit pricing, and/or lowers developer/investor returns. (If developers cannot meet underwriting criteria or achieve adequate returns to attract investment, then development will not proceed.)	Major
Affordable Housing	BMR In-Lieu Housing Fee	The City has adopted a BMR in-lieu housing fee to help fund affordable housing in the City. The housing fee is paid by developers that are unable to fully meet the inclusionary housing requirement on-site or via land dedication.	"	"	Major
Parks	Park Land Dedication In-lieu Fee	Park land dedication in-lieu fee is based on residential land value, which varies by residential density and geography. In FY 21/22, fee ranges from \$57,500 to \$73,200 per market rate unit (see Exhibit 3).	Expanding park land provides new open space and recreational resources to residents and students of the local school districts.	Reduces developable land area for housing and increases development costs for market rate housing. (See Exhibit 3)	Moderate to Major (rowhome), Major (multifamily)
	Park Land Dedication	Park land dedication requirement varies by residential density with ratio of .0060 acres of parkland per market rate unit for development of 13 du/acre or greater. Affordable housing is exempt from park land dedication requirement.	"	"	
	POPA Credit	Privately owned/publicly accessible (POPA) open space that meets specific criteria for recreational and open space use is eligible for a land dedication or fee credit up to seventy-five (75) percent of the value of the land devoted to the POPA open space.	"	"	
Schools	School Impact Fees	School fee is based on Statewide Level 1 fee of \$4.08/SF, distributed to the two school districts.	Improving academic resources and school facilities is important to maintaining quality public education.	Increases development costs.	Minimal
Schools	Parcel tax	All parcels in Mountain View pay a parcel tax to fund schools.	"	Increases annual costs of owning or operating housing, which reduces capacity to secure funding to help pay for development costs.	Minimal
Schools	Additional annual assessments or taxes	Local school districts are considering levying additional assessments or special taxes to help fund schools.	"	"	Major

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 Evaluation of Governmental Constraints for Rowhomes and Multifamily Rental Housing
 Mountain View Housing Element Governmental Constraints Analysis

Constraint Category	Governmental Constraint	Summary Description of Governmental Constraint	Purpose of Governmental Constraint	Potential Impacts on Development Feasibility	Significance of Constraint Based on Cost Evaluation*
Transportation	Citywide TIF	City has adopted a citywide transportation impact fee (TIF) for residential development.	Enhancing multi-modal transportation networks helps achieve circulation, Single Occupancy Vehicle (SOV) and climate goals.	Increases development costs.	Minimal
Transportation	TDM - Transit Pass	City requires a transportation management analysis for new development, which often includes adoption of a transportation demand management (TDM) program that may include offering a free transit pass to residents.	Implementing a TDM program helps achieve circulation, Single Occupancy Vehicle (SOV) and climate goals while reducing parking needs.	Increases annual costs of owning or operating housing, which reduces capacity to secure funding to help pay for development costs.	Minimal
Transportation	TDM- Other TDM measures including TMA	Other TDM measures include an onsite TDM coordinator, TDM electronic signage, shuttles, and/or participation in a Transportation Management Association (TMA).	"	"	Moderate
Community Benefits	Provision of community benefits	City requires that developers provide community benefits in order to secure certain development approvals, including increased Floor Area Ratio (FAR).	Enhancing community amenities, such as providing space for local organizations and businesses, helps meet community goals.	Increases development costs and may change the amount of land available for new housing units, parks and community amenities.	Minimal
Development Requirements	Increased Parking Requirements	Parking requirements range from 1-2 spaces/unit depending on housing type and bedroom size. Guest parking requirements range from .15 to .60 spaces per unit. Model parking standard requires 1 space for studio/one-bedroom units, 2 parking spaces for two bedroom or larger units, with 15% of required spaces for guests.	Providing on-site parking may reduce parking pressures on surrounding neighborhoods.	Increases amount of parking, which affects building construction, increases development costs and may change the amount of land available for new housing units, parks and community amenities, plus inhibit reaching multi-modal transportation and climate goals.	Moderate
Development Requirements	Design, Building, Infrastructure Requirements	City requires developer to meet numerous design, building and infrastructure requirements, which could result in increased development costs as predevelopment progresses	Enhancing design and building standards, such as REACH codes, helps meet planning, design and climate goals.	Increases development costs and may change the amount of land available for new housing units, parks and community amenities.	Minimal
Development Requirements	Extended Development Schedule	City requirements and/or processing time frames may increase the time it takes for developers to receive land use, design, infrastructure, permitting, plan check, and construction related approvals.	Allows additional staff review to help assure housing meets pertinent land use, design, infrastructure, and building standards	Increases carrying costs for land and predevelopment expenses and/or increases construction costs due to extended schedule.	Moderate

* Minimal - increases development costs less than 1%, Moderate - increases development costs between 1% to 5%, Major - increases development costs by 5% or more.

Source: City of Mountain View Municipal Code, FY 2021/22 Master Fee Schedule and Below Market Rate (BMR) Program, California Housing and Community Development Department.

Exhibit 2
 Summary Financial Evaluation of Governmental Constraints Based on Cost Impact Per Housing Unit
 Mountain View Housing Element Governmental Constraints Analysis

Constraint Category	Governmental Constraint	Increase in Development Costs and Obligations	Key Assumptions	Rowhome Unit		Multifamily Rental Unit		Significance of Constraint Based on Cost Evaluation
				Cost Impact Per Unit	Percent of Dev't Cost	Cost Impact Per Unit	Percent of Dev't Cost	
Affordable Housing	On-site Inclusionary Housing Requirements and BMR In-lieu Fee	Provision of BMR units on-site that are priced or rented for less than development cost or fee payment	Housing BMR in-lieu fee for rowhome at \$131.06/habitable SF and multifamily rental at \$100.66/habitable SF	\$ 196,600	13.9%	\$ 80,500	9.3%	Major
Parks	Park Land Dedication and In-lieu Fee	Park land dedication or payment of fee per market rate unit	See Exhibit 3– Scenario 1	\$57,500- \$74,400	4.1%-5.3%	\$51,600- \$73,200	6.0%-8.5%	Moderate to Major (rowhome), Major (multifamily)
	Park Land Dedication	Proportion of site to be dedicated.	See Exhibit 3– Scenario 2					
	POPA Credit	Proportion of site to be dedicated.	See Exhibit 3– Scenario 3					
Schools	School Impact Fees	School impact fee per unit	Level 1 fee cost of \$4.08/assessable SF	\$ 6,120	0.4%	\$ 4,080	0.5%	Minimal
Schools	Parcel tax	Annual parcel tax payment	Parcel tax of \$191 per parcel	\$ 3,141	0.2%	\$ 16	0.0%	Minimal
Schools	Additional annual assessments or taxes	Potential increase in annual costs associated with new school funding	Projected at \$5,000/year for rowhome and \$4,000/year for multifamily	\$ 82,200	5.8%	\$ 65,800	7.6%	Major
Transportation	Citywide TIF	Impact fee per unit	TIF for rowhome at \$5,188/unit and multifamily rental at \$2,905/unit	\$ 5,188	0.4%	\$ 2,905	0.3%	Minimal
Transportation	TDM - Transit Pass	Annual cost of VTA transit pass (discounted for larger residential developments)	VTA Smart Pass at \$135/year X 2 persons for rowhome and \$135/year X 1.5 persons for multifamily	\$ 4,400	0.3%	\$ 3,300	0.4%	Minimal
Transportation	TDM- Other TDM measures including TMA	Annual contribution to TMA and other TDM measures	TDM/TMA contribution estimated at \$100/month/unit.	\$ 19,700	1.4%	\$ 19,700	2.3%	Moderate

Exhibit 2
 Summary Financial Evaluation of Governmental Constraints Based on Cost Impact Per Housing Unit
 Mountain View Housing Element Governmental Constraints Analysis

Constraint Category	Governmental Constraint	Increase in Development Costs and Obligations	Key Assumptions	Rowhome Unit		Multifamily Rental Unit		Significance of Constraint Based on Cost Evaluation
				Cost Impact Per Unit	Percent of Dev't Cost	Cost Impact Per Unit	Percent of Dev't Cost	
Community Benefits	Community benefit payment or contribution	Cost of community benefits	ECRPP community benefit payment at \$6.60/SF for multifamily but may be lower elsewhere.	\$ -	0.0%	\$ 5,280	0.6%	Minimal
Development Requirements	Increased Parking Requirements	Parking increase of .4 spaces per unit	Estimated increase in parking development cost based on 0.4 spaces @ \$60,000/space.	\$ 24,000	1.7%	\$ 24,000	2.8%	Moderate
Development Requirements	Design, Building, Infrastructure Requirements	City design, building and/or infrastructure requirements that increase development costs	Estimated increase at 1% of building related costs.	\$ 6,000	0.4%	\$ 5,000	0.6%	Minimal
Development Requirements	Extended Development Schedule	Increased development costs due to delays in City approval.	Schedule extended by 4 months multiplied by 50% of land and construction costs at 10% equity carrying cost.	\$ 16,000	1.1%	\$ 9,000	1.0%	Moderate

Translation of Annualized Cost to Development Cost	
Loan Constant as Proxy for Annual Cost	6.08% (4.5% interest, 30 year amortization)

Source: City of Mountain View Municipal Code, FY 2021/22 Master Fee Schedule and Below Market Rate (BMR) Program, California Housing and Community Development Dept.

Exhibit 3
 Evaluation of Alternative Park Land Dedication Scenarios
 Mountain View Housing Element Governmental Constraints Analysis

	R3 Zoning Rowhome	R3 Zoning Multifamily	R4 or ECR & SA PP Multifamily	NBPP, EWPP Multifamily
Assumed Density per Acre	20 du/acre	30 du/acre	75 du/acre	125 du/acre
Park Land Dedication Density Category	13-25 du/acre	26+ du/acre	26+ du/acre	26+ du/acre
Park Land Dedication Requirement	0.006 acres/unit	0.006 acres/unit	0.006 acres/unit	0.006 acres/unit
Scenario 1– Fee Only – Developments less than 50 units, on Small Sites and/or Undesirable Park Locations (Most Projects)				
Value per Acre (per Master Fee Schedule)	\$ 9,580,000 per acre	\$ 10,450,000 per acre	\$ 12,200,000 per acre	\$ 12,200,000 per acre
Park Land Fee Per Market Rate Unit	\$ 57,500 per unit	\$ 62,700 per unit	\$ 73,200 per unit	\$ 73,200 per unit
Scenario 2– Park Land Dedication + Fee With Allowed Increase in Density for Multifamily (6 Acre Developments)				
Assumed Parcel Area	6 acres	6 acres	6 acres	6 acres
Potential Housing Units	120	180	450	750
Park Land Requirement	0.50 acres	0.92 acres	2.29 acres	3.82 acres
<i>Percent of Site Required for Park</i>	8%	15%	38%	64%
Onsite Park Land Dedication	0.40 acres	0.60 acres	0.60 acres	0.60 acres
<i>Percent of Site Dedicated as Park</i>	7%	10%	10%	10%
Remaining Development Potential	5.60 acres	5.40 acres	5.40 acres	5.40 acres
<i>Density (Increased for Multifamily)</i>	20 du/acre	33 du/acre	83 du/acre	139 du/acre
Housing Units on Remaining Acreage	112 units	180 units	450 units	750 units
<i>Percent Affordable</i>	25%	15%	15%	15%
Affordable BMR Units	28 units	27 units	68 units	113 units
Market Rate	84 units	153 units	382 units	637 units
Remaining Park Land Requirement	0.10 acres	0.32 acres	1.69 acres	3.22 acres
Total Cost of Park Land Plus Fee	\$ 4,828,000	\$ 3,323,000	\$ 20,642,000	\$ 39,308,000
<i>Per Market Rate Unit</i>	\$ 57,500 per unit	\$ 21,700 per unit	\$ 54,000 per unit	\$ 61,700 per unit
Potential Decrease in Units from Park Land Dedication	8 units	0 units	0 units	0 units
Scenario 3– POPA Land Dedication + Fee With Allowed Increase in Density for Multifamily (6 Acre Developments)				
Assumed Parcel Area	6 acre	6 acre	6 acre	6 acre
Park Land Requirement	0.51 acres	0.92 acres	2.29 acres	3.82 acres
POPA Dedication	0.6 acres	0.9 acres	0.9 acres	0.9 acres
Potential POPA Dedication Credit	0.45 acres	0.675 acres	0.675 acres	0.675 acres
<i>Percent of Property as POPA</i>	10%	15%	15%	15%
Remaining Development Potential (Deducting 50% of POPA)	5.70 acres	5.55 acres	5.55 acres	5.55 acres
<i>Density (Increased for Multifamily)</i>	20 du/acre	32 du/acre	81 du/acre	135 du/acre
Housing Units on Remaining Acreage	114 units	180 units	450 units	750 units
<i>Percent Affordable</i>	25%	15%	15%	15%
Affordable BMR Units	29 units	27 units	68 units	113 units
Market Rate	85 units	153 units	382 units	637 units
Remaining Park Land Requirement	0.06 acres	0.24 acres	1.62 acres	3.15 acres
Total Cost of POPA Plus Fee	\$ 6,323,000	\$ 2,539,000	\$ 19,727,000	\$ 38,393,000
<i>Per Market Rate Unit</i>	\$ 74,400 per unit	\$ 16,600 per unit	\$ 51,600 per unit	\$ 60,300 per unit
Potential Decrease in Housing Units from POPA Dedication	6 units	0 units	0 units	0 units

Source: City of Mountain View Municipal Code and FY 2021/22 Master Fee Schedule.



Appendix C

Noise Supporting Information

Mountain View HEU EIR Roadway Noise Analysis

2040 Baseline

ROAD SEGMENT	TOTAL # VEHICLES	VEHICLE TYPE %			VEHICLE SPEED				NOISE LEVEL (dBA)			CALCULATED NOISE LEVEL 15 meters from roadway center)	Receptor Dist. from Roadway Center (m.)	Adjusted Noise Level (dBA)	Distance from Roadway to 65 dBA (m.)	Distance from Roadway to 65 dBA (ft)					
		Auto	MT	HT	Auto k/h	MT k/h	HT k/h	Auto	MT	HT											
Calveno Peak																					
from: Ellis U.S. 101	1343.2	97	1302.9	2	26.86	1	13.43	40	64	40	64	40	64	67.1	59.2	62.6	68.9	40	64.7	37.0	121.4
to: Middlefield	828	97	803.16	2	16.56	1	8.28	35	56	35	56	35	56	63.4	56.2	59.9	65.5	40	61.3	16.9	55.5
Whisman U.S. 101	736	97	713.92	2	14.72	1	7.36	35	56	35	56	35	56	62.8	55.7	59.4	65.0	40	60.8	15.0	49.4
Whisman Middlefield	1858.4	97	1802.6	2	37.17	1	18.58	35	56	35	56	35	56	66.9	59.7	63.4	69.0	40	64.8	38.0	124.6
Middlefield Rengsdorf	2244.8	97	2177.5	2	44.9	1	22.45	35	56	35	56	35	56	67.7	60.6	64.3	69.9	40	65.6	45.9	150.5
Middlefield Shoreline	2162	97	2097.1	2	43.24	1	21.62	35	56	35	56	35	56	67.5	60.4	64.1	69.7	40	65.4	44.2	145.0
Middlefield Moffett	2327.6	97	2257.8	2	46.55	1	23.28	35	56	35	56	35	56	67.8	60.7	64.4	70.0	40	65.8	47.6	156.1
Middlefield Whisman	2005.6	97	1945.4	2	40.11	1	20.06	35	56	35	56	35	56	67.2	60.1	63.8	69.4	40	65.1	41.0	134.5
Moffett Middlefield	4802.4	97	4658.3	2	96.05	1	48.02	35	56	35	56	35	56	71.0	63.9	67.6	73.2	40	68.9	98.2	322.1
ECR Showers	5391.2	97	5229.5	2	107.8	1	53.91	35	56	35	56	35	56	71.5	64.4	68.1	73.7	40	69.4	110.2	361.6
ECR Rengsdorf	5952.4	97	5773.8	2	119	1	59.52	35	56	35	56	35	56	71.9	64.8	68.5	74.1	40	69.8	121.7	399.2
ECR Shoreline	4581.6	97	4444.2	2	91.63	1	45.82	35	56	35	56	35	56	70.8	63.7	67.4	73.0	40	68.7	93.6	307.3
ECR Grant	1775.6	97	1722.3	2	35.51	1	17.76	35	56	35	56	35	56	66.7	59.5	63.2	68.8	40	64.6	36.3	119.1
Rengsdorf ECR	5814.4	97	5640	2	116.3	1	58.14	35	56	35	56	35	56	71.8	64.7	68.4	74.0	40	69.7	118.8	389.9
Grant SR 237	3615.6	97	3507.1	2	72.31	1	36.16	35	56	35	56	35	56	69.8	62.6	66.3	71.9	40	67.7	73.9	242.5
Grant SR 82	1140.8	97	1106.6	2	22.82	1	11.41	35	56	35	56	35	56	64.7	57.6	61.3	66.9	40	62.7	23.3	76.5
Miramonte Sr 82	680.8	97	660.38	2	13.62	1	6.808	35	56	35	56	35	56	62.5	55.4	59.1	64.7	40	60.4	13.9	45.7
Miramonte Cuesta	2741.6	97	2659.4	2	54.83	1	27.42	35	56	35	56	35	56	68.6	61.4	65.1	70.7	40	66.5	56.0	183.9
Cuesta Miramonte	4756.4	97	4613.7	2	95.13	1	47.56	35	56	35	56	35	56	70.9	63.8	67.5	73.1	40	68.9	97.2	319.0
Shoreline Charleston	1867.6	97	1811.6	2	37.35	1	18.68	35	56	35	56	35	56	66.9	59.8	63.5	69.1	40	64.8	38.2	125.2
Shoreline US 101	1306.4	97	1267.2	2	26.13	1	13.06	35	56	35	56	35	56	65.3	58.2	61.9	67.5	40	63.2	26.7	87.6
Shoreline Middlefield																					

Assumptions: ADT traffic data from Hexagon
 Truck Percentages based on Caltrans data for El Camino Real
 Per Caltrans data for 2020 for SR 82 in MV, peak hour percentage of ATD is 9.2%

2040 Baseline + HEU

ROAD SEGMENT			TOTAL # VEHICLES	VEHICLE TYPE %						VEHICLE SPEED					NOISE LEVEL (dBA)			CALCULATED NOISE LEVEL 15 meters from roadway center)	
				Auto	MT	HT	Auto k/h	MT k/h	HT k/h	Auto	MT	HT							
Calveno Peak																			
	from:	to:		%	Auto	%	MT	%	HT										
Ellis	U.S. 101	Middlefield	1370.8	97	1329.7	2	27.42	1	13.71	40	64	40	64	40	64	67.2	59.3	62.6	69.0
Whisman	U.S. 101	Middlefield	846.4	97	821.01	2	16.93	1	8.464	35	56	35	56	35	56	63.5	56.3	60.0	65.6
Whisman	Middlefield	Central	754.4	97	731.77	2	15.09	1	7.544	35	56	35	56	35	56	63.0	55.8	59.5	65.1
Middlefield	Rengsdorf	Shoreline	1867.6	97	1811.6	2	37.35	1	18.68	35	56	35	56	35	56	66.9	59.8	63.5	69.1
Middlefield	Shoreline	Moffett	2290.8	97	2222.1	2	45.82	1	22.91	35	56	35	56	35	56	67.8	60.6	64.3	69.9
Middlefield	Moffett	Whisman	2226.4	97	2159.6	2	44.53	1	22.26	35	56	35	56	35	56	67.7	60.5	64.2	69.8
Middlefield	Whisman	SR 237	2401.2	97	2329.2	2	48.02	1	24.01	35	56	35	56	35	56	68.0	60.8	64.5	70.1
Moffett	Middlefield	Central	2051.6	97	1990.1	2	41.03	1	20.52	35	56	35	56	35	56	67.3	60.2	63.9	69.5
ECR	Showers	Rengsdorf	4839.2	97	4694	2	96.78	1	48.39	35	56	35	56	35	56	71.0	63.9	67.6	73.2
ECR	Rengsdorf	Shoreline	5437.2	97	5274.1	2	108.7	1	54.37	35	56	35	56	35	56	71.5	64.4	68.1	73.7
ECR	Shoreline	Grant	6035.2	97	5854.1	2	120.7	1	60.35	35	56	35	56	35	56	72.0	64.8	68.6	74.2
ECR	Grant	SR 85	4655.2	97	4515.5	2	93.1	1	46.55	35	56	35	56	35	56	70.9	63.7	67.4	73.0
Rengsdorf	ECR	Central	1803.2	97	1749.1	2	36.06	1	18.03	35	56	35	56	35	56	66.7	59.6	63.3	68.9
Grant	SR 237	SR 82	5860.4	97	5684.6	2	117.2	1	58.6	35	56	35	56	35	56	71.9	64.7	68.4	74.0
Grant	SR 82	Cuesta	3652.4	97	3542.8	2	73.05	1	36.52	35	56	35	56	35	56	69.8	62.7	66.4	72.0
Miramonte	Sr 82	Cuesta	1177.6	97	1142.3	2	23.55	1	11.78	35	56	35	56	35	56	64.9	57.8	61.5	67.1
Miramonte	Cuesta	Covington	717.6	97	696.07	2	14.35	1	7.176	35	56	35	56	35	56	62.7	55.6	59.3	64.9
Cuesta	Miramonte	Grant	2778.4	97	2695	2	55.57	1	27.78	35	56	35	56	35	56	68.6	61.5	65.2	70.8
Shoreline	Charlston	US 101	4830	97	4685.1	2	96.6	1	48.3	35	56	35	56	35	56	71.0	63.9	67.6	73.2
Shoreline	US 101	Middlefield	1922.8	97	1865.1	2	38.46	1	19.23	35	56	35	56	35	56	67.0	59.9	63.6	69.2
Shoreline	Middlefield	SR 82	1343.2	97	1302.9	2	26.86	1	13.43	35	56	35	56	35	56	65.5	58.3	62.0	67.6

Assumptions: ADT traffic data from Hexagon

Truck Percentages based on Caltrans data for El Camino Real

Per Caltrans data for 2020 for SR 82 in MV, peak hour percentage of ATD is 9.2%

			ADT1	ADT2	ADT Total	Peak Hour Volume
Ellis	U.S. 101	Middlefield	6900	7700	14600	1343.2
Whisman	U.S. 101	Middlefield	4400	4600	9000	828
Whisman	Middlefielc	Central	4200	3800	8000	736
Middlefielc	Rengsdorf	Shoreline	8700	11500	20200	1858.4
Middlefielc	Shoreline	Moffett	11400	13000	24400	2244.8
Middlefielc	Moffett	Whisman	11400	12100	23500	2162
Middlefielc	Whisman	SR 237	13100	12200	25300	2327.6
Moffett	Middlefielc	Central	8700	13100	21800	2005.6
ECR	Showers	Rengsdorf	25200	27000	52200	4802.4
ECR	Rengsdorf	Shoreline	27600	31000	58600	5391.2
ECR	Shoreline	Grant	30800	33900	64700	5952.4
ECR	Grant	SR 85	22800	27000	49800	4581.6
Rengsdorf	ECR	Central	10500	8800	19300	1775.6
Grant	SR 237	SR 82	31400	31800	63200	5814.4
Grant	SR 82	Cuesta	18800	20500	39300	3615.6
Miramonte	Sr 82	Cuesta	6600	5800	12400	1140.8
Miramonte	Cuesta	Covington	3700	3700	7400	680.8
Cuesta	Miramonte	Grant	14300	15500	29800	2741.6
Shoreline	Charlston	US 101	26500	25200	51700	4756.4
Shoreline	US 101	Middlefield	11100	9200	20300	1867.6
Shoreline	Middlefielc	SR 82	8000	6200	14200	1306.4

Per Caltrans data for 2020 for SR 82 in MV, peak hour percentage of ATD is =

9.2%

			ADT1	ADT2	ADT Total	Peak Hour Volume
Ellis	U.S. 101	Middlefield	7100	7800	14900	1370.8
Whisman	U.S. 101	Middlefield	4500	4700	9200	846.4
Whisman	Middlefielc	Central	4400	3800	8200	754.4
Middlefielc	Rengsdorf	Shoreline	8800	11500	20300	1867.6
Middlefielc	Shoreline	Moffett	11700	13200	24900	2290.8
Middlefielc	Moffett	Whisman	11800	12400	24200	2226.4
Middlefielc	Whisman	SR 237	13500	12600	26100	2401.2
Moffett	Middlefielc	Central	8900	13400	22300	2051.6
ECR	Showers	Rengsdorf	25400	27200	52600	4839.2
ECR	Rengsdorf	Shoreline	27900	31200	59100	5437.2
ECR	Shoreline	Grant	31300	34300	65600	6035.2
ECR	Grant	SR 85	23300	27300	50600	4655.2
Rengsdorf	ECR	Central	10700	8900	19600	1803.2
Grant	SR 237	SR 82	31700	32000	63700	5860.4
Grant	SR 82	Cuesta	19000	20700	39700	3652.4
Miramonte	Sr 82	Cuesta	6800	6000	12800	1177.6
Miramonte	Cuesta	Covington	3900	3900	7800	717.6
Cuesta	Miramonte	Grant	14500	15700	30200	2778.4
Shoreline	Charlston	US 101	26900	25600	52500	4830
Shoreline	US 101	Middlefield	11400	9500	20900	1922.8
Shoreline	Middlefielc	SR 82	8200	6400	14600	1343.2

Per Caltrans data for 2020 for SR 82 in MV, peak hour percentage of ATD is =

9.2%

Appendix D

Water Supply Assessment

WATER SUPPLY ASSESSMENT

FOR THE

MOUNTAIN VIEW HOUSING ELEMENT UPDATE

PROJECT

Prepared by

CITY OF MOUNTAIN VIEW



City of
Mountain View

and

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS

July 2022

**WATER SUPPLY ASSESSMENT
FOR THE
MOUNTAIN VIEW HOUSING ELEMENT UPDATE PROJECT**

Prepared by

CITY OF MOUNTAIN VIEW



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July 2022

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Table i. Acronyms Used in this Report

Acronym	Description
AFY, ac-ft/yr	Acre-feet/year
ccf, hcf	Centum cubic feet, Hundred cubic feet
gpd	Gallons per day
gpcd	Gallons per capita day, or gallons per person per day
gsf	Gross square feet
MGD	Million gallons per day
sq-ft	Square feet
BAWSCA	Bay Area Water Supply and Conservation Agency
BMP	Best management practice
Cal water	California Water Service Company
CCR	California Code of Regulations
C&I	Commercial and Institutional
CEQA	California Environmental Quality Act
CWC	California Water Code
DDW	SWRCB Division of Drinking Water (formerly CDPH)
DMM	Demand management measure
DWR	California Department of Water Resources
ECH	El Camino Hospital
EIR	Environmental Impact Report
HEU	Housing Element Update
LAFCO	Local Agency Formation Commission
MVPWD	Mountain View Public Works Department
RWQCP	Regional Water Quality Control Plant
RWS	City and County of San Francisco's Regional Water System
SB	California Senate Bill
SFPUC	San Francisco Public Utilities Commission
SVCW	Silicon Valley Clean Water (formerly SBSA)
SWRCB	California State Water Resources Control Board
UDF	Unit Demand Factor
UWMP	Urban Water Management Plan
VW	Valley Water
WCIP	BAWSCA Water Conservation Implementation Plan
WSA	Water Supply Assessment
WSIP	SFPUC Water System Improvement Program
WVS	Written Verification of Supply

Table ii. Units of Measure Used in this Report

Unit	Equals
1 acre-foot	= 43,560 cubic feet = 325,851 gallons
1 cubic foot	= 7.48 gallons
1 ccf	= 100 cubic feet = 748 gallons
1 MGD	= 1,000,000 gallons/day = 1,120 acre-feet/year

Summary of Water Supply Assessment

Project: Mountain View Housing Element Update; Mountain View, California

Pursuant to Section 10910 of the California Water Code (CWC), and based on the analysis detailed in this report and the representations by the Project's proponents, the City of Mountain View Public Works Department estimates that the Project will increase water demand within the City by approximately 1,244 acre-feet per year (AFY) above what was accounted for in the 2020 Urban Water Management Plan (UWMP). The City has determined that its water supplies will be sufficient to meet the projected annual water demands of the Mountain View Housing Element Update (HEU) Project (Project) during normal, single dry-, and multiple dry-years. Depending on the final outcome and implementation of the State Water Resources Control Board's *Bay Delta Water Quality Control Plan*, Mountain View's primary water supply from the San Francisco Public Utilities Commission may be reduced significantly during dry years (possibly up to 59.5 percent). Although the status of the Bay Delta Plan is still undetermined, Mountain View plans to utilize local groundwater wells as needed during dry years in order to limit cutbacks to 20 percent, and implement the City's Water Shortage Contingency Plan to reduce water demand during droughts.

Section 1 - Introduction

1.1 Project Overview

The City of Mountain View in Santa Clara County, California, (City) is reviewing the potential impacts of the Mountain View Housing Element Update (HEU) Project (Project). The project considers planning for a site inventory with approximately 15,000 dwelling units to be developed across the City by 2031, most of which are already allowed under the City's General Plan, Zoning and Precise Plans. However, the Project also requires updates to the City's development projections to reflect the distribution of units in the site inventory while still considering long-term growth opportunities in other areas (such as North Bayshore). The Project also includes some additional growth through rezonings. The total number of dwelling units exceed the previously anticipated housing units studied in the City's 2020 Urban Water Management Plan (UWMP) by 11,100 dwelling units. Existing land use and related existing water use was not deducted for redevelopment sites for this study, and therefore is a conservative approach to the water demand analysis. This Water Supply Assessment is being prepared in accordance with SB 610 for the City's California Environmental Quality Act (CEQA) work in connection with the project. Potable water supply for the Project is provided by the City of Mountain View. Further description of the Project is given in Section 2.0.

1.2 Purpose of Water Supply Assessment

The California Water Code (§10910 et. seq.), based on Senate Bill 610 of 2001 (SB 610), requires a project proponent to assess the reliability of a project's water supply as part of the California Environmental Quality Act (CEQA) process. If the City or District providing potable water supply does not have sufficient existing water supply to meet the project demands of the project, the development of additional water supplies must be addressed in the WSA and in the project EIR.

Under the California Government Code (§66473.7), based on Senate Bill 221 of 2001, proposed subdivisions adding 500 dwelling units are also required to receive written verification of the available water supply from the project's water supplier. This project does not include the creation of a subdivision or a subdivision tract map, so a written verification of supply is not required.

This report is meant to serve as the Water Supply Assessment (WSA) for the Project to meet the California Water and Government Code requirements. This WSA documents the City's existing and future water supplies for the Project area and compares them to the City's total projected water demands for the next twenty (20) years.

SB 610 requires the following steps be taken to identify the need and scope of a project's WSA:

1. Determine whether the project is subject to CEQA.
2. Determine whether the project meets the definition of a "project" per SB 610.
3. Determine the public water agency that will serve the project.
4. Determine whether any current Urban Water Management Plan considers the projected water demand for the project area.
5. Determine whether groundwater is used by the public water agency to serve the project area.

1.3 Project Subject to CEQA

CEQA applies to projects for which a public agency is directly responsible, funds, and/or requires the issuance of a permit. The City of Mountain View determined that the Project is subject to the requirements of CEQA. The Project is being developed following the 2030 General Plan and in accordance with previously adopted Environmental Impact Reports for the 2030 General Plan¹.

1.4 Project Requiring a Water Supply Assessment

CWC §10912(a) defines a Project for WSA purposes as including any of the following:

- a proposed residential development of more than 500 dwelling units;
- a proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- a proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- a proposed hotel or motel, or both, having more than 500 rooms;
- a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- a mixed-use project that includes one or more of the projects identified in this list; or
- a project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

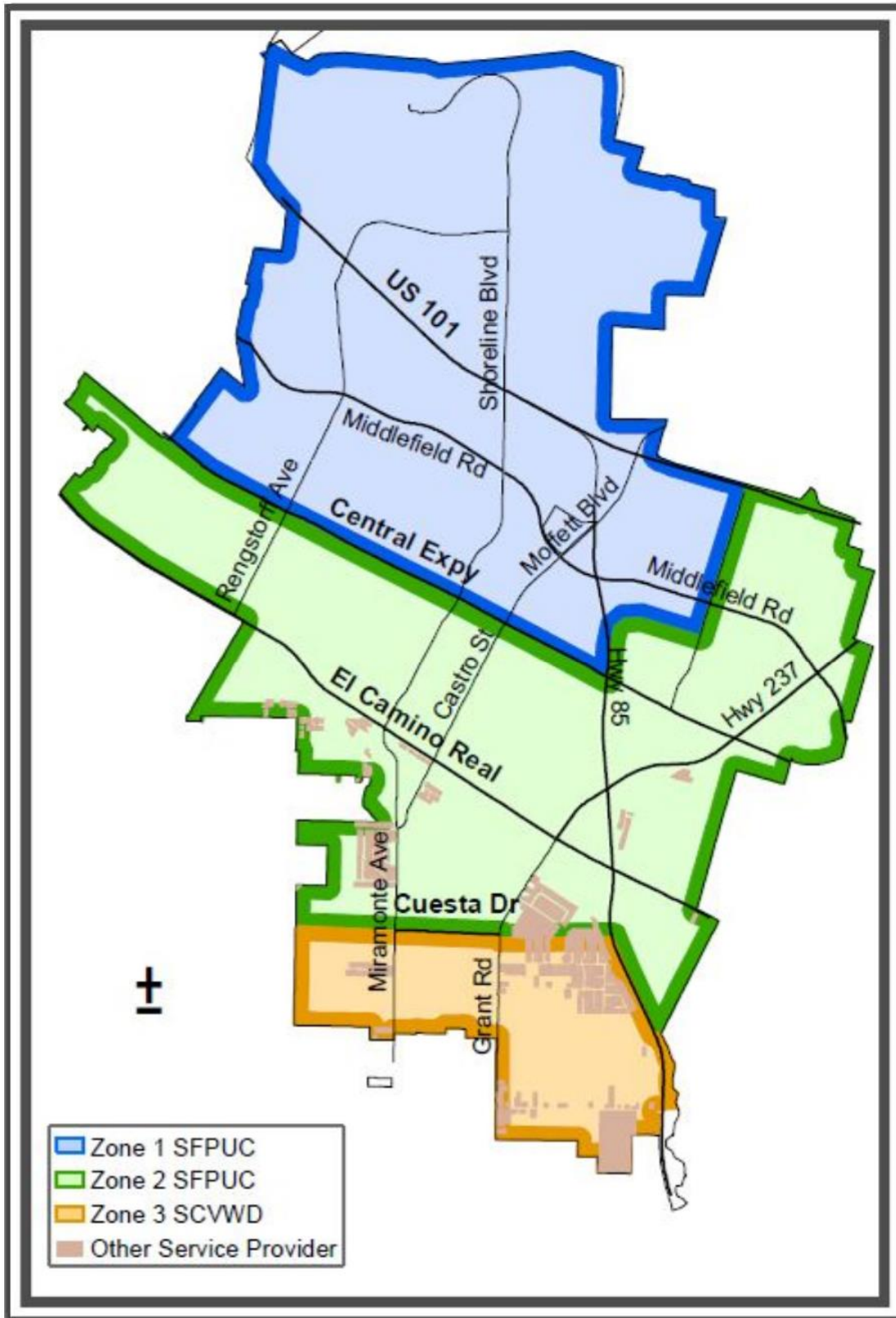
The Project will result in a net increase in water usage from the pre-project scenario due to 11,100 high density residential dwelling units that the 2020 UWMP did not account for. Therefore, the City has required a Water Supply Assessment for the Project.

1.5 Public Water Agency Serving the Project

The City of Mountain View municipal water system serves the majority of the City of Mountain View, including the Project (see Figure 1-1 & Figure 2-1). The City is the water retailer for the area in which it serves and purchases water from both the Valley Water (VW) and the San Francisco Public Utilities Commission (SFPUC), which are water wholesalers. The City has three service areas described by three pressure zones. The upper Zone 3 lies south of Cuesta Drive and is supplied by treated water obtained by the City from VW. The middle Zone 2 between Cuesta Drive and Central Expressway and lower Zone 1 north of Central Expressway to the San Francisco Bay are both supplied by treated water obtained by the City from the SFPUC, and can be supplemented by City operated groundwater wells. A small number of customers in Mountain View are served by the California Water Service Company.

¹ LSA, City of Mountain View 2030 General Plan and Greenhouse Gas Reduction Program Final Environmental Impact Report, 2012

Figure 1-1: City of Mountain View Service Areas



Source: City of Mountain View

1.6 Relationship of WSA to the Mountain View Urban Water Management Plan

The California Urban Water Management Planning Act (§10610 et. seq. of the CWC) requires urban water suppliers providing over 3,000 acre-feet per year (AFY) of water or having a minimum of 3,000 service connections to prepare plans (Urban Water Management Plans or UWMPs) on a five-year, ongoing basis. An UWMP must demonstrate the continued ability of the provider to serve customers with water supplies that meet current and future expected demands under normal, single dry-, and multiple dry-year scenarios. These plans must also include the assessment of urban water conservation measures and wastewater recycling. Pursuant to Section 10632 of the CWC, the plans must also include a water shortage contingency plan outlining how the water provider will manage water shortages, including shortages of up to fifty percent (50%) of their normal supplies, and catastrophic interruptions of water supply. The City of Mountain View is required to prepare Urban Water Management Plans. The City's most recent Urban Water Management Plan (2020 UWMP) was adopted in June 2021. The 2020 UWMP projected demands for 25 years through the year 2045.

As provided for in the State law, this WSA incorporates by reference and relies upon many of the planning assumptions and projections of the 2020 UWMP in assessing the water demands of the proposed Project relative to the overall increase in water demands expected within the entire City service area. The 2020 UWMP projected a moderate increase in water demand within the City due to the projected infill development under the City 2030 General Plan. The 2020 UWMP projected overall total water demand (potable and recycled) within the City to increase from 9,856 AFY in year 2020 to 14,163 AFY in year 2045, a net increase of 4,307 AFY (approximately 44%). This increase accounts for plumbing code updates (5% use reduction in 2025 to 10% in 2045). Conservation measures are not included and could result in an additional 2-6% (2025-2045) reduction from the base-case scenario. Increased recycled water use was not accounted for in the UWMP but is available to offset additional potable water use. The City is evaluating recycled water system expansion options. Because the Project increases multi-family residential dwelling units beyond the previously studied quantity, the projections in the 2020 UWMP described above do not include all the Project demand.

Section 2 - Project Description and Water Demands

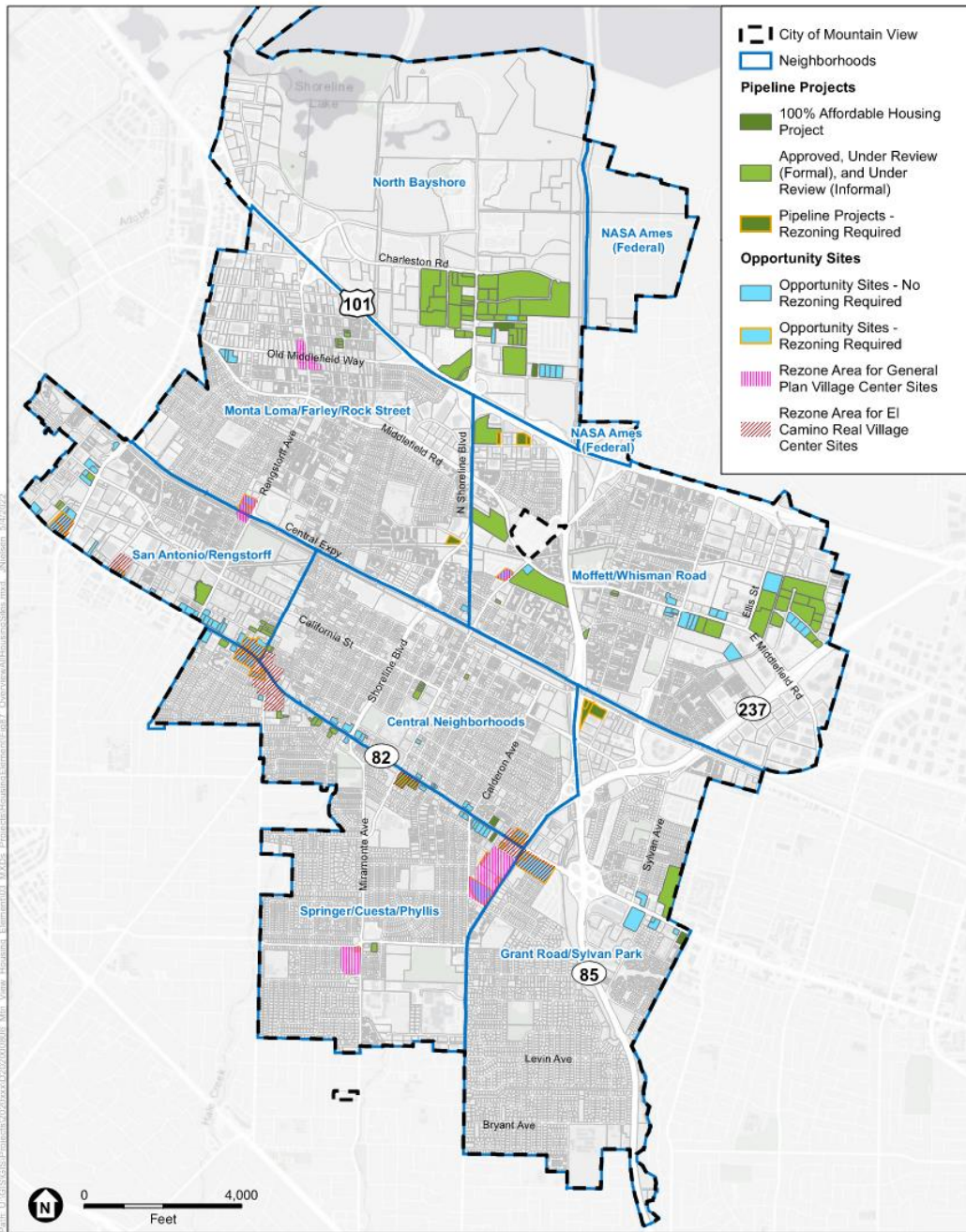
2.1 Project Description

The proposed Housing Element Update (HEU) Project (Project) considers planning a site inventory with approximately 15,000 dwelling units to be developed across the City by 2031, most of which are already allowed under the City's General Plan, Zoning and Precise Plans. The City's General Plan, adopted in 2012, and associated Housing Element is a requirement by California law. The Housing Element was last updated in 2014 as the "5th Cycle" Housing Element for the planning period from 2014-2022 and per state law the City is generating the HEU Project also known as the "6th Cycle" Housing Element that covers the period from 2023 through 2031.

The project includes a site inventory that would accommodate the growth in new multi-family residential buildings primarily located in Precise Plan areas in the City, although some are located in commercial areas and around the rest of the City. The HEU is planning residential housing unit quantities in excess of what was projected in the 2020 UWMP. This increase results from updates to the City's development projections to reflect the distribution of units in the site inventory while still considering long-term growth opportunities in other areas (such as North Bayshore), approximately 7,000 additional units, as well as rezonings and General Plan amendments included in the HEU itself, approximately 4,100 additional units. This WSA analyzes the increase in projected residential housing units above what was studied in the 2020 UWMP, an increase of 11,100 residential housing units. The proposed Projects are shown around the City in Figure 2-1.

Water use in all new buildings will include water conservation measures. Landscaping on the project will feature native and low-water use plants, trees, shrubs, and other ground cover and the irrigation system will be mostly drip irrigation. Water efficiency will also be achieved through the use of low water-consuming fixtures and fittings and will be WaterSense labeled. Recycled water use is required for landscape irrigation in the North Bayshore Area. The City's Recycled Water Feasibility Study is also planning to expand their Recycled Water system to additional portions of the City to allow new projects to install dual plumbing for non-potable cooling and toilet flushing, and use recycled water for outdoor water uses.

Figure 2-1: Project Location



SOURCE: ESRI, 2022.

City of Mountain View Housing Element Update

Source: Environmental Science Associates

2.2 Project Land Use and Water Demands

The Project includes multi-family residential developments and can be estimated on a per-dwelling unit basis using unit duty factors. In this report, unit duty factors for the Project are based on the North Bayshore Precise Plan Phase II (NBPP) duty factors and the 2010 Water Master Plan. The NBPP duty factors were approved by the City and include indoor and outdoor water use. The duty factors are based on information from several sources, including the General Plan Update Utility Impact Study (GPUUIS) and recent water use data. The unit duty factors used in this report are conservative in nature as they do not account for new best practice technologies including low-flow fixtures and drought tolerant landscaping.

Table 2-1: Unit Duty Factors

Land Use	Unit	Duty Factor (gpd/unit) or (gpd/1000 sq ft)	Source
Single-Family	Dwelling Units	225	GPUUIS
Multi-Family	Dwelling Units	100	Recent Development Projects Meter Data
Office	Square Feet	90	Recent NBPP Meter Data
Research & Development	Square Feet	130	Recent NBPP Meter Data
Retail	Square Feet	130	GPUUIS
Industrial	Square Feet	60	Recent NBPP Meter Data
Restaurant	Square Feet	1,200	GPUUIS
Service	Square Feet	130	GPUUIS
Hotel	# Rooms	100	Capacity Fee & Recent Residential Meter Data
Institutional/Recreational	Square Feet	165	Recent NBPP Meter Data
Mixed Use	Square Feet	130	2010 Water Master Plan

Source: North Bayshore Precise Plan Phase II Utility Impact Study, 2016; 2010 Water Master Plan

2.3 Project Total Water Demands

The net increase in water demand projected for the Project at project build-out based on unit duty factors presented in Table 2-1 is 1,244 AFY and represents the estimated increase beyond the Mountain View 2020 UWMP, shown below. Table 2-2 represents the demands of the residential buildings and surrounding landscaping. These estimates are conservative as they do not account for existing water use credits for redevelopment sites, onsite water conservation efforts such as landscaping with low water use plants, the use of recycled water for irrigation, dual plumbing and low flow sanitary fixtures, and technologies associated with LEED construction.

Table 2-2: Estimation of Project Water Demand Above 2020 UWMP Projections Using UDFs (AFY)

	Land Use Type	Unit Duty Factor (gpd/unit) or (gpd/1000 sf)	Dwelling Units	Daily Demand (gpd)	Total Demand (AFY)
HEU Estimated Increase Above 2020 UWMP	Multi-Family Residential	100	11,100	1,100,000	1,244

2.4 City Water Demands

2.4.1 Historical and Current Water Demands

Table 2-3 shows the City’s water use over the period 2016-2020 in AFY. The City’s average use over that period was 9,303 AFY, or 8.30 MGD. Water demand in 2020 was 14 percent higher than in 2016.

Table 2-3: Historical and Current Water Demands (AFY)

Customer Type	Year				
	2016	2017	2018	2019	2020
Potable Water					
Single Family Residential	2,159	2,299	2,414	2,401	2,689
Multi-Family Residential	2,798	2,903	2,913	2,864	3,063
Commercial, Industrial and Institutional	1,754	1,750	1,804	1,773	1,365
Landscape Irrigation	1,494	1,763	2,070	2,050	2,367
Construction	3	3	2	3	7
Recycled Water					
Commercial	0	4	4	4	3
Landscape Irrigation	315	391	343	377	363
Construction	2	1	1	1	1
Total	8,523	9,113	9,551	9,473	9,856

Source: 2020 UWMP, Table 4-1

2.4.2 Future Demands

Table 2-4 shows projected water demands for the City through 2045, taken from the 2020 UWMP. The projections shown take into account plumbing code updates but do not include savings due to active water conservation measures or expansion of the City’s recycled water system. Landscape irrigation includes potable and recycled water demands. The City is projecting minor demand growth in the single-family residential sector and moderate growth in multi-family residential, commercial and institutional, industrial, and landscape irrigation sectors.

Table 2-4: 2020 UWMP Water Demand Projections (AFY)

Customer Sector	Year				
	2025	2030	2035	2040	2045
Single Family Residential	2,632	2,573	2,523	2,482	2,445
Multi-Family Residential	3,569	3,873	4,191	4,520	4,854
Commercial, Industrial, and Institutional	2,129	2,192	2,261	2,334	2,411
Landscape Irrigation	2,916	3,062	3,207	3,353	3,499
Construction	12	13	14	15	16
Nonrevenue Water	801	834	867	903	939
Total Demand	12,058	12,548	13,064	13,607	14,163

Source: 2020 UWMP, Table 4-4

2.4.3 Dry-Year Demands

Section 10631 of the Water Code requires that water demands be estimated for an average water year, a single dry water year and multiple dry water years. As discussed in the City's 2020 Urban Water Management Plan, the Mountain View service area has a Mediterranean climate, with cool wet winters and warm dry summers. Rain typically occurs in November through April. Evapotranspiration (ET_o) greatly exceeds annual rainfall, resulting in high water demands for landscape irrigation. During dry years, the irrigation demand for the Project can be expected to increase by 5%², while the indoor demands remain constant. However, during dry years, landscape irrigation is considered a non-essential use and restriction is prioritized over indoor usage. The Project will be subject to staged water use restrictions associated with the City's Water Shortage Contingency Plan.

² California Irrigation Management Information System, Station 171 - Union City

Section 3 - Water Supply

3.1 Current Supply

The City of Mountain View water supply is primarily obtained through imports from the San Francisco Public Utility Commission (SFPUC) and the Valley Water (VW) totaling 84 percent and 10 percent of the supply respectively. This is supplemented with local groundwater wells comprising about 2 percent of the supply. In North Bayshore, recycled water is available from the Palo Alto Regional Water Quality Control Plant (RWQCP) for non-potable uses, which equaled 4 percent of the total supply in 2020. A small portion of the City is served by California Water Service Company (Cal Water), Los Altos District.

3.1.1 SFPUC

The majority of the City's water supply comes from the City and County of San Francisco's Regional Water System (RWS), which is operated by San Francisco Public Utilities Commission (SFPUC). Mountain View is one of 26 wholesale customers that are supplied by the RWS, which also supplies the City and County of San Francisco. The "Water Supply Agreement between the City and County of San Francisco and Wholesale Customers in Alameda County, San Mateo County and Santa Clara County" (July 2009) governs this relationship. The Regional Water System produces approximately 265 MGD (296,800 AFY), allocated as 81 MGD for retail customers and 184 MGD for wholesale customers. In May 2017, the City agreed to transfer 1.0 MGD (1,120 AFY) of its water supply rights from the SFPUC to East Palo Alto; the SFPUC now provides up to 12.46 MGD (13,957 AFY) to the City.

3.1.2 Valley Water

VW acts as the primary water resources agency for Santa Clara County and imports water from various State and Federal water projects. In addition, VW captures and stores local surface water and recharges local groundwater basins. VW has a contract for 152,500 AFY of water from the Federal Central Valley Project (CVP) and 100,000 AFY from the State Water Project (SWP). Locally, VW operates ten reservoirs with a combined storage capacity of 166,000 acre-feet, though several are operating at restricted capacity due to seismic stability concerns. VW manages the recharge of the groundwater basins but does not operate any groundwater wells. Mountain View receives water from VW through a 70 year water supply contract that was entered into in 1984. The City provides VW with a 3-year demand projection, anticipated monthly deliveries for the year, and projection information for the next seven years. These projections allow VW to manage its water to meet the demands for the next five years. The estimated maximum available supply to Mountain View is 1,200 AFY.

3.1.3 Groundwater in Mountain View

Mountain View owns and operates four active potable groundwater wells within the Santa Clara Plain Subarea of the Santa Clara Subbasin (DWR Subbasin 3.301). VW manages the recharge of the groundwater basin per the 2021 VW Groundwater Management Plan which describes the programs in place to maintain a reliable groundwater supply. In June of 2021, VW called for a continued reduction in water use of 15 percent compared to 2019.

VW reported that the long-term average groundwater pumping in the Santa Clara Subbasin is 87,000 AFY³. Over the past twenty years, the City extracted on average less than 1% of this total at 315 AFY. In 2020, the City pumped almost half of the average extraction (190 AFY).

Historical groundwater production in Mountain View from 2015 to 2020 is shown in Table 3-1. Future groundwater production is anticipated to meet about 2% of the City’s total water needs⁴. Based on current production capacity, the estimated maximum available supply is 5,314 AFY. Groundwater well production may be increased to meet future demands.

Table 3-1: Historical Groundwater Production

Year	Production (AFY)
2015	145
2016	117
2017	138
2018	165
2019	249
2020	190

Source: 2020 UWMP, Table 5-1

3.1.4 Recycled Water

The Palo Alto RWQCP provides recycled water to the City of Mountain View for the North Bayshore Area. The recycled water system currently serves some of the Project parcels but does not serve the majority. The RWFS outlines plans that will extend the recycled water system to more of the project parcels. The City has a maximum supply allocation from the RWQCP of approximately 3,360 AFY of recycled. Future allocations may increase as the plant is upgraded to further treat recycled water.

3.2 Normal and Dry Year Supply

The Project locations are in areas of the City served primarily with SFPUC treated water. Future plans currently include expanding the recycled water system to serve more demands in some of these areas.

The reliability of the San Francisco RWS is discussed in detail in the 2020 Urban Water Management Plan. In order to enhance the ability of the SFPUC water supply system to meet identified service goals for water quality, seismic reliability, delivery reliability, and water supply, the SFPUC has undertaken the Water System Improvement Program (WSIP). The WSIP will deliver capital improvements aimed at a total delivery reliability goal of 265 MGD of supply with no greater than 20 percent rationing in any one year of a drought – consistent with the SFPUC’s adopted Level of Service Goal. This project is currently 99 percent complete and is anticipated to be complete in 2023.

In December 2018, the State Water Board adopted amendments to its Bay Delta Plan to establish water quality objectives to maintain the health of the Bay Delta ecosystem. A main goal of the Bay Delta Plan is to increase salmon populations in the Bay Delta and three San Joaquin River tributaries by requiring 30 percent to 50 percent unimpaired flow from February through June. The SFPUC has analyzed past system

³ VW Groundwater Management Plan, 2021

⁴ UWMP, 2020

yields to identify periods with single and multiple dry-years. The SFPUC has translated these dry-year into reductions to the wholesale water supply available to the BAWSCA member agencies, including Mountain View. SFPUC projects that if the Bay Delta Plan is implemented as adopted, the dry year water supplies available to the BAWSCA agencies will be reduced between 36 and 54 percent (based on projected wholesale demand of 162 MGD) or between 55 and 60 percent (based on a maximum wholesale demand of 184 MGD). For the purpose of this WSA, available dry year supplies from SFPUC are assumed to be equivalent to the volumes shown in Mountain View's UWMP. Actual future dry year supply will depend on many factors, including: (a) the final outcome of the Bay Delta Plan, (b) actual cumulative future demand on the SFPUC Regional Water System, (c) SFPUC's progress toward developing alternative water supplies to meet their Level of Service Goal, and (d) actual number of potable user converted onto the City's recycled water system. To address potential future shortfalls, SFPUC is increasing and accelerating its efforts to acquire additional water supplies and explore other projects that would improve water resilience. Capital projects under consideration include surface water storage expansion, recycled water expansion, water transfers, desalination, and potable reuse. These projects are in the early feasibility or conceptual planning stages, and SFPUC expects to complete the Alternative Supply Program evaluation by July 2023.

VW has developed a 2020 VW UWMP⁵ to discuss the potential threats to water supply including climate change, local fisheries operations, invasive species damage, earthquake, environmental regulations, and reduced groundwater production. Based on Valley Water's existing and planned sources of supply, Valley Water expects to be able to meet Countywide demands through 2045 under normal and drought conditions.

Since the adoption of the 2020 UWMP, Mountain View has finalized its Recycled Water Feasibility Study update and is moving forward with multiple projects to increase recycled water use. The City already has additional capacity beyond the demands estimated in the UWMP and has plans to expand supply and increase recycled water use across the City.

In the event that Mountain View's wholesale water supplies are reduced during dry years, the City plans to implement the temporary demand reduction measures as described in the City's Shortage Contingency Plan⁶ and increase groundwater production to limit the cumulative supply reduction to 20 percent.

3.3 Conservation

The City has implemented a variety of water conservation measures, as described below, and works with VW and BAWSCA on conservation programs. The City has two permanent full-time positions dedicated to water conservation as part of the City's Water Conservation Program.

First, the City has updated several regulations to reduce water use. In 2015, the water waste prevention ordinance was updated and expanded to include permanent water use restrictions and more restrictive prohibitions according to increasing stages of water shortage. In February of 2016, the City updated its Water Conservation in Landscaping Regulations, which promote the use of region-appropriate plants and establish standards for irrigation efficiency. The City also approved the Mountain View Green Building

⁵ VW UWMP, 2020

⁶ UWMP, 2020

Code in March 2011, which requires water-efficient plumbing fixtures or a 20% reduction from baseline water use for new or renovated buildings.

Second, the City worked to make water metering more conservation-minded and to maintain low water loss in the system. Radio-equipped meters were installed in the City starting in 2007, allowing the City to save time and money by removing the need to manually read meters. The City is currently evaluating a new version of meter reading called Advanced Metering Infrastructure. Advanced Metering Infrastructures generates real time data and, with certain software, can allow customers to see how and when they use water. The City also audits water loss annually and the audits have shown less than a 10 percent system loss, which is consistent with the industry standard. To maintain the water system, the City has an infrastructure and capital improvement program and ongoing maintenance and repair activities. When billing customers, the City uses tiered rates and uniform rates, respectively, which are considered conservation-oriented by the California Water Efficiency Partner.

Third, the City, along with its partners, provides account-specific ways to conserve water. Single-family residential accounts receive customer recommendations through the online WaterInsight portal. For dedicated landscape irrigation accounts with 500 ccf in annual irrigation water use, the City provides monthly reports that track actual usage compared to a calculated budget based on landscape area and climate conditions. Landscape water audits are also encouraged to provide landscape managers with water-use analyses, scheduling information, in-depth irrigation evaluations, and recommendations for affordable irrigation upgrades.

Fourth, rebates and free equipment are available for a variety of water account holders through the City and its partners. Free waterwise surveys and plumbing equipment (such as showerheads) are available for residential customers. Restaurants may receive low-flow prerinse dishwashing spray valves from VW or the City if they have less efficient spray valves. Rebates are available from the City for multi-family accounts who install a submeter to meter individual units. Customers who install water-efficient irrigation equipment and/or replace turf with low-water use plantings may receive rebates from the VW. Businesses that implement process and equipment changes resulting in significant water savings are eligible for a rebate from the VW.

Finally, the City and its partners provide information and outreach programs in many different ways. Outreach and educational programs include complimentary assemblies by EarthCapades, free in-class lessons by VW, and landscape education classes by the City. The Water Conservation Program maintains an online presence through a dedicated website and posts to Facebook, Twitter, and Nextdoor. Information about conservation, events, and incentive programs is provided on bills and bill inserts and at community and corporate events. Brochures are available in buildings throughout the City and there is a dedicated phone line for water conservation-related customer inquiries.

Conservation efforts are projected to reduce water use by 5% in 2020 and 2045, but are **not** included in the demand projections in the Mountain View 2020 UWMP.

3.4 Regulatory Permits Necessary for Supply Delivery

The City of Mountain View operates a public water system, permitted by the California Department of Public Health, System No. 4310007. The Project is currently connected to the water distribution system, so no additional project permits are required. The City purchases wholesale water supply from the San

Francisco Regional Water System, which is a public water system permitted by the California Department of Public Health, System No. 3810001 and from VW, System No. 4310027. All systems are required to comply with California Code of Regulations Title 22 per the State Water Resources Control Board Division of Drinking Water.

Section 4 - Supply Sufficiency Analysis

4.1 Comparison of Project Demands to Projected Supply

With the addition of the Mountain View Housing Element (HEU) Project (Project), the City’s water supply contract with the San Francisco Public Utilities Commission (SFPUC) and Valley Water (VW) meets the projected water demands throughout the planning period, as shown in Table 4-1 below.

The 2020 UWMP potable demand is based on land use from the 2030 General Plan, the North Bayshore Precise Plan, East Whisman Precise Plan, El Camino Real Precise Plan, and San Antonio Precise Plan. The HEU proposes additional demands above what was included in the 2020 UWMP. The Project demand results in between a 8.3% and 9.7% increase in demand over the UWMP projected demand.

Table 4-1: Mountain View Production vs. Demand, Normal Year (AFY)

Supply Source	Year				
	2025	2030	2035	2040	2045
SFPUC ¹	11,398	11,888	12,404	12,947	13,503
VW ²	1,176	1,176	1,176	1,176	1,176
Groundwater ²	280	280	280	280	280
Potable Supply Production	12,854	13,344	13,860	14,403	14,959
Potable Demand	11,610	12,100	12,616	13,159	13,715
Mountain View HEU	1,244	1,244	1,244	1,244	1,244
Total Potable Demand	12,854	13,344	13,860	14,403	14,959
Difference (% demand)	0	0	0	0	0
Recycled Supply	448	448	448	448	448
Recycled Demand	448	448	448	448	448
Difference (% demand)	0	0	0	0	0

Source: UWMP, 2020, Table 5-2 & Table 6-4

Notes:

1. SFPUC production differs from that presented in the 2020 UWMP. The production shown here is based on expected supply needs up to the City’s maximum water supply guarantee of 13,957 AFY.
2. Supply is based on expected operations and does not reflect the maximum supply available or maximum production capacity.

4.2 Reliability of Water Supply

The deficit between potable supply and demand during a single dry-year is estimated to be 20% both with and without the Project. This deficit is significantly higher than previous WSAs and the 2015 UWMP due to the adoption of the Bay Delta Plan and the associated curtailments of water supply from the SFPUC, which are projected to reduce supplies to the BAWSCA agencies (including Mountain View) if the Bay Delta Plan is implemented as adopted.

The shortage is anticipated to be met through temporary demand reduction measures according to the City’s Water Shortage Contingency Plan and increased groundwater production. The maximum available groundwater is estimated in the 2020 UWMP to be 5,314 AFY based on historical use and design capacities of wells and could be used to offset some of the deficiency during dry years. Historically,

Mountain View has used up to 4,000 AFY of groundwater. Recycled water supply and demand is not anticipated to change during drought years and is considered a reliable water source during drought years. Table 4-2 shows the reduction in the Mountain View supply during a single dry-year.

Table 4-2: Mountain View Production vs. Demand, Single Dry-Year (AFY)

Supply Source	Year				
	2025	2030	2035	2040	2045
SFPUC ¹	6,489	6,779	7,090	7,428	6,679
VW ²	1,176	1,176	1,176	1,176	1,176
Groundwater ²	2,618	2,720	2,822	2,918	4,112
Potable Supply	10,283	10,675	11,088	11,522	11,967
Potable Demand	11,610	12,100	12,616	13,159	13,715
Mountain View Housing Element	1,244	1,244	1,244	1,244	1,244
Total Potable Demand	12,854	13,344	13,860	14,403	14,959
Difference (% demand)	-20	-20	-20	-20	-20
Recycled Supply	448	448	448	448	448
Recycled Demand	448	448	448	448	448
Difference (% demand)	0	0	0	0	0

Source: UWMP 2020, Table 5-2 & Table 6-4

Notes:

1. SFPUC production is based on the single dry year maximum supply.
2. Supply is based on expected supply needs and does not necessarily reflect the maximum supply available.

Table 4-3 shows the reduction in the Mountain View water supply during multiple dry-years. The maximum deficit between demand and supply occurs in 2045. In all future multiple dry years projected water demands exceed the available potable supply by 20% of the total City potable water demand. SFPUC supply values are calculated based on the projected UWMP demands and actual cutbacks will depend on actual future demands along with many other factors as discussed above.

The City has a staged Water Shortage Contingency Plan, described in detail in the 2020 UWMP, which includes a mix of voluntary and mandatory rationing actions. Levels 1 through 5 of the Contingency Plan can mitigate shortfalls of up to 50%. Level 6 can mitigate shortfall above 50%. Consequently, the 20% demand shortfall projected herein should be mitigated by conservation and water use restrictions described in the Contingency Plan. Water use during July 2017 in the City was 32% less than in 2013. If the City exceeds the growth of its neighboring cities, it could also receive more drought allocation from the SFPUC in future dry years than was modeled in the 2020 UWMP.

Table 4-3: Mountain View Production vs. Demand, Multiple Dry-Years (AFY)

Supply Source	2025					2030					2035					2040					2045				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
SFPUC ¹	6,489	5,564	5,564	5,564	5,564	6,779	5,815	5,815	5,815	5,815	7,090	6,076	6,076	6,076	5,569	7,428	6,372	6,372	5,623	5,623	6,679	6,679	6,681	5,678	5,678
VW	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176
Groundwater ²	2,618	3,543	3,543	3,543	3,543	2,720	3,684	3,684	3,684	3,684	2,822	3,836	3,836	3,836	4,343	2,918	3,974	3,974	4,723	4,723	4,112	4,112	4,110	5,113	5,113
Potable Supply	10,283	10,283	10,283	10,283	10,283	10,675	10,675	10,675	10,675	10,675	11,088	11,088	11,088	11,088	11,088	11,522	11,522	11,522	11,522	11,522	11,967	11,967	11,967	11,967	11,967
Potable Demand	11,610	11,610	11,610	11,610	11,610	12,100	12,100	12,100	12,100	12,100	12,616	12,616	12,616	12,616	12,616	13,159	13,159	13,159	13,159	13,159	13,715	13,715	13,715	13,715	13,715
Mountain View HEU	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244	1,244
Total Potable Demand	12,854	12,854	12,854	12,854	12,854	13,344	13,344	13,344	13,344	13,344	13,860	13,860	13,860	13,860	13,860	14,403	14,403	14,403	14,403	14,403	14,959	14,959	14,959	14,959	14,959
Difference (% demand)	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Recycled Supply	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448
Recycled Demand	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448
Difference (% demand)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Source: UWMP Table 6-4

Notes:

1. SFPUC production equivalent to those presented in the 2020 UWMP and are considered to be maximum due to the Bay Delta Plan.
2. Supply is based on expected supply needs and does not necessarily reflect the maximum supply available. Demands differ from the 2020 UWMP to account for anticipated supply increase due to the Project

Section 5 - Conclusions

5.1 Sufficiency of Water Supply for the Project

The Mountain View Housing Element Update (HEU) Project (Project) is projected to increase water demand and a net incremental increase of 1,244 AFY. The incremental increase in the HEU Project has not been accounted for in the projected growth shown in the 2020 UWMP. However, the estimated increase in water use from the HEU Project does not outpace anticipated available water supply.

Many of the new projects will install water reducing methods, which may involve landscaping featuring native and low-water use plant species and an irrigation system that is mostly drip irrigation. Water efficiency may also be achieved through the use of low water-consuming WaterSense labeled fixtures and fittings. These conservation measures will reduce the actual onsite water demand.

The City of Mountain View water system has sufficient existing water supply to support the Project under normal, single dry, or multiple dry water years. Under normal conditions, the City is not projected to experience supply shortfalls. Shortfalls of up to 20% are projected for single dry-years and for multiple dry-years. Under all conditions, the City may need to impose water conservation measures, per Mountain View Municipal Code, Section 35.28, to reduce demand. Action Stage 1 calls for a demand reduction of up to 10% through increased public education and outreach to encourage voluntary reduction in water use. Action Stage 2 calls for a demand reduction of up to 25% through several mandatory water use restrictions and requirements, such as prohibiting at-home vehicle washing, except by bucket, and requiring water-conserving restaurant dishwashing spray valves. Stage 3 calls for a demand reduction of up to 40% through enforcements of filling swimming pools, requiring car washes to recirculate, and a more stringent requirement to fix leaks. Stage 4 calls for a demand reduction of greater than 40% by restricting all outdoor irrigation and additional, more stringent requirements for fixing leaks. The implementation of these measures would result in supply remaining sufficient for the projected future demand even in multiple dry-years.

5.2 Future Actions

Section 10911(b) of the Water Code states "The City or County shall include the water assessment provided pursuant to Section 10910, in any environmental document prepared for the Project pursuant to [CEQA]." The City of Mountain View will need to adopt this WSA as part of the CEQA environmental review for the proposed Project, including the findings described above.

Appendix A: References

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Appendix B: City of Mountain View Council Resolution Approving the Water Supply Assessment for the Housing Element Update Project

PLACEHOLDER FOR ADOPTED WSA