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City of Mountain View
Draft Housing Element
2007-2014

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1. Introduction

1.1. Role and Content of Housing Element

The Housing Element establishes a comprehensive, long-term plan to address the housing needs of the City of Mountain View. Along with seven other mandated elements, the State requires that a Housing Element be a part of the General Plan. Updated every five to seven years, the Housing Element is Mountain View's primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population. Per State Housing Element law, the document must:

- Outline a community's housing production objectives;
- List policies and implementation programs to achieve local housing goals;
- Examine the need for housing resources in a community, focusing in particular on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze the potential constraints to production; and
- Evaluate the Housing Element for consistency with other components of the General Plan.

Authority

Housing elements are required as a mandatory element of General Plans by Sec. 65580(c) of the Government Code. In 1980, the State Legislature passed a bill (AB2853) which put into statute much of the advisory guidelines regarding housing element content including: the needs assessment; goals, objectives and policies; and implementation program. Since that time, the Legislature has made a number of modifications to the law, which are reflected in this update.

Status

This document is an update to the Housing Element of the City of Mountain View General Plan. The current Housing Element was adopted by the City Council on December 10, 2002 and certified by the State on January 3, 2003. The Housing Element update process is planned to coincide with the City's General Plan. This updated Housing Element focuses on housing needs from January 1, 2007 through June 30, 2014, in accordance with the Housing Element planning period for San Francisco Bay Area jurisdictions established by State law.

Relationship with General Plan

State Law requires that a General Plan and its constituent elements "comprise an 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 Circulation Element of the General Plan. The concurrent update of the City's Housing Element and General Plan is designed to ensure consistency between the two planning documents.

1.2. Public Participation

The City of Mountain View is currently updating its General Plan, in tandem with the Housing Element. To solicit community input into these documents, the City organized a series of community workshops targeting different neighborhoods and segments of the local population. Between May and September 2009, the City hosted two rounds of workshops in seven neighborhoods, drawing a total of 570 participants. In addition, between April and October 2009, the City conducted more focused outreach to Spanish speakers, seniors, the Chinese American community, youth, and business groups. Over this period, the City conducted 15 community workshops, with a total of 147 participants. During both the neighborhood and community outreach sessions, participants discussed issues related to the Housing Element (e.g., affordability, special needs populations, form and type of housing, suggested City programs, etc.) as well as the other elements of the General Plan. Staff summarized the findings of these meetings, and comments were incorporated into the Goals, Policies, and Programs of this Housing Element.

In addition to this resident-oriented outreach, in September 2008, the City invited local stakeholders and service providers to participate in two Housing Element Roundtables with the City's Environmental Planning Commission (EPC). Participants included the following organizations, representing a broad range of interests:

- Advocates for Affordable Housing
- Alpha Omega Group
- Bridge Housing
- Charities Housing
- Community Services Agency
- Homebuilders Association of Northern California
- Joint Venture Silicon Valley
- League of Women Voters
- Silicon Valley Association of Realtors
- Silicon Valley Leadership Group (Housing Action Coalition)
- Tri-County Apartment Association
- Trinity United Methodist Church

Representatives from the organizations presented their views on local housing needs, discussing constrains on production and underserved portions of the population, and suggested City actions to

address needs. As a follow-up to the Roundtable, local market rate and affordable developers and service providers were interviewed during preparation of the Housing Element to discuss their respective issues in more detail (see Appendix A).

Lastly, a total of eight EPC and two City Council hearings were held to solicit comments from City Council and EPC members, as well as the general public on portions of the draft Housing Element:

1.3. Organization of the Housing Element

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

- **Section 2: Review of Prior Housing Element.** A review of the prior (2002) Housing Element, including an analysis of housing production over the previous housing element planning period

- **Section 3: Housing Needs Assessment.** An analysis of the City's housing needs, considering demographic and employment trends, market conditions, and special needs populations

- **Section 4: Projected Housing Needs.** A discussion of Mountain View's housing needs during the current planning period, as determined by the Regional Housing Needs Allocation (RHNA)

- **Section 5: Sites Inventory and Analysis.** An analysis of the City's ability to satisfy its RHNA unit allocation for the 2007-2014 planning period

- **Section 6: Housing Constraints.** An analysis of governmental and non-governmental constraints to housing production

- **Section 7: Opportunities for Energy Conservation.** A review of the City's policies on energy conservation, particularly as they relate to housing

- **Section 8: Housing Objectives, Policies, and Programs.** A plan setting forth goals, policies, programs, and quantified objectives to address the City's housing needs

2. Review of Prior Housing Element

This section reviews the policies and implementation programs of the 2002 Housing Element. It evaluates the effectiveness of these implementation programs, as well as progress towards the City's stated quantified production and preservation goals from the prior Housing Element.

2.1. Goals, Policies, and Implementing Actions

The 2002 Housing Element includes 102 different implementation programs that the City has enacted to varying degrees. Appendix B identifies each implementation program from the 2002 Housing Element, describes the actual achievements of each program, assesses the level of progress made, and discusses future implementation.

2.2. Proposed Rezonings from Prior Housing Element

California Housing Element Law requires jurisdictions to identify and zone sufficient land to accommodate their Regional Housing Needs Allocation (RHNA). The RHNA states the number of units for which a jurisdiction must identify potential development sites. The RHNA is divided into units serving very low-, low-, moderate-, and above moderate-income households. Households are categorized in these income groups based on household size and percentages of the Area Median Income (AMI). These income limits for each group are established annually by the California Department of Housing and Community Development (HCD).

The City of Mountain View's 2002 Housing Element included a list of potential rezonings to satisfy its RHNA requirement for the 1999-2006 planning period. These rezonings are outlined in Table 2.2, along with the status of each site.

Table 2.1: Status of Proposed Rezonings from Prior Housing Element

Area		Unit Potential	Implementation Status
Area 1	Plymouth/Sierra Vista	236	A portion of the area is currently being built (1950 Colony Avenue).
	Colony/Rengstorff	22	
Area 2	Wynadotte East of Independence	141	No action taken.
Area 3	Ada/Minaret	101	No action taken.
Area 4	Moorpark/Alice	42	Project started in 2003 but dropped due to lack of owner support. Parcel assembly created challenge to rezoning and site development.
Area 5	Northwest Corner of Moffett/Middlefield	192	Outside of City limits prohibits active role in zoning. No action taken.
Area 6	Moffett Shopping Center	31	Additional analysis led to conclusion that area inappropriate for housing. No action taken.
Area 7	Increased densities at older apartment sites	175	Increased density at 291 Evandale to R4.
Total Unit Capacity		**940**	

Source: City of Mountain View Housing Element, 2002; City of Mountain View Planning Department staff; BAE, 2009.

As shown above, the majority of these rezonings were not completed due to a number of factors. The City completed further analysis on these sites and determined that alternate locations were more appropriate for additional housing. Therefore, in lieu of the originally proposed rezonings, the City performed a series of alternate actions that effectively satisfied its RHNA requirement from the 1999-2006 Housing Element planning period. Table 2.3 summarizes these alternate rezonings and the resulting capacity for additional residential units. This analysis indicates that the City increased its residential capacity by 347 units on sites with permitted densities below 20 units per acre, and 1,031 units on sites with densities of 20 units per acre or more. The unit counts expressed here are net of any existing units on the site, and assume that the site is built to only 80 percent of its maximum density. This assumption is based on development trends among other new residential projects in Mountain View. In cases where a specific number of units was approved for a project (as opposed to 80 percent of the maximum allowed density), Table 2.3 lists this number.

Table 2.2: Summary of Alternate Rezonings to Satisfy 1999-2006 RHNA

Site	APN	Size (acres)	Orginal Zoning (a)	New Zoning (b)	Date Rezone Approved	Existing Units	New Maximum Permitted Density (du/acre) (b)	Net New Unit Capacity by Income Level (c) Very Low	Low	Moderate	Above Moderate	Total Development Potential (d)
Fewer than 20 du/acre												
505 E Evelyn	16114005, 006, 16115002	9.0	Gen. Ind.	R3-2.2	4/26/2005		19	0	0	76	76	152 *
1950 Colony	15303004, 010, 011, 012, 021	5.7	MM	R3-2	6/27/2006		18	0	0	54	54	108 *
1079 Marilyn	18928051, 054	6.3	A	R1	1/16/2007	1	7	0	0	0	29	29 *
1136 Miramonte	18903022	6.7	P (24)	R2	6/13/2006		12	0	0	0	58	58 *
							Subtotal	**0**	**0**	**130**	**217**	**347**
20+ du/acre												
525-569 E Evelyn	16115003, 004	3.4	P-30	R3-2.2	4/11/2006		21	0	0	28	28	56
300 Ferguson	16062001, 002, 003, 004	5.7	Gen. Ind.	P-35	8/16/2005		25	0	0	53	53	106 *
100 Mayfield	14709039, 040, 048, 052	21.2	Ind. Pk.	Precise Plan	6/27/2006		25	218	218	0	0	436 *
Downtown	Dozens of parcels	40	Precise Plan	Precise Plan	5/25/2004, 6/8/2004		30 to 50	83	83	0	0	166
Hope St. (Downtown)	15809004, 002, 005, 006, 001, 003 15806042, 043, 036	1.7	R3-2	Precise Plan	6/8/2004	26	26	5	5	0	0	10
1929 Hackett/126 Sierra Vista	15009012, 013	8.0	R3-2.2	R3-1.25	6/13/2006	152	27	0	0	104	0	104 *
291 Evandale	16010018	3.0	R3-2	R4	1/16/2007	64	60	0	0	40	40	79
Grant Martens Precise Plan	19741060, 069, 071, 072, 073, 074, 079	3.1	P(26) Residential not permitted	P(26) Using R3-1 Standards	1/28/2003	3	33	0	0	37	37	74 *
							Subtotal	**306**	**306**	**262**	**158**	**1,031**
							Total Units	**306**	**306**	**392**	**375**	**1,378**

Notes:
(a) Reflects zoning at the time of the 2002 Housing Element.
(b) Rezoning and newly permitted density, subsequent to adoption of 2002 Housing Element.
(c) Assumes 80% of maximum allowed density at each site, or actual number of units approved and entitled during rezoning. Net of any existing units on the site.
(d) Sites marked * have been developed or entitled since rezoning. For these properties, actual number of units developed or approved listed, net of existing units on site.
Sources: City of Mountain View, 2009; BAE, 2010.

As shown in Table 2.3, the City's prior RHNA stated a need for a total of 3,423 new units during the 1999 to 2006 planning period. The 2002 Housing Element identified:

- 813 units that were constructed between 1999 and 2001;
- 430 units in the development pipeline as of January 1, 2002; and
- Capacity for an additional 1,276 units on residentially-zoned land.

Altogether, these three categories totaled 2,519 units, resulting in the need to identify adequate sites for 904 more units. The rezonings outlined in Table 2.3 generated the capacity for an additional 1,378 units, a surplus of 474 units (see Table 2.4). Surplus units also occur at each income level. In fact, the alternate rezonings performed by the City actually resulted in a greater unit capacity than the actions proposed in the 2002 Housing Element, which would create potential for only 940 homes.

Table 2.3: Summary of Revised Sites Analysis, 1999-2006 Planning Period

	Very Low	Low	Moderate	Above Moderate	Total
1 RHNA Units, 1999-2006	**698**	**331**	**991**	**1,403**	**3,423**
2 Less units constructed, 1999-2001 (a)	0	0	126	687	813
3 Less units in pipeline as of 1/1/2002 (a) (b)	0	0	211	219	430
4 Less current capacity on residentially-zoned land (a)	429	430	272	145	1,276
5 Remaining Units Needed to Satisfy 1999-2006 RHNA (c)	**268**	**(99)**	**382**	**352**	**904**
6 Unit Capacity on Sites Rezoned Following 2002 Housing Element (d)	**306**	**306**	**392**	**375**	**1,378**
7 Surplus/(Deficit) Units (e)	**38**	**405**	**10**	**23**	**474**

Notes:
(a) Per Mountain View Housing Element, 2002.
(b) Includes projects under construction, in permit review, or having received approval.
(c) Equal to Row 1 - Rows 2, 3, and 4.
(d) See Table 2.3.
(e) Equal to Row 6 - Row 5.
Sources: Mountain View Housing Element, 2002; City of Mountain View, 2009; BAE, 2009.

2.3. Progress towards Quantified Objectives

Table 2.4 reports the City's progress towards meeting the production objectives identified in the prior Housing Element, which are different from the required RHNA numbers. Objectives are the number of units in each category the City expected to produce between the years 2001-2006. As shown, the City issued building permits for a total of 1,484 units, which exceeded the prior housing production objectives. However, the City only met production goals for the Above Moderate income category. Permits for units serving very low- to moderate-income units fell below stated objectives. However, the City did exceed its rehabilitation targets for units serving very low- and

low-income households.

Per HCD guidelines, "Rehabilitated" units refer to either (a) market rate units that are rehabilitated for use as subsidized housing or (b) units that are rehabilitated under the City's Minor Home Repair and Home Access Program for very low- and low-income households. In Mountain View, units under the latter category made up all of the Rehabilitated units, at an average of 15 homes annually.

"Preserved" units refers to the extension of affordability contracts on subsidized housing developments through City contributions for building repairs. In effect, the City contribution maintains these units as affordable housing stock by extending the affordability contract. The City preserved 225 units between 1999 and 2006.

Table 2.4: Progress towards Quantified Housing Production Objectives

Quantified Objectives, 2002 Housing Element (a)

	Very Low	Low	Moderate	Above Moderate	Total
New Construction	120	100	300	600	1,120
Rehabilitated	25	25	0	0	50
Preserved	0	0	0	0	0
Total	*145*	*125*	*300*	*600*	*1,170*

Production, 1999-2006

	Very Low	Low	Moderate	Above Moderate	Total
New Housing Permits Issued	118	5	128	1,233	1,484
Rehabilitated (b)	70	35			105
Preserved (c)	185	40			225

Notes:
(a) From Table XIII-I of 2002 Housing Element.

(b) "Rehabilitated" units refer to either (a) market rate units that are rehabilitated for use as subsidized housing or (b) units that are rehabilitated under the City's Minor Home Repair and Home Access Program for very low- and low-income households. In Mountain View, units under the latter category made up all of the Rehabilitated units, at an average of 15 homes annually.

(c) "Preserved" units refers to the extension of affordability contracts on subsidized housing developments through City contributions for building repairs. In effect, the City contribution maintains these units as affordable housing stock by extending the affordability contract.

Sources: City of Mountain View, 2010; BAE, 2010.

3. Housing Needs Assessment

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Mountain View, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Needs Assessment is intended to assist Mountain View in developing housing goals and formulating policies and programs that address local housing needs.

To facilitate an understanding of how the characteristics of Mountain View are similar to, or different from, other nearby communities, this Needs Assessment presents data for Mountain View alongside comparable data for all of Santa Clara County and, where appropriate, for the San Francisco Bay Area as a whole.

This Needs Assessment incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments; the State of California, Department of Finance; and Claritas, Inc., a private demographic data vendor. A complete explanation of data sources used in this Needs Assessment is provided in Appendix C. Whenever possible, the Needs Assessment presents recent data that reflects current market and economic conditions. However, in some cases, the 2000 U.S. Census provides the most reliable data and more up-to-date information is unavailable.

3.1. Demographic Trends

Population

Mountain View is a city with an estimated population of 73,618 residents in 2008. As shown in Table 3.1, the City has experienced moderate growth since 1990, with a population increase of nine percent. As a City with few vacant parcels for new residential development, Mountain View did not grow as rapidly as Santa Clara County or the Bay Area as a whole. The County's population has increased by 22 percent since 1990, while the Bay Area grew by 21 percent during the same period.

Mountain View also grew at a slower pace than neighboring cities Cupertino, Palo Alto, and Sunnyvale. Between 1990 and 2008, Cupertino's population increased by 37 percent, while the number of residents in Palo Alto and Sunnyvale grew by 13 percent and 17 percent, respectively. (See Appendix D for complete population and household trends for the neighboring cities of Cupertino, Palo Alto, and Sunnyvale.)

Households

The Census Bureau defines a "household" as a person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons. According to the California Department of Finance, Mountain View contained 32,247 households in 2008. The number of households in the City, County, and region has grown at a slightly slower pace than population since 1990. The number of households in Mountain View increased by eight percent between 1990 and 2008, while the County and Bay Area household total grew by 17 percent and 18 percent, respectively.

Table 3.1: Population and Household Trends, 1990-2008 (a)

Mountain View	1990	2000	2008(est) (b)	% Change 1990-2008	% Change 2000-2008
Population	**67,460**	**70,708**	**73,618**	**9.1%**	**4.1%**
Households	**29,990**	**31,242**	**32,247**	**7.5%**	**3.2%**
Average Household Size	**2.23**	**2.25**	**2.27**		
Household Type (c)					
Families	51.4%	50.9%	51.1%		
Non-Families	48.6%	49.1%	48.9%		
Tenure (d)					
Owner	37.8%	41.5%	41.4%		
Renter	62.2%	58.5%	58.6%		
Santa Clara County					
Population	**1,497,577**	**1,682,585**	**1,829,480**	**22.2%**	**8.7%**
Households	**520,180**	**565,863**	**608,683**	**17.0%**	**7.6%**
Average Household Size	**2.81**	**2.92**	**2.95**		
Household Type (c)					
Families	69.1%	69.9%	69.9%		
Non-Families	30.9%	30.1%	30.1%		
Tenure (d)					
Owner	59.1%	59.8%	59.3%		
Renter	40.9%	40.2%	40.7%		
Bay Area (e)					
Population	**6,023,577**	**6,783,760**	**7,287,025**	**21.0%**	**7.4%**
Households	**2,246,242**	**2,466,019**	**2,641,211**	**17.6%**	**7.1%**
Average Household Size	**2.61**	**2.69**	**2.70**		
Household Type (c)					
Families	64.9%	59.1%	64.8%		
Non-Families	35.1%	40.9%	35.2%		
Tenure (d)					
Owner	56.4%	56.4%	57.8%		
Renter	43.6%	43.6%	42.2%		

Notes:
(a) 1990 and 2000 data provided by the U.S. Census. 2008 data provided by California Department of Finance.
(b) 2008 Household Type and Tenure data provided by Claritas.
(c) The Census defines a family household as a householder living with one or more individuals related by birth, marriage, or adoption.
(d) Tenure distinguishes between owner occupied and renter occupied housing units.
(e) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: U.S. Census, 1990, 2000; CA Department of Finance, Table E-5, 2009; Claritas, 2008; BAE, 2009.

Homeownership Rate

Housing "tenure" distinguishes between owner-occupied housing units and renter-occupied units. Mountain View has a relatively low homeownership rate compared to Santa Clara County and the rest of the Bay Area. The low homeownership rate may be a reflection of the City's housing stock where in 2008 only 40 percent were single-family homes. In 2008, approximately 41 percent of Mountain View households owned their homes while 59 percent of County households and 58 percent of Bay Area households were homeowners. The City's homeownership rate has increased gradually since 1990 when 38 percent of households owned their homes. This increase coincides with a similar increase in the percentage of the single-family ownership homes.

Despite the slight increase in the percent of homeowners in the City since 1990, Mountain View's homeownership rate was lower than in other neighboring cities in 2008. Approximately 47 percent of households in Sunnyvale owned their own homes. In addition, the majority of households in Cupertino and Palo Alto were homeowners; the homeownership rate in Cupertino and Palo Alto was 64 percent and 56 percent, respectively.[1]

Household Composition

Average household size is a function of the number of people living in households divided by the number of occupied housing units in a given area. In Mountain View, the average household size in 2008 was 2.27, lower than the Santa Clara County figure of 2.95. Because population growth has outpaced the increase in households in Mountain View and the County, the average household size has increased for both jurisdictions since 1990.

The smaller household sizes in Mountain View can be attributed to the higher proportion of single-person households, and the prevalence of smaller rental units in the City. As shown in Table 3.2, single-person households comprised 36 percent of all Mountain View households, compared to just 22 percent of Santa Clara County households and 26 percent of households in the Bay Area. Mountain View is also characterized by a higher proportion of non-family households.[2] Thirteen percent of households with two or more people in Mountain View were non-family households in 2008. By comparison, approximately nine percent of households in the County and Bay Area were non-family households.

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[1] See Appendix C for complete Population and Household Trends for the neighboring cities of Cupertino, Palo Alto, and Sunnyvale.

[2] The U.S. Census Bureau defines a non-family household as a householder living alone or with nonrelatives only.

Table 3.2: Household Type, 2008

	Mountain View		Santa Clara County		Bay Area (a)	
Household Type	**Number**	**% Total**	**Number**	**% Total**	**Number**	**% Total**
1-Person Household:	***11,180***	***35.7%***	***128,289***	***21.6%***	***660,906***	***25.8%***
Male Householder	5,889	18.8%	62,401	10.5%	299,035	11.7%
Female Householder	5,291	16.9%	65,888	11.1%	361,871	14.2%
2 or More Person Household:	***20,162***	***64.3%***	***466,072***	***78.4%***	***1,895,884***	***74.2%***
Family Households (b)	16,009	51.1%	415,349	69.9%	1,656,885	64.8%
Married-Couple Family:	12,571	40.1%	325,619	54.8%	1,264,782	49.5%
With Own Children Under 18 years	5,430	17.3%	164,975	27.8%	610,289	23.9%
Other Family:	3,438	11.0%	89,730	15.1%	392,103	15.3%
Male Householder, No Wife Present:	1,156	3.7%	29,634	5.0%	115,208	4.5%
With Own Children Under 18 years	444	1.4%	12,075	2.0%	50,631	2.0%
Female Householder, No Husband Present:	2,282	7.3%	60,096	10.1%	276,895	10.8%
With Own Children Under 18 years	1,053	3.4%	30,491	5.1%	145,391	5.7%
Non-Family Households (c)	*4,153*	*13.3%*	*50,723*	*8.5%*	*238,999*	*9.3%*
Male Householder	2,553	8.1%	31,114	5.2%	136,967	5.4%
Female Householder	1,600	5.1%	19,609	3.3%	102,032	4.0%
Total Households (d)	**31,342**	**100.0%**	**594,361**	**100.0%**	**2,556,790**	**100.0%**

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
(b) The U.S. Census Bureau defines a family as a householder living with one or more individuals related by birth, marriage, or adoption.
(c) The U.S. Census Bureau defines a non-family household as a householder living alone or with nonrelatives only.
(d) Total households here may differ from household estimates provided by California Department of Finance shown in Table 2.1.
Sources: Claritas, 2008; BAE, 2009.

Age Distribution

Mountain View's higher percentage of renters and single-person households, along with the City's smaller household size suggests that many younger workers live in the City. The age distribution of Mountain View residents supports this notion. As shown in Table 3.3, the City has a lower proportion of children under the age of 18 years old (20 percent) than Santa Clara County (25 percent) and the Bay Area (23 percent). In addition, Mountain View's percentage of residents between the ages of 25 and 34 years old and 35 and 44 years old is higher than the County and regional proportions. Due to the lower percentage of children in Mountain View, the City has a higher median age (38.1 years) than Santa Clara County (36.7 years).

Table 3.3: Age Distribution, 2008

	Mountain View		Santa Clara County		Bay Area (a)	
Age Cohort	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Under 15	12,435	17.5%	376,965	21.2%	1,367,072	19.3%
15 to 17	1,875	2.6%	68,875	3.9%	277,399	3.9%
18 to 20	1,578	2.2%	66,999	3.8%	262,568	3.7%
21 to 24	2,464	3.5%	88,193	5.0%	347,445	4.9%
25 to 34	13,123	18.4%	237,195	13.4%	952,858	13.4%
35 to 44	13,507	19.0%	297,244	16.7%	1,117,804	15.8%
45 to 54	10,982	15.4%	265,236	14.9%	1,093,401	15.4%
55 to 64	7,195	10.1%	183,950	10.4%	820,904	11.6%
65 to 74	4,082	5.7%	105,245	5.9%	446,131	6.3%
75 to 84	2,808	3.9%	61,956	3.5%	280,963	4.0%
85 +	1,182	1.7%	24,380	1.4%	125,486	1.8%
Total (b)	**71,231**	**100.0%**	**1,776,238**	**100.0%**	**7,092,031**	**100.0%**
Median Age	**38.1**		**36.7**		**38.0**	

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties
(b) Total population here may differ from population estimates provided by California Department of Finance shown in Table 2.1.
Sources: Claritas, 2008; BAE 2009.

Household Income

According to Claritas estimates, the 2008 median household income in Mountain View was $81,246 (see Table 3.4). This figure is slightly lower than the Santa Clara County median household income of $85,454, but higher than the Bay Area median of $74,275.

Given Mountain View's relatively small household sizes, it is not surprising that the City's median household income falls below the County's. However, on a per capita basis, Mountain View residents are actually wealthier than the County as a whole. The median per capita income in the City was $46,644 in 2008, substantially higher than the County's median of $37,470.

Table 3.4: Household Income, 2008

	Mountain View		Santa Clara County		Bay Area (a)	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Less than $15,000	2,096	6.7%	37,893	6.4%	208,322	8.1%
$15,000 to $24,999	1,792	5.7%	30,785	5.2%	163,949	6.4%
$25,000 to $34,999	1,821	5.8%	34,517	5.8%	177,443	6.9%
$35,000 to $49,999	3,470	11.1%	58,619	9.9%	291,229	11.4%
$50,000 to $74,999	5,367	17.1%	99,221	16.7%	450,515	17.6%
$75,000 to $99,999	4,504	14.4%	86,440	14.5%	362,903	14.2%
$100,000 to $149,999	6,115	19.5%	122,222	20.6%	474,017	18.5%
$150,000 to $249,999	4,477	14.3%	87,039	14.6%	292,620	11.4%
$250,000 to $499,999	1,238	3.9%	25,535	4.3%	89,355	3.5%
$500,000 and over	462	1.5%	12,090	2.0%	46,437	1.8%
Total (b)	**31,342**	**100.0%**	**594,361**	**100.0%**	**2,556,790**	**100.0%**
Median Household Income	**$81,246**		**$85,454**		**$74,275**	
Median Per Capita Income	**$46,644**		**$37,470**		**$36,322**	

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
(b) Total population here may differ from population estimates provided by California Department of Finance shown in Table 2.1.
Sources: Claritas, 2008; BAE, 2009.

Key Demographic Findings

- **Mountain View has experienced more moderate growth compared to Santa Clara County and the Bay Area as a whole.** Between 1990 and 2008, the City's population increased by nine percent, from 67,460 to 73,618. During the same period, the number of residents living in the County and Bay Area increased by 22 percent and 21 percent, respectively.

- **Mountain View is characterized by a lower homeownership rate and higher proportion of single-person and non-family households.** Approximately 41 percent of Mountain View households owned their home in 2008, compared to 59 percent of Santa Clara households. Single-person households comprise 36 percent of all households in the City, while 22 percent of Santa Clara County households are one-person households. As a result of the higher proportion of single-person and non-family households, the City's average household size of 2.27 is smaller than the County and Bay Area's average household size. These trends suggest that many younger workers live in the City. In fact, Mountain View's percentage of residents between the ages of 25 and 34 years old and 35 and 44 years old is higher than the County and regional proportions. This finding points to the value of programs that support the development of a range of housing types, including affordable rental housing, more ownership

housing, and larger rental units. The goals and policies in Section 8 of this Housing Element address this need, specifically Goal #1 and its associated policies and programs, which support the production of new housing units serving a broad range of household types and incomes.

- **In 2008, the City's median household income of $81,246 was slightly lower than the County median but higher than the Bay Area's median household income.** However, on a per capita basis, Mountain View residents are actually wealthier than the County as a whole. The median per capita income in the City was $46,644 in 2008, compared to $37,470 in Santa Clara County. These findings would be expected given the City's smaller average household size. The goals and policies in Section 8 of this Housing Element address the housing needs of a diversity of households, notably Goal #1, which encourages a mix of housing types for various groups, including lower-income households.

3.2. Employment Trends

Table 3.5, Table 3.6 and Table 3.7 provide a summary of employment by industry sector and the number of employed residents in Mountain View and Santa Clara County based on data from California Employment Development Department.

Local Employment Opportunities

As shown in Table 3.5, the number of jobs in Mountain View grew by 19 percent between 2003 and 2008, more than three times the growth in jobs for Santa Clara County as a whole. Mountain View added over 9,000 jobs in the five year period, for a total of 56,228 jobs in 2008.

Employment in Mountain View is concentrated in the information sector and the professional, scientific, and technical services sector, each representing 20 percent of the City's jobs. The information sector in particular has grown substantially since 2003, with a 294 percent increase in jobs. Much of the growth of this sector, which includes information services such as internet publishing and web search portals, can be attributed to the growth of companies such as Google Inc., one of Mountain View's largest employers. At the same time, other industries, which may be associated with somewhat lower-paying jobs, have also seen increases in the number of employees. Employment in the wholesale trade industry increased by 26 percent while accommodation and food services employment grew by 19 percent. The manufacturing industry, which decreased nine percent, and the health care and social assistance industry have a large presence in Mountain View. These sectors each represent 10 percent of the City's employment. Employment in the health care and social assistance industry increased by 39 percent between 2003 and 2008.

Table 3.5: Jobs by Sector, Q1 2003 – Q1 2008 (a)

	Mountain View					Santa Clara County				
	Q1 2003		Q1 2008		% Change	Q1 2003		Q1 2008		% Change
Industry Sector	**Jobs**	**% Total**	**Jobs**	**% Total**	**2003-2008**	**Jobs**	**% Total**	**Jobs**	**% Total**	**2003-2008**
Agric., Forestry, Fishing and Hunting	60	0.1%	24	0.0%	-59.7%	3,848	0.4%	3,228	0.4%	-16.1%
Mining (b)	0	0.0%	0	0.0%	0.0%	151	0.0%	253	0.0%	67.5%
Construction	1,762	3.7%	1,845	3.3%	4.7%	38,001	4.4%	42,948	4.7%	13.0%
Manufacturing	6,967	14.8%	5,697	10.1%	-18.2%	180,585	21.1%	164,700	18.2%	-8.8%
Utilities (b)	0	0.0%	0	0.0%	0.0%	1,453	0.2%	1,807	0.2%	24.4%
Wholesale Trade	2,840	6.0%	3,569	6.3%	25.7%	34,799	4.1%	40,174	4.4%	15.4%
Retail Trade	4,822	10.2%	4,406	7.8%	-8.6%	81,090	9.5%	82,989	9.2%	2.3%
Transportation and Warehousing	135	0.3%	98	0.2%	-27.2%	12,899	1.5%	11,016	1.2%	-14.6%
Information	2,911	6.2%	11,454	20.4%	293.5%	32,388	3.8%	41,080	4.5%	26.8%
Finance and Insurance	571	1.2%	739	1.3%	29.5%	19,525	2.3%	20,538	2.3%	5.2%
Real Estate and Rental and Leasing	750	1.6%	600	1.1%	-20.0%	14,710	1.7%	15,078	1.7%	2.5%
Professional, Scientific, and Technical Services	13,026	27.6%	11,195	19.9%	-14.1%	102,119	11.9%	113,512	12.5%	11.2%
Management of Companies and Enterprises	503	1.1%	276	0.5%	-45.0%	15,920	1.9%	9,763	1.1%	-38.7%
Administrative and Waste Services	1,958	4.2%	2,530	4.5%	29.2%	46,899	5.5%	54,342	6.0%	15.9%
Educational Services	412	0.9%	718	1.3%	74.3%	22,993	2.7%	28,605	3.2%	24.4%
Health Care and Social Assistance	4,185	8.9%	5,805	10.3%	38.7%	65,479	7.6%	73,177	8.1%	11.8%
Arts, Entertainment, and Recreation	333	0.7%	419	0.7%	25.6%	8,667	1.0%	9,642	1.1%	11.2%
Accommodation and Food Services	2,756	5.8%	3,273	5.8%	18.7%	56,481	6.6%	63,967	7.1%	13.3%
Other Services, except Public Administration	1,223	2.6%	1,622	2.9%	32.6%	25,162	2.9%	31,815	3.5%	26.4%
Unclassified	2	0.0%	105	0.2%	5133.3%	114	0.0%	2,864	0.3%	2412.3%
Government (c)	1,970	4.2%	1,853	3.3%	-5.9%	94,595	11.0%	94,150	10.4%	-0.5%
Total	**47,185**	**100.0%**	**56,228**	**100.0%**	**19.2%**	**857,878**	**100.0%**	**905,648**	**100.0%**	**5.6%**

Notes:
(a) Includes all wage and salary employment covered by unemployment insurance.
(b) There was no employment in either the Mining or Utilities sectors within the city of Mountain View.
(c) Government employment includes workers in all sectors, not just public administration. For example, all public school staff are in the Government category.
Sources: California Employment Development Department, 2009; BAE, 2009.

ABAG projects how the overall employment level in Mountain View, as well as the distribution among industry sectors, is anticipated to change in the future. As shown in Table 3.5, the total number of jobs in Mountain View sphere of influence is expected to increase by 40 percent between 2005 and 2030.[3] Employment in the "Other" jobs sector, which includes the information, construction, and public administration industries, is expected to experience the largest growth, with a projected increase of 61 percent between 2005 and 2030.

[3] The sphere of influence is a planning area that us usually larger than the city's municipal limits. The County Local Agency Formation Commission (LAFCO) assigns spheres of influence, which typically indicate the probable ultimate boundaries of a city (including areas which may eventually be annexed). ABAG does not publish employment projections by sector for Mountain View jurisdictional boundary only.

Table 3.6: Mountain View Employment Projections by Sector 2005-2030 (a)

Job Sector	2005	2010	2015	2020	2025	2030	% Change 2005-2030
Agriculture and Natural Resources	100	100	100	100	100	100	0.0%
Manufacturing, Wholesale, and Transportation	15,150	15,200	15,730	16,330	16,990	17,700	16.8%
Retail	5,910	5,950	6,390	6,850	7,320	7,810	32.1%
Financial and Professional Services	15,570	15,960	17,540	19,140	20,870	22,680	45.7%
Health, Educational, and Recreational Services	10,000	10,500	11,580	12,750	13,950	15,210	52.1%
Other Jobs (b)	8,570	9,210	10,350	11,460	12,630	13,830	61.4%
Total	**55,300**	**56,920**	**61,690**	**66,630**	**71,860**	**77,330**	**39.8%**

Note:
(a) Mountain View's job count includes city's sphere of influence. The spehre of influence, defined by the Local Agency Formation Commission (LAFCO), is an area larger than the City's municipal limits that indicates the probable ultimate boundaries of the City (including areas which may eventually be annexed). Data limited to the City's municipal boundaries is not available.
(b) "Other" jobs include the construction, information, and public administration industries.
Sources: Association of Bay Area Governments Projections, 2007; BAE, 2009.

Jobs-Housing Balance

At a regional scale, a jobs-housing imbalance results in longer commutes and increases traffic congestion and transportation-related environmental impacts. Local jurisdictions can help address this issue by attempting to strike a local balance between local jobs and housing. Moreover, having a mix of residential and commercial uses helps to buffer a community against economic downturns, and provides a broader tax base. The jobs-housing ratio compares the number of employed residents to the number of jobs in the City.

Mountain View can be characterized as a “job rich” community, where the number of jobs exceeds the number of employed residents. Over time, this ratio has varied in tandem with economic cycles. In 1990 the jobs to employed residents ratio was 1.44. This ratio rose to 1.47 in 2000 during the “dot-com boom,” then fell to 1.24 in 2003 due to the “dot-com bust.” By 2008, the ratio grew to 1.41, but still remained below 2000 levels (see Table 3.7). In fact, ABAG projects that the City will not recover to the 2000-level of employment until 2030. Over time, the City has encouraged infill development and rezoned former commercial and industrial properties and increase densities to address the jobs-housing imbalance.

It should be noted that it often makes sense to look at jobs-housing balance across a larger geographic area rather than strictly based on jurisdictional boundaries. For instance, the City of Los Altos, which lies to the south of Mountain View, is a largely residential community. Mountain View effectively serves as Los Altos’ job center, providing employment-generating space for Los Altos residents. When Mountain View and Los Altos are considered together, the two cities combined have a ratio of approximately 1.3 jobs per employed resident.

Table 3.7: Employment Trends, 2003 - 2008

	Mountain View			
	2000	2003	2008 (a)	Percent Change '00-'08
Total Jobs (b)	65,480	47,185	56,228	-14.1%
Employed Residents	44,400	38,000	39,900	-10.1%
Total Jobs/Employed Residents	1.47	1.24	1.41	
Unemployment rate	2.2%	6.1%	5.6%	

	Santa Clara County			
	2000	2003	2008 (a)	Percent Change '00-'08
Total Jobs (b)	1,044,130	857,878	905,648	-13.3%
Employed Residents	911,600	779,200	818,800	-10.2%
Total Jobs/Employed Residents	1.15	1.10	1.11	
Unemployment rate	3.1%	8.3%	7.7%	

	Bay Area			
	2000	2003	2008 (a)	Percent Change '00-'08
Total Jobs (b)	3,753,460	3,214,280	3,331,745	-11.2%
Employed Residents	3,609,700	3,346,800	3,465,800	-4.0%
Total Jobs/Employed Residents	1.04	0.96	0.96	
Unemployment rate	3.4%	7.3%	6.7%	

Notes:
(a) 2008 employed residents and unemployment rate reported for December 2008.
(b) Total jobs reported for 1st Quarter 2003 and 2008 from CA EDD. For 2000, Total Jobs from ABAG Projections 2009, which is benchmarked to 2000 Census.
Sources: California Employment Development Department, 2008; ABAG Projections, 2009; BAE 200

As Table 3.8 illustrates, 85 percent of Mountain View-based employees commuted into the City for work in 2000.[4] Conversely, only 15 percent of local workers lived in the City. Over 23 percent of Mountain View workers lived in San Jose and 10 percent lived in Sunnyvale. Additional residential development would help address local workforce housing needs, limit the proportion of in-commuters into Mountain View, and increase the opportunities for local employees to reside in the City.

[4] More recent data on commute patterns is unavailable.

The level of in-commuting in Mountain View is comparable to other jobs-rich cities in Silicon Valley. For example, 83 percent of Sunnyvale employees and 87 percent of Cupertino employees commute in for work.

Table 3.8: Mountain View Commute Patterns, 2000

Mountain View Residents to Place of Work	Number	Percent	Mountain View Workers from Place of Residence	Number	Percent
Mountain View	*9,035*	*22.4%*	San Jose	13,880	*23.4%*
San Jose	5,765	14.3%	*Mountain View*	*9,035*	*15.2%*
Palo Alto	5,555	13.8%	Sunnyvale	6,185	10.4%
Sunnyvale	3,625	9.0%	Santa Clara	2,865	4.8%
Santa Clara	2,955	7.3%	Fremont	2,235	3.8%
Stanford University	1,485	3.7%	Palo Alto	2,140	3.6%
Redwood City	1,360	3.4%	San Francisco	1,895	3.2%
Other Bay Area (a)	9,087	22.6%	Other Bay Area (a)	17,303	29.2%
Other Places in CA (b)	1,328	3.3%	Other Places in CA (b)	3,314	5.6%
Out of State (c)	81	0.2%	Out of State (c)	426	0.7%
Total	**40,276**	**100.0%**	**Total**	**59,278**	**100.0%**
Mountain View Residents Out-Commuting	**31,241**	**77.6%**	**Mountain View Workers In-Commuting**	**50,243**	**84.8%**

Notes:
(a) Other Bay Area includes other areas in Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties that are not specifically listed.
(b) "Other Places in CA" includes unincorporated areas within California.
(c) "Out of State" includes Census Designated Places (CDP's) which cannot be broken down into localities.
Source: US Census, 2000, Census Transporation Planning Package (CTPP); BAE, 2009.

Key Employment Findings

- **Mountain View has experienced strong employment growth in recent years.** The number of jobs in Mountain View grew by 19 percent between 2003 and 2008, more than three times the growth in Santa Clara County as a whole. As of 2008, Mountain View had a total of 56,228 jobs.

- **Employment in Mountain View is concentrated in the information sector and the professional, scientific, and technical services sector**. These industries each represent 20 percent of the City's jobs. The information sector has grown substantially since 2003, with a 294 percent increase in jobs, and includes information services such as internet publishing and web search portals. The manufacturing industry and the health care and

social assistance industry also have a large presence in Mountain View, each representing 10 percent of the City's job base. Other industries, which may be associated with somewhat lower-paying jobs, have also seen increases in the number of employees. Employment in the wholesale trades increased by 26 percent while accommodation and food services employment grew by 19 percent. Employment in the health and social assistance industry increased by 39 percent between 2003 and 2008.

- **Employment in Mountain View is projected to increase by 38 percent between 2005 and 2030.** Employment in the "Other" jobs sector, which includes the information, construction, and public administration industries, is expected to experience the largest growth, with a projected increase of 61 percent between 2005 and 2030.[5]

- **Mountain View can be characterized as a "job rich" community, where the number of jobs exceeds the number of employed residents.** The ratio between jobs and housing has varied in conjunction with the economy. In 1990 the jobs to employed residents ratio was 1.44. In 2000, the ratio of jobs to employed residents stood at 1.47, a high ratio due to the dot-com boom. This ratio subsequently fell to 1.24 following the dot-com bust in 2003. Over the next five years, the ratio rose once more to 1.41, though remained below the ratio in 2000. Because the number of jobs in Mountain View exceeds the number of employed residents, there is ongoing need for housing production to serve the City's workforce. The goals and policies in Section 8 of this Housing Element, particularly Goal #1, Policy C, speak to this need to support the development of housing that serves a variety of income groups, including both subsidized and market rate units.

3.3. Population and Employment Projections

Table 3.9 presents population, household, and job growth projections for Mountain View, Santa Clara County, and the nine county Bay Area between 2005 and 2035. These figures represent the Association of Bay Area Governments (ABAG) estimates benchmarked against the 2000 Census and a variety of local sources.

The City of Mountain View's population is expected to grow by 15,200 residents, or 21 percent, between 2005 and 2030. ABAG projects Santa Clara County and the Bay Area as a whole will experience larger population increases of 29 percent and 23 percent, respectively.

Job growth is expected to continue to outpace population and household growth in Mountain View, compounding the "jobs rich" nature of the City. ABAG expects the City to experience a 38 percent

[5] Growth in "Other" sector includes Mountain View sphere of influence.

increase in jobs between 2005 and 2030.

Table 3.9: Population, Household, and Employment Projections, 2005-2030

Mountain View (a)	2005	2010	*2015*	2020	2025	2030	Total Change 2005 - 2030	% Change 2005 - 2030
Population	71,800	73,900	*77,000*	81,000	84,400	87,000	15,200	21.2%
Households	31,860	32,910	*34,340*	35,990	37,530	39,010	7,150	22.4%
Jobs	51,130	52,610	*56,520*	60,690	65,160	70,500	19,370	37.9%
Santa Clara County								
Population	1,763,000	1,867,500	*1,971,100*	2,085,300	2,177,800	2,279,100	516,100	29.3%
Households	595,700	628,870	*665,000*	701,470	732,830	769,750	174,050	29.2%
Jobs	872,860	938,330	*1,017,060*	1,098,290	1,183,840	1,272,950	400,090	45.8%
Bay Area (b)								
Population	7,096,100	7,412,500	*7,730,000*	8,069,700	8,389,600	8,712,800	1,616,700	22.8%
Households	2,583,080	2,696,580	*2,819,030*	2,941,760	3,059,130	3,177,440	594,360	23.0%
Jobs	3,449,640	3,693,920	*3,979,200*	4,280,700	4,595,170	4,921,680	1,472,040	42.7%

Note:
(a) Data reported for Mountain View jurisdictional boundary.
(b) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: ABAG Projections, 2007; BAE, 2009.

Appendix D provides a comparison of ABAG's population, household, and employment projections for Mountain View with growth projections for neighboring cities. Mountain View's population growth (21 percent) between 2005 and 2030 is projected to outpace growth in Cupertino and Sunnyvale, where the number of residents is anticipated to increase by 11 percent and 16 percent, respectively. Cupertino and Sunnyvale, similar to Mountain View, are expecting job growth to outpace population and household growth, increasing the jobs-rich nature of both cities. ABAG projects that the City of Palo Alto will experience more rapid population growth than the neighboring jurisdictions, with the number of residents increasing by 24 percent between 2005 and 2030.

Key Population and Employment Growth Findings

- **Mountain View's population is expected to grow at a slower rate than Santa Clara County and the rest of the Bay Area between 2005 and 2030.** ABAG projects the City's population will increase by 15,200 residents, or 21 percent, between 2005 and 2030. By comparison, Santa Clara County and the Bay Area as a whole are expected to experience larger population increases of 29 percent and 23 percent, respectively. The

relatively built-out nature of the City is largely responsible for this more modest growth rate. Nonetheless, these projections still highlight the need to carefully plan for household growth in Mountain View. Goal #1 in Section 8 of this Housing Element addresses housing production, and indicates the need for housing serving a variety of incomes. In addition, Policy D under Goal #1 calls for the strategic location of higher density housing near employment centers, Downtown, and services, which would help the City make efficient use of its land resources.

- **Job growth is expected to continue to outpace population and household growth in Mountain View.** ABAG expects the City to experience a 38 percent increase in jobs between 2005 and 2030. Again, this trend supports the need for housing production to serve the City's growing workforce.

3.4. Housing Stock Characteristics

Housing Stock Conditions

As shown in Table 3.10, the largest proportion of Mountain View homes (26 percent) were built between 1970 and 1979. Another 25 percent of homes were constructed between 1960 and 1969. Overall, 79 percent of the City's housing stock was built before 1980.[6]

Unless carefully maintained, older housing stock can create health, safety, and problems for occupants. Generally, housing policy analysts believe that even with normal maintenance, dwellings over 40 years of age can deteriorate, requiring significant rehabilitation. Approximately 53 percent of homes in Mountain View are 40 years old or older and may require additional maintenance and repair.

[6] More recent data regarding housing stock age is unavailable.

Table 3.10: Housing Units by Year Built, Mountain View, 2000

Year Built	Number	Percentage
1999 to March 2000	783	2.4%
1995 to 1998	1,012	3.1%
1990 to 1994	1,057	3.3%
1980 to 1989	3,981	12.3%
1970 to 1979	8,461	26.1%
1960 to 1969	8,249	25.4%
1950 to 1959	5,968	18.4%
1940 to 1949	1,712	5.3%
1939 or earlier	1,214	3.7%
Total	**32,437**	**100.0%**

Sources: US Census, 2000; BAE, 2009.

Notwithstanding this finding, the City's housing stock remains in relatively good condition. Data on the number of units which lack complete plumbing and kitchen facilities are often used to assess the condition of a jurisdiction's housing stock. As Table 3.11 illustrates, virtually all of Mountain View's housing units contain complete plumbing and kitchen facilities. The 2000 Census indicates that less than one percent of the City's units lack these facilities.[7]

[7] More recent data on the number of housing units without complete kitchen facilities or plumbing is not available.

Table 3.11: Housing Conditions, Mountain View, 2000

	Mountain View		Santa Clara County	
Plumbing Facilities	**Number**	**Percentage**	**Number**	**Percentage**
Owners				
Complete plumbing facilities	12,896	41.4%	337,519	59.6%
Lacking complete plumbing facilities	13	0.04%	1,117	0.2%
Renters				
Complete plumbing facilities	18,164	58.3%	225,477	39.8%
Lacking complete plumbing facilities	86	0.3%	1,750	0.3%
Total	**31,159**	**100.0%**	**565,863**	**100.0%**
Kitchen Facilities				
Owners				
Complete kitchen facilities	12,887	41.4%	337,960	59.7%
Lacking complete kitchen facilities	22	0.1%	676	0.1%
Renters				
Complete kitchen facilities	18,178	58.3%	224,614	39.7%
Lacking complete kitchen facilities	72	0.2%	2,613	0.5%
Total	**31,159**	**100.0%**	**565,863**	**100.0%**

Sources: U.S. Census, SF3, H48 and H51, 2000; BAE, 2009.

According to the *City of Mountain View 2005-2010 Consolidated Plan*, a tight rental housing market in the City resulted in a sharp increase in rental housing demand that prompted owners to invest in properties needing rehabilitation. For example, there was an upgrade to a number of apartment complexes along California Avenue. As a result, housing units in the City are generally in good condition.

Nonetheless, there are a moderate number of soft-story buildings in the City, which can be extremely vulnerable to collapse and failure during earthquakes. Soft-story buildings are low-rise, multi-story (two to three stories), wood frame structures, typically with an open wall condition on the first floor, leading to seismic weakness. According to a survey completed by San Jose State University Collaborative for Disaster Mitigation, of the 584 multifamily buildings in Mountain View, 111 are soft-story buildings. This represents 19 percent of the multifamily buildings in the City. By comparison, 36 percent of multifamily buildings in Santa Clara County were identified as soft-story in the survey. The 111 soft-story buildings in Mountain View contained 1,129 units, representing seven percent of all units in multifamily buildings in the City.[8]

[8] San Jose State University Collaborative for Disaster Mitigation. *Inventory of Soft-First Story Multi-Family Dwellings in Santa Clara County*. June 20, 2003.

City Code Enforcement staff indicated that a majority of dilapidated housing units in Mountain View are found in older, multifamily structures. In particular, there are several multifamily structures in R-1 zoning districts that have fallen into disrepair. These multifamily structures, which are not permitted in the R-1 district, have a nonconforming status that allows them to continue their existing use.

In addition to dilapidated multifamily housing, Code Enforcement staff reported that several neighborhoods have scattered cases of housing units and complexes in disrepair. Neighborhood residents reported similar concerns at the community workshops organized for the General Plan update. These homes are typically found in neighborhoods undergoing a transition to newer housing stock. As this transition occurs and new owners purchase the properties, the older units are often demolished and replaced.

In order to ensure proper maintenance of its multifamily housing stock, the City periodically inspects each multifamily structure under the Hotel, Motel, and Multiple-Family Housing Inspection Program. Individual units are inspected for building, housing, and fire code violations. If units are found to be in violation of Municipal Code, owners are notified and have 30 days to make repairs to the units. An assessment of the program will be undertaken during the 2007-2014 Housing Element cycle.

Distribution of Units by Structure Type

The number of housing units in Mountain View rose from 32,432 to 33,475 between 2000 and 2008, a three percent gain. Because the City has few vacant parcels, Mountain View's housing stock expanded at a slower pace than the County and region. The number of residential units in Santa Clara County grew by eight percent while the Bay Area housing stock increased by seven percent between 2000 and 2008.

As shown in Table 3.12, the largest proportion of housing units in the City is in large multifamily buildings (defined as structures with five or more units); 49 percent of units fall within this category. By comparison, only 26 percent of units in the County and the region are in large multifamily structures. An additional eight percent of Mountain View units are in small multifamily buildings (containing two to four units).

While a majority of housing units in Santa Clara County and in the Bay Area are single-family detached units, only 28 percent of Mountain View units fall within this category. Another 12 percent of Mountain View housing units are single-family attached units (i.e., townhouses, rowhomes, and duplexes). Mobile homes represent the smallest share of the City's housing stock at just four percent of all units.

Single-family attached units in Mountain View experienced the greatest growth between 2000 and 2008, increasing by nine percent. Units in large multifamily buildings experienced the second largest increase during this period at four percent. Mountain View's stock of units in small multifamily buildings actually decreased slightly between 2000 and 2008. This finding is consistent with reports from the City that smaller multifamily buildings have been redeveloped with a variety of housing types such as condominiums, townhomes, rowhomes, and small-lot single-family development

Table 3.12: Housing Units by Type, 2000-2008

	2000		2008		% Change
Mountain View	**Number of Units**	**% Total**	**Number of Units**	**%Total**	**2000-2008**
Single Family Detached	9,145	28.2%	9,318	27.8%	1.9%
Single Family Attached	3,700	11.4%	4,038	12.1%	9.1%
Multifamily 2 to 4 Units	2,670	8.2%	2,650	7.9%	-0.7%
Multifamily 5+Units	15,686	48.4%	16,238	48.5%	3.5%
Mobile Home	1,231	3.8%	1,231	3.7%	0.0%
Total	**32,432**	**100.0%**	**33,475**	**100.0%**	3.2%
					% Change
Santa Clara County	**Number of Units**	**% Total**	**Number of Units**	**% Total**	**2000-2008**
Single Family Detached	323,913	55.9%	336,196	54.0%	3.8%
Single Family Attached	52,739	9.1%	55,834	9.0%	5.9%
Multifamily 2 to 4 Units	46,371	8.0%	46,932	7.5%	1.2%
Multifamily 5+Units	136,628	23.6%	164,151	26.4%	20.1%
Mobile Home	19,678	3.4%	19,666	3.2%	-0.1%
Total	**579,329**	**100.0%**	**622,779**	**100.0%**	7.5%
					% Change
Bay Area (a)	**Number of Units**	**% Total**	**Number of Units**	**% Total**	**2000-2008**
Single Family Detached	1,376,861	53.9%	1,466,501	53.7%	6.5%
Single Family Attached	224,824	8.8%	233,612	8.5%	3.9%
Multifamily 2 to 4 Units	266,320	10.4%	272,843	10.0%	2.4%
Multifamily 5+Units	623,388	24.4%	699,127	25.6%	12.1%
Mobile Home	61,011	2.4%	61,328	2.2%	0.5%
Total	**2,552,404**	**100.0%**	**2,733,411**	**100.0%**	**7.1%**

Note:

(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: CA Department of Finance, Table E-5, 2008; BAE, 2009.

Building Permit Trends

Building permit trends demonstrate that while Mountain View experienced growth in multifamily units between 2000 and 2008, new residential development has largely focused on single-family homes (detached and attached). Since 2000, 54 percent or 753 units constructed in the City of Mountain View were for single-family units (see Table 3.13). Another 637 units were completed in multifamily buildings with five or more units in the City between 2000 and 2008.

Table 3.13: Building Permits by Building Type in Mountain View, 2000-2008 (a)

Building Type	2000	2001	2002	2003	2004	2005	2006	2007	2008	Total	% of Total
Single Family Detached	16	30	27	14	28	20	74	43	72	**324**	**23.3%**
Single Family Attached	61	52	75	1	6	18	21	110	85	**429**	**30.8%**
Mobile Homes	0	0	0	0	0	0	0	0	0	**0**	**0.0%**
2-4 Units	0	0	0	0	0	0	2	0	0	**2**	**0.1%**
5+ Units	160	44	211	41	7	0	120	0	54	**637**	**45.8%**
Total	**237**	**126**	**313**	**56**	**41**	**38**	**217**	**153**	**211**	**1,392**	**100.0%**

Notes:
(a) Reports "finaled" building permits (i.e. completed units).
Sources: CA Dept. of Finance, 2009; City of Mountain View, 2009; BAE, 2009.

Key Housing Stock Findings

- **Although Mountain View has an older housing stock, the City's homes generally remain in good condition.** Approximately 53 percent of homes in the City are 40 years old or older. However, according to the 2000 Census, less than one percent of housing units lack complete plumbing or kitchen facilities. Although there are scattered examples of units that have fallen into disrepair, overall the housing stock in Mountain View is in good condition. Due in part to a strong housing market and increased demand for housing, owners have been compelled to invest in and maintain their properties over time. Goal #3 of this Housing Element seeks to maintain the good condition of the City's housing stock through a series of policies and implementation programs.

- **There are a moderate number of soft-story buildings in the City, which can be particularly vulnerable to collapse and failure during earthquakes.** These are low-rise, multi-story, wood frame structures, with an open wall condition on the first floor, leading to seismic weakness. Approximately 19 percent of multifamily buildings in Mountain View are soft-story buildings. In response to this issue, Goal #3, Program #4 of this Housing Element calls for a City-sponsored study to evaluate the policy options for retrofitting soft-story buildings.

- **Compared to Santa Clara County and the Bay Area, Mountain View has a higher proportion of units in large multifamily buildings and a smaller percentage of detached single-family homes.** Approximately 49 percent of the City's housing units are in large multifamily and 28 percent are single-family detached units. Overall, there were 33,475 housing units in Mountain View in 2008, an increase of three percent since 2000.

- **Building permit data indicates that new residential development in Mountain View has largely focused on detached and attached single-family homes.** Between 2000 and 2008, 54 percent or 753 of the residential building permits issued by the City were for single-family units. Another 637 permits were issued for units in large multifamily buildings with five or more units during this time period. Given the limited supply of easily-developed land in Mountain View, and the need to accommodate future growth, the City will need to consider strategic production and location of higher density housing. Housing Element Goal #1 and its associated policies and programs, which address the need for the production of new housing and locating higher density development near transit, Downtown, employment centers, and services.

3.5. Market Conditions and Housing Affordability

This section of the Needs Assessment discusses housing market conditions in Mountain View. This information evaluates how the private housing market provides for the needs of various economic segments of the local population.

Rental Market Characteristics and Trends

A review of rental market conditions in Mountain View was conducted using data from RealFacts, a private vendor that collects quarterly rental data from apartment complexes with 50 or more units. This database includes over 7,700 units in the City, representing approximately 40 percent of Mountain View's renter-occupied housing units.

As shown in Table 3.14, Mountain View had an average rent of $1,730 for the fourth quarter of 2008. RealFacts reports rents for studios averaging $1,240 a month, a $1,594 average monthly rent for one-bedroom units, and a monthly rent of $2,127 and $2,388 for two- and three-bedroom units, respectively. On average, rents have increased by 15 percent between 2006 and 2008, an indicator of a strong rental market. Looking at longer-term trends, Mountain View and Santa Clara County rents have risen and fallen in tandem with the economic cycle. Average rents peaked in 2001 at $1,872, fell to $1,310 by 2004 in the wake of the "dot-com" collapse, then steadily rose over the next four years to peak once more in 2008 at $1,737[9]. Data from the first half of 2009 indicate that rents have begun to decline in Mountain View and the region, a function of growing unemployment and the economic recession. Between the fourth quarter of 2008 and the second quarter of 2009, average rents across unit types declined by 10 percent to $1,562 in Mountain View.

[9] Annual average for 2008 differs from Q4 figure cited earlier.

Table 3.14: Overview of Rental Market, Mountain View, Q4 2008

CURRENT MARKET DATA - Q4 2008

Unit Type	Number	Percent of Mix	Avg. Sq. Ft.	Avg. Rent	Avg. Rent/Sq. Ft.
Studio	709	9%	480	$1,240	$2.58
Jr 1BR/1 BA	430	6%	571	$1,331	$2.33
1 BR/1 BA	3,227	42%	695	$1,594	$2.29
2 BR/1 BA	1,168	15%	901	$1,698	$1.88
2BR/1.5 BA	24	0%	980	$1,770	$1.81
2 BR/2 BA	1,504	20%	1,015	$2,127	$2.10
2 BR TH	247	3%	1,068	$2,209	$2.07
3 BR/ 1 BA	5	0%	1,000	$2,035	$2.04
3 BR/2 BA	359	5%	1,204	$2,388	$1.98
3 BR/3 BA	6	0%	1,491	$4,060	$2.72
3 BR TH	26	0%	1,300	$2,753	$2.12
4 BR	5	0%	1,240	$1,790	$1.44
Totals	**7,710**	**100%**	**802**	**$1,730**	**$2.16**

AVERAGE RENT HISTORY - ANNUAL

Unit Type	2006	2007	2006-2007 % Change	2008 (b)	2006-2008 % Change
Studio	$1,143	$1,373	20.1%	$1,229	7.5%
Jr 1BR	$1,079	$1,242	15.1%	$1,316	22.0%
1BR/1 BA	$1,419	$1,625	14.5%	$1,615	13.8%
2 BR/1 BA	$1,417	$1,615	14.0%	$1,713	20.9%
2 BR/2 BA	$1,872	$2,119	13.2%	$2,122	13.4%
2 BR TH	$1,847	$2,096	13.5%	$2,206	19.4%
3 BR/2 BA	$1,971	$2,210	12.1%	$2,361	19.8%
3 BR TH	$2,450	$2,762	12.7%	$2,891	18.0%
All Units	**$1,509**	**$1,725**	**14.3%**	**$1,737**	**15.1%**

OCCUPANCY RATE

Year	Average Occupancy
2004	94.4%
2005	95.1%
2006	96.9%
2007	96.9%
2008	96.0%

AGE OF HOUSING INVENTORY (by Project)

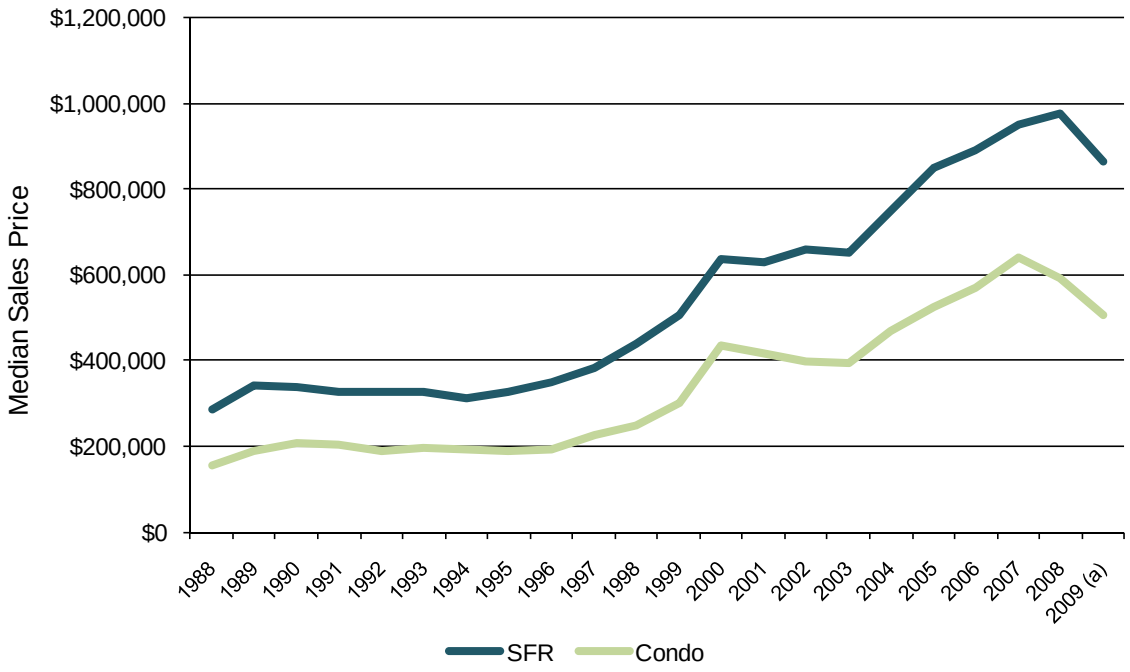
Year	Percent of Projects
Pre 1960's	3.4%
1960's	67.8%
1970's	22.0%
1980's	3.4%
1990's	1.7%
2000's	1.7%

Notes:
(a) Represents only housing complexes with 50 units or more.
(b) Represents 12-month average for 2008. Differs from Current Market Data average rent, which is reported for 4th Quarter 2008 only.
Sources: RealFacts, Inc., 2009; BAE, 2009.

Home Sale Trends

As shown in Figure 3.1, home values in Mountain View have increased significantly since 2000. According to DataQuick Information Systems, the median sales price for a single-family home increased by 53 percent from $637,000 in 2000 to $975,000 in 2008. The median sales price for condominiums peaked in 2007 at $640,000, a 47 percent increase from 2000.

Figure 3.1: Annual Median Home Price, Mountain View, 1990-2008



While many other markets in California and across the country have seen home values fall during the current economic downturn, sales prices in Mountain View remained relatively strong through the first quarter of 2009. Table 3.15 provides home sale activity for March 2008 and 2009 for Mountain View and neighboring cities. As shown, the median sales price for new and resale single-family homes and condominiums in Mountain View in March 2009 had declined by nine percent on a year-over-year basis. By comparison, the cities of Cupertino, Palo Alto, and Sunnyvale saw larger declines during the same time period. The median sales price in Cupertino fell by 14 percent while Palo Alto and Sunnyvale saw a 21 percent and 34 percent decline, respectively. Overall, the median sales price in Santa Clara County declined by 40 percent.

Table 3.15: Home Sales Activity, March 2009 (a)

	Median Sales Price		
Area	March 2009	March 2008	% Change Yr-to-Yr
Mountain View	$700,000	$772,000	-9.3%
Cupertino	$945,000	$1,095,750	-13.8%
Palo Alto	$1,195,000	$1,517,500	-21.3%
Sunnyvale	$498,000	$750,000	-33.6%
Santa Clara County	$405,000	$680,000	-40.4%

Notes:
(a) Reporting new and resale single-family homes and condominiums.
Sources: DQ News, 2009; BAE, 2009

Although sales prices have remained relatively robust in Mountain View, sales volume has reached its lowest point since 1990. In 2008, 322 single-family homes and 301 condominiums were sold in Mountain View. As Figure 3.2 illustrates, sales volume for single-family homes peaked with 624 sales in 1999, the height of the "dot-com" boom, while condominium sales reached their highest point in 2004, with 685 units. For most of the eighteen year sample period, the number of condominium sales has exceeded the number of single-family home sales, a function of the City's concentration of multifamily homes.

Figure 3.2: Annual Home Sales Volume, Mountain View, 1990-2008

Notes:
(a) 2009 data includes January to May 2009.
Sources: DataQuick, 2009; BAE, 2009.

Housing Occupancy and Vacancy Status

Table 3.16 presents housing vacancy conditions in Mountain View in 2000. A low vacancy rate indicates that the demand for housing exceeds the available supply, typically resulting in higher housing prices. In 2000, Mountain View's vacancy rate of 3.7 percent was higher than the Santa Clara County and Bay Area rates, but lower than the statewide vacancy rate of 5.8 percent.

Table 3.16: Occupancy and Vacancy Status, Rental and Ownership Units, 2000

	Mountain View		Santa Clara County		California	
Occupancy Status	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Occupied Housing Units	31,242	96.3%	565,863	97.7%	11,502,870	94.2%
Vacant Housing Units (a)	1,190	3.7%	13,466	2.3%	711,679	5.8%
Total	**32,432**	**100.0%**	**579,329**	**100.0%**	**12,214,549**	**100.0%**
Homeowner Vacancy Rate (b)	0.6%		0.5%		1.4%	
Rental Vacancy Rate (b)	1.6%		1.8%		3.7%	

Notes:
(a) Includes vacant units that are for rent or for sale, and units that are rented or sold but not occupied.
Also include units for seasonal, recreational or occasional use, for migrant workers, and units vacant for other reasons.
(b) Excludes vacant units used for seasonal, recreational, or occasional use.
Sources: U.S. Census, SF1-H3 and DP-1, 2000; BAE, 2009

Ownership Housing. Housing economists generally consider a two percent vacancy rate for homeownership units as sufficient to provide adequate choice and mobility for residents. According to the 2000 Census, Mountain View's vacancy rate for homeownership units in 2000 was 0.6 percent. Vacancy in 2000, the peak of the "dot-com" boom, was also low in Santa Clara County at 0.5 percent. The statewide homeownership vacancy rate at the same time was higher at 1.4 percent. The low homeownership vacancy rate in Mountain View in 2000 was indicative of the tight housing market at the time. More recent data on the vacancy rate among owner-occupied units in Mountain View is not available.

Rental Housing. A rental vacancy rate of five percent is considered sufficient to provide adequate choice and mobility for residents. In 2000, Mountain View's rental vacancy rate stood at 1.6 percent, compared to 1.8 percent for the County and 3.7 percent for the state overall. More recent data from RealFacts suggests that rental vacancy rates have increased since 2000. The vacancy rate for rental units in buildings with 50 or more units was 4.0 percent in 2008, and 4.7 percent in the second quarter of 2009. These rates fall below the five percent benchmark for a "healthy" rental market. Again, Mountain View's current rental vacancy rate is generally consistent with rental markets throughout the region. Despite the City's relatively strong ownership market, the regional trends, including uncertainty in the labor market, continue to compel many households to continue to rent. In addition, current lending practices that require higher downpayments to buy a home compel people to continue to rent.

Housing Affordability for Various Income Groups

Affordability is generally discussed in the context of households with different income levels. Households are categorized as extremely low-income, very low-income, low-income, moderate-income, or above moderate-income, based on household size and percentages of the Area Median Income (AMI). These income limits are established annually by the California Department of

Housing and Community Development (HCD). Federal, state, and local affordable housing programs generally target households up to 120 percent of AMI, with a particular focus on households up to 80 percent of AMI.

Table 3.17 provides the maximum income limits for a four-person household in Santa Clara County in 2008.

Table 3.17: Household Income Limits, Santa Clara County, 2008

Income Category	Definition as % of AMI	Top of Income Range (a)
Extremely Low	0% to 30%	$31,850
Very Low	31% to 50%	$53,050
Low	51% to 80%	$84,900
Moderate	81% to 120%	$126,600
Median	*100%*	*$105,500*

Notes:
(a) Based on HCD 2008 Household Income Limits for a four-person household in Santa Clara County.
Sources: California Department of Housing and Community Development, 2008; BAE, 2009.

These income groups can also be viewed as households with various occupational mixes. Figure 3.3 provides representative households for Santa Clara County, with hypothetical jobs and family compositions, as examples of the various household types in various income categories.

Figure 3.3: Representative Households for Santa Clara County, 2008

Moderate Income Household (80% - 120% AMI)

Estimated Annual Income: $84,900 - $126,600
One parent works as an elementary school teacher, the other works as a secretary; they have two children.

Low Income Household (50% - 80% AMI)

Estimated Annual Income: $53,050 - $84,900
One parent works as an office building janitor, the other works as a childcare provider; they have two children

Very Low Income Household (Up to 50% AMI)

Estimated Annual Income: Up to $42,450
Single-parent works as a retail clerk and is the only source of financial support in the family; the family has one child.

Sources: Calfironia Department of Housing and Community Development, 2008; Nonprofit Housing Association of Northern California, 2008; BAE, 2008

Ability to Purchase/Rent Homes

Table 3.18 shows affordability scenarios for four-person households with very low-, low-, and moderate-incomes. The analysis compares the maximum affordable sales price for each of these households to the market rate prices in Mountain View between July 1, 2008 and January 20, 2009. The maximum affordable sales price was calculated using household income limits published by HCD, conventional financing terms, and assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance. Appendix E shows the detailed calculations used to derive the maximum affordable sales price. Home sale data for Mountain View between July 1, 2008 and January 20, 2009 was obtained from DataQuick Information Systems.

As shown in Table 3.18, the median sales price for single-family homes in Mountain View was $980,000 during the sample period. By comparison, the highest cost residence that a moderate-income family could afford is $578,800. Only seven percent of single-family homes sold between July 1, 2008 and January 20, 2009 were at this price point. This analysis indicates that for all but above moderate-income households, current market prices present a serious obstacle to single-family homeownership.

Condominiums are more affordable for moderate-income households in Mountain View, but remain out of reach for very low- and low-income households. Mountain View condominiums sold for a median price of $590,000 between July 1, 2008 and January 20, 2009. As discussed

previously, a four-person, moderate-income household could qualify to purchase a residence costing up to $578,800. Just over 42 percent of condominiums sold fell within this price range. However, only 19 percent of condominiums were sold at prices affordable to four-person, low-income households.

In reviewing these findings, it is important to note that credit markets have tightened in tandem with the decline in home values. As such, although homes have become more affordable, lender requirements for a minimum down payment or credit score may present a greater obstacle for buyers today. More accessible home loan products are available, including Federal Housing Administration (FHA) loans. FHA loans are insured by the federal government, and have traditionally allowed lower-income households to purchase a home that they could not otherwise afford. However, interviews with lenders suggest that many households are not aware of these programs. Moreover, many loan officers prefer to focus on conventional mortgages because of the added time and effort associated with processing and securing approval on a FHA loan.[10]

Table 3.18 also compares the maximum affordable monthly rent for a four-person household with the market rate rent for three-bedroom, two-bath apartments.[11] Maximum affordable monthly rents assumed that households pay 30 percent of their gross income on rent and utilities. According to RealFacts, the average monthly rent for a three-bedroom, two-bath unit in Mountain View in the fourth quarter of 2008 was $2,388. This analysis suggests that very low- and low-income renters must pay in excess of 30 percent of their incomes to compete in the current market without some form of rental subsidy. The gap is especially large for very low-income households who have to pay over 50 percent of their income to afford the average market rent, This analysis suggests that only moderate-income households can afford the average monthly rent in Mountain View.

[10] Thompson, Samuel, Chase Bank, phone interview with BAE, July 8, 2009.

[11] 3-bedroom, 2-bath units were used for this analysis to reflect space needs of a 4-person household. This is an industry standard approach to analyzing affordability.

Table 3.18: Affordability of Market Rate Housing in Mountain View (a)

FOR-SALE

Income Level	Max. Affordable Sale Price (b)	Percent of SFRs on Market within Price Range (c)	Percent of Condos on Market within Price Range (c)
Very Low-Income (Up to 50% AMI)	$242,500	3.6%	1.1%
Low-Income (Up to 80% AMI)	$388,100	4.5%	18.9%
Moderate-Income (Up to 120% AMI)	$578,800	7.1%	42.1%
		Single-Family Residence (c)	Condominiums (c)
Median Sale Price		$981,000	$595,000

RENTAL

Income Level	Max. Affordable Monthly Rent (d)	Average Market Rent (e)
Very Low-Income (Up to 50% AMI)	$1,146	$2,388
Low-Income (Up to 80% AMI)	$1,943	$2,388
Moderate-Income (Up to 120% AMI)	$2,985	$2,388

Notes:
(a) Affordable sale price and rent based on a four-person household income, as defined by CA HCD for Santa Clara County.
(b) Assumptions used to calculate affordable sale price.

Annual Interest Rate (Fixed)	5.5%	
Term of mortgage (Years)	30	
Percent of sale price as down payment	20%	
Initial property tax (annual)	1.00%	
Mortgage insurance as percent of loan amount	0.00%	
Annual homeowner's insurance rate as percent of sale pr	0.11%	CA Dept. of Insurance website, based on average of all quotes, assuming 25-40 year-old home (per median age of HU's in Mtn. View) and Homeowner's Insurance covering 75% value of median 3 BR SFR in Mtn. View ($963,750).
Percent of household income available for PITI	30%	

PITI = Principal, Interest, Taxes, and Insurance
(c) Based on all full and verified sales of units in Mountain View between from July 1, 2008- Jan 20, 2009 in Mountain View.
(d) Assumes 30 percent of household income spent on rent and utilities, based on Santa Clara County Housing Authority utility allowance.
(e) For three-bedroom, two-bath units in Mountain View, per RealFacts. Based on rent survey from fourth quarter 2008.
Sources: DataQuick, 2009; RealFacts, 2009; Santa Clara County Housing Authority, 2008; CA HCD, 2008; BAE, 2009.

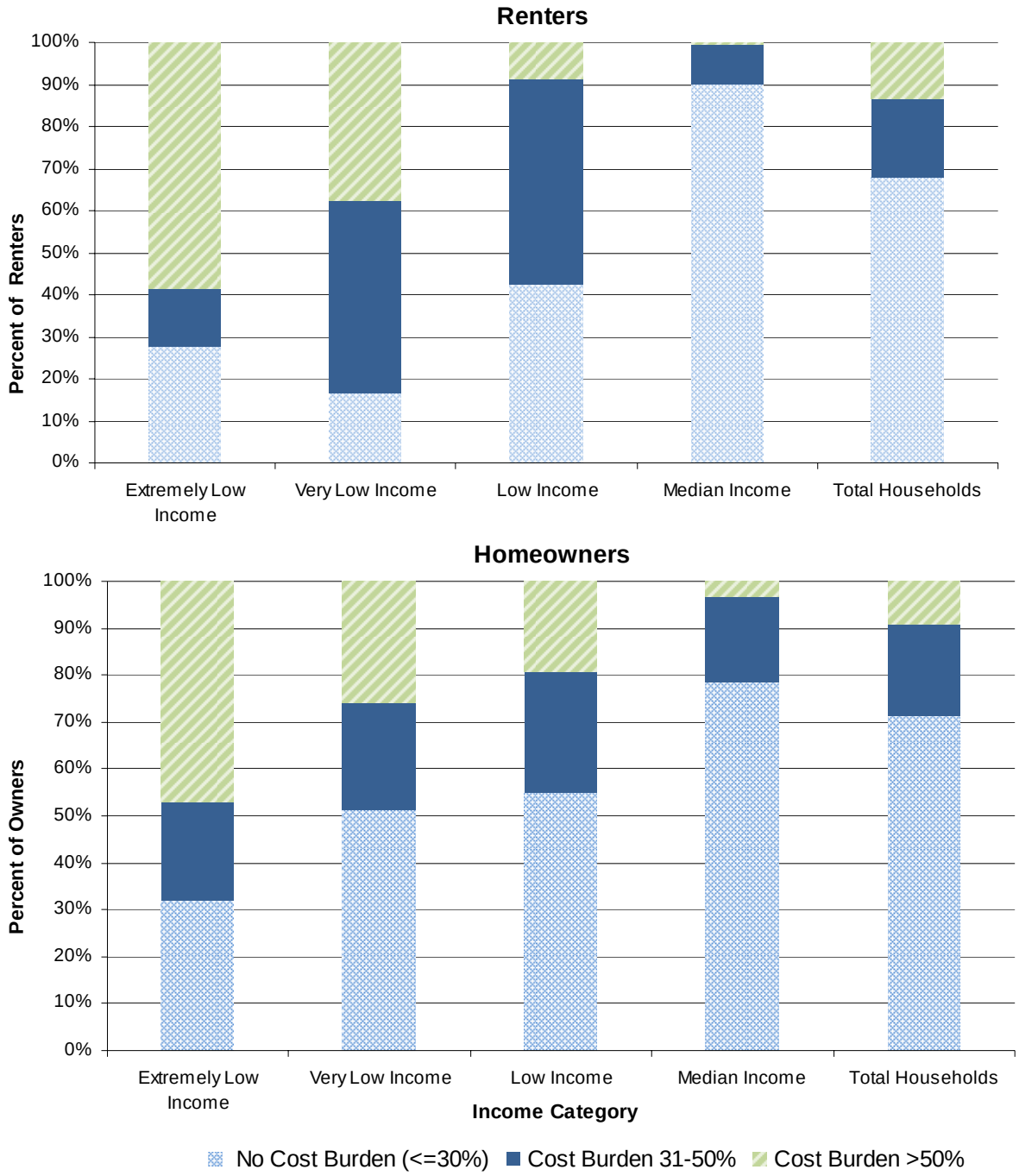
Overpayment

According to HUD standards, a household is considered "cost-burdened" (i.e., overpaying for housing) if it spends more than 30 percent of gross income on housing-related costs. Households are "severely cost burdened" if they pay more than 50 percent of their income on housing costs. The 2000 Census reports that 32 percent of renters and 29 percent of homeowners were overpaying for housing in Mountain View. Throughout Santa Clara County, 36 percent of renters and 28 percent of homeowners were cost-burdened in 2000.

The housing cost burden is particularly pronounced for extremely low- and very low-income households. In 2000, 59 percent of extremely low-income renters and 37 very low-income renters were severely cost burdened. This finding is consistent with the analysis of the local housing market discussed above, which revealed that market rate rents and prices generally exceed the

capacity of lower-income households. Current economic conditions, particularly as they relate to job losses and unemployment, may result in an increase of overpayment in Mountain View and throughout Santa Clara County. However, more recent data on the percent of households experiencing housing cost burden is unavailable.

Figure 3.4: Housing Cost Burden by Tenure, Mountain View, 2000



Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009

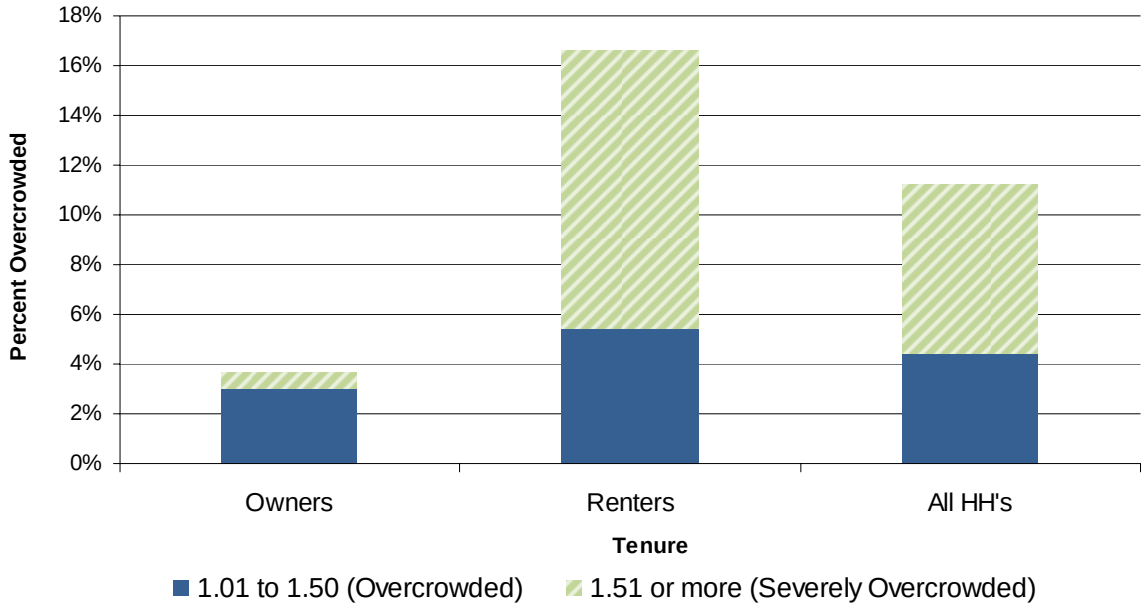
Overcrowding

A lack of affordable housing can result in overcrowded households. The U.S. Census defines "overcrowding" as more than one person per room, excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered to be severely overcrowded. Figure 3.5 illustrates the overcrowding rate among renters and owners in Mountain View. In 2000, four percent of the City's households were overcrowded, while seven percent of all households were severely overcrowded. During the current economic downturn, the presence of overcrowding may have increased due to rising unemployment and foreclosures. However, more recent data on overcrowding is unavailable.

Overcrowding was substantially higher among renters, with 17 percent living in crowded conditions. This includes six percent of renter households that were overcrowded and 11 percent that were severely overcrowded. By comparison, only three percent of owner households were overcrowded and less than one percent was severely overcrowded.

Overall, Santa Clara County households experienced overcrowding at a higher rate than Mountain View households. Twenty-three percent of renter households and eight percent of owner households county-wide were overcrowded in 2000.

Figure 3.5: Overcrowded Households, Mountain View, 2000 (a)



Notes: (a) The U.S. Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.
Sources: U.S. Census, SF3-H20, 2000; BAE, 2009.

Key Housing Market and Affordability Findings

- **Home sales price and rent trends in Mountain View are indicative of the City's strong residential market.** Home values have increased significantly since 2000, with the median sales price for a single-family home increasing by 52 percent to $969,500 in 2008. Condominium prices also grew rapidly, increasing by 37 percent to $596,000 in 2008. While many other markets in California and across the country have seen home values fall during the current economic downturn, sales prices in Mountain View remained relatively strong through the end of 2008. As of March 2009, the median sales price had only declined by nine percent on a year-over-year basis. In comparison, Santa Clara County as a whole saw a 40 percent decline.

  Market rents in Mountain View have increased by 15 percent between 2006 and 2008, an indicator of a robust rental market. Potential homebuyers have continued to rent given the ongoing uncertainty in the economy. The average monthly rent for all unit types was $1,730 in Mountain View for the fourth quarter of 2008.[12] However, data from the first half of 2009 indicate that rents have begun to decline in Mountain View, a function of the recession. Between the fourth quarter of 2008 and the second quarter of 2009, average rents across unit types declined by 10 percent in Mountain View. This emerging trend is consistent with long-term rental trends in Mountain View, which show increases and declines in tandem with the economic cycle.

- **Due to Mountain View's high sales prices and monthly rents, housing remains largely unaffordable for many very low-, low-, and moderate-income households.** Assuming that households spend 30 percent of gross income on mortgage payments, taxes, and insurance, the maximum affordable sales price that a moderate-income, four-person household could afford is $578,800. Only seven percent of single-family homes sold between July 1, 2008 and January 20, 2009 fell within this price range. While condominiums and average market rents are more affordable for moderate-income households, they remain out of reach for very low- and low-income households. These findings emphasize the ongoing need to support the production of affordable subsidized housing in Mountain View, and programs to assist first-time homeowners in entering the ownership market. Housing Element Goal #2 and its associated policies and programs addresses this need through actions that provide assistance to households at different income levels.

- **High housing costs can force households to overpay for housing or live in**

[12] Based on quarterly survey of complexes with 50 or more units by RealFacts.

overcrowded situations. In 2000, 32 percent of renters and 29 percent of homeowners were overpaying for housing in the City. The housing cost burden was particularly pronounced for extremely low- and very low-income households in Mountain View. Seventeen percent of renter households and four percent of owner households were overcrowded in the City. Overall, Santa Clara County households experienced overpayment and overcrowding at a higher rate than Mountain View households. Again, this finding indicates the need for supply- and demand-side affordable housing strategies, as outlined under Goals #1, #2, #4, and #6 of this Housing Element. These goals aim to support the production of new housing, provide assistance to households in addressing their housing needs, preserve subsidized units at risk of conversion to market rate housing, and support fair and equal housing for all segments of the community.

3.6. Assisted Housing at Risk of Conversion

State Law requires Housing Elements to include an inventory of subsidized affordable housing developments that could be at-risk of conversion to market rates during the 10-year period that follows the adoption of the Element. Many subsidized affordable housing developments receive government funding that requires units be made affordable for a specified amount of time. At-risk developments include projects where the required affordability term is expiring in the next 10 years and could convert to market rates. For those units at-risk of conversion, the Housing Element must estimate the cost to preserve or replace the at-risk units, to identify the resources available to help in the preservation or replacement of those units, and to identify those organizations that could assist in these efforts.

Table 3.19 presents an inventory of the existing affordable units in Mountain View, along with the year affordability requirements associated with different funding sources expire. As shown, none of the subsidized units in Mountain View have affordability terms that would expire in the next 10 years.

Table 3.19: Inventory of Existing Affordable Housing Units

Development	Total Units	Subsidized Units	Units for Seniors	Income Targeting per Regulatory Agreements (a) Very Low	Low	Expiration Year (b)	Funding Source (c)
Ginzton Terrace	107	105	107	53		2048	LIHTC
375 Oaktree Drive					107	2013	CDBG
					107	2023	CCRC
San Veron Park	32	32	3	23	9	2044	CDBG
870 San Veron Ave.							
Sierra Vista I	34	34	0	34	0	2032	CDBG
1909 Hackett Ave.							
Paulson Park Apts. I	149	148	148		60	2029	LIHTC
90 Sierra Vista Ave./1929 Hackett				8		2073	HOME
				146		2034	CDBG
Paulson Park Apts. II	104	104	104	103		2063	CDBG
111 Montebello Avenue				11		2063	HOME
Fairchild Apts.	18	18	0	18	0		Private
159 Fairchild Drive							
The Fountains	124	123	123		112	2019	LIHTC
2005 San Ramon Ave.				124		2044	HOME
Maryce Freelen Place	74	74	0	36		2044	CDBG
2230 Latham Street				4		2025	HOME
					30	2027	LIHTC
Monte Vista Terrace	150	149	135		60	2060	LIHTC
1101 Grant Road							
San Antonio Place	120	120	0	118	2	2052	CDBG
210 San Antonio Circle						2057	HOME
Shorebreeze Apts.	120	120	72	5	5	2027	HOME
460 N. Shoreline Blvd.				69	69	Life of Project	CDBG
					48	2027	LIHTC
Tyrella Gardens	56	56	8		34	2058	CDBG
449 Tyrella Ave.				16	39	2059	LIHTC
TOTAL	**1,088**	**1,083**	**700**				

Notes:

(a) Very low-income units serve households earning up to 50 percent of AMI. Low-income units serve households earning up to 66 percent of AMI. Does not sum to total units because of varying affordability requirements per regulatory agreement.

(b) Expiration year refers to the year at which affordability requirements associated with various funding sources end and the units could be converted to market rate.

(c) Funding source definitions: CDBG - Community Development Block Grant HOME - HOME Program Funding LIHTC - Low Income Housing Tax Credits CCRC - CA Community Reinvestment Corporation

Sources: City of Mountain View, 2010; BAE, 2010

3.7. Special Needs Populations

Government Code Section 65583(a)(7) requires that Housing Elements include "an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter." This section of the Needs Assessment profiles these populations with special housing needs.

Elderly

Many elderly residents face a unique set of housing needs, largely due to physical limitations, lower household incomes, and health care costs. Unit sizes and accessibility to transit, health care, and other services are important housing concerns for this population. Housing affordability also represents a key issue for seniors, many of whom are living on fixed incomes. As the Baby Boom generation ages, the need for senior housing serving various income levels is expected to continue growing in the Bay Area, California, and nation.

As Table 3.20 indicates, 13 percent of householders in Mountain View were between 65 years and 84 years old in 2000 while another two percent were 85 years old or over.[13] Santa Clara County has a slightly higher proportion of elderly householders with a total of 16 percent over the age of 65. Nearly 69 percent of households between 65 and 84 years old in Mountain View owned their homes. While this homeownership rate is substantially higher than the rate for non-elderly households in the City, it is lower than the rate among elderly households in Santa Clara County as a whole. The limited supply of ownership housing in Mountain View, compared to the County, likely contributes to this trend. In 2000, the percentage of seniors that own single-family homes in Mountain View was 22 percent compared to 17 percent Countywide.

[13] More recent data is unavailable.

Table 3.20: Elderly Household by Tenure, 2000

	Mountain View		Santa Clara County	
Householder 15-64 years	**Number**	**Percent**	**Number**	**Percent**
Owner	9,772	36.8%	268,358	56.6%
Renter	16,791	63.2%	205,742	43.4%
Total	**26,563**	**100.0%**	**474,100**	**100.0%**
Householder 65-84 years	**Number**	**Percent**	**Number**	**Percent**
Owner	2,836	68.6%	63,919	78.0%
Renter	1,297	31.4%	17,980	22.0%
Total	**4,133**	**100.0%**	**81,899**	**100.0%**
Householder 85+ years				
Owner	301	65.0%	6,359	64.5%
Renter	162	35.0%	3,505	35.5%
Total	**463**	**100.0%**	**9,864**	**100.0%**
Total Households	**31,159**		**565,863**	
Percent Householders 65-84 years	**13.3%**		**14.5%**	
Percent Householders 85+ years	**1.5%**		**1.7%**	
Total Percent Elderly (65+ years)	**14.8%**		**16.2%**	

Sources: U.S. Census 2000, SF3-H14; BAE, 2009.

Mountain View's elderly renter households (65 years old and over) were more likely to be lower-income than their homeowner counterparts. As shown in Table 3.21, 74 percent of elderly renter households earned less than 80 percent of median family income, compared to just 49 percent of elderly owner households in 2000.[14]

[14] More recent data is unavailable.

Table 3.21: Elderly Household Income by Tenure, Mountain View, 2000 (a)

Elderly Renter Households (b)	Number	Percent
30% MFI or Less	712	43.2%
31% to 50% MFI	324	19.6%
51% to 80% MFI	182	11.0%
81% MFI of Greater	432	26.2%
Total	**1,650**	**100.0%**

Elderly Owner Households	Number	Percent
30% MFI or Less	598	17.9%
31% to 50% MFI	694	20.8%
51% to 80% MFI	350	10.5%
81% MFI of Greater	1,694	50.8%
Total	**3,336**	**100.0%**

Total Elderly Households	Number	Percent
30% MFI or Less	1,310	26.3%
31% to 50% MFI	1,018	20.4%
51% to 80% MFI	532	10.7%
81% MFI of Greater	2,126	42.6%
Total (c)	**4,986**	**100.0%**

Notes:
(a) Figures reported above are based on the HUD-published CHAS 2000 data series, which uses reported 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, which are calculated for Mountain View. Elderly household defined as those with householders 65 years old and over.
(b) Median Family Income for Santa Clara County.
(c) Totals may be different from previous table due to HUD special tabulations of Census 2000 data.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from Census 2000; BAE, 2009.

Generally, elderly households tend to pay a larger portion of their income to housing costs than other households. As Table 3.22 indicates, 50 percent of elderly renter households in Mountain View overpaid for housing and 26 percent severely overpaid in 2000. Elderly homeowners in Mountain View were less cost burdened than elderly renters. Twenty-eight percent of elderly homeowners overpaid for housing while 11 percent severely overpaid. Very low-income elderly renters had the highest incidence of housing cost burden with 73 percent overpaying for housing and 43 percent are severely overpaying for housing.[15]

[15] More recent data is unavailable.

Table 3.22: Cost Burden for Elderly Households by Income Level, Mountain View, 2000 (a)

	Income Level				All Elderly
	Extr. Low	Very Low	Low	Median+	Households
Elderly Renter Households (b)	**712**	**324**	**182**	**432**	**1,650**
% with Any Housing Problems	57.3%	75.6%	47.8%	29.4%	52.5%
% Cost Burden >30%	53.9%	72.5%	45.6%	29.4%	50.2%
% Cost Burden >50%	30.9%	43.2%	22.0%	7.6%	26.2%
Elderly Owner Households	**598**	**694**	**350**	**1,694**	**3,336**
% with Any Housing Problems	64.0%	36.6%	24.3%	13.5%	28.5%
% Cost Burden >30%	64.0%	36.0%	24.3%	13.5%	28.4%
% Cost Burden >50%	34.8%	11.5%	4.3%	3.0%	10.6%
Total Elderly Households	**1,310**	**1,018**	**532**	**2,126**	**4,986**
% with Any Housing Problems	60.4%	49.0%	32.3%	16.7%	36.4%
% Cost Burden >30%	58.5%	47.6%	31.6%	16.7%	35.6%
% Cost Burden >50%	32.7%	21.6%	10.4%	3.9%	15.8%

Notes:
(a) Figures reported above are based on the HUD-published CHAS 2000 data series, using 1999 incomes. CHAS data reflect HUD-defined household income limits, for various household sizes, calculated for Mountain View.
Elderly household defined as those with householders 65 years old and over.
(b) Renter data does not include renters living on boats, RVs or vans, excluding approximately 25,000 households nationwide.
Definitions:
Any Housing Problems signifies cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009.

Mountain View offers a number of housing resources for seniors. As shown in Table 3.23, there are 16 Residential Care Facilities for the Elderly (RCFEs) with a total capacity of 152 residents. RCFEs provide care, supervision, and assistance with daily living such as bathing and grooming.

Table 3.23: Residential Care Facilities for the Elderly, Mountain View

Name of Facility	Facility Location	Capacity
Aaedita Residential Care Home	1874 Villa Street	6
Alvin Place Care Home	2522 Alvin Street	6
Casa Pastel Lane	13348 Pastel Lane	6
Cypress Manor	467 Sierra Vista Avenue #1	6
Diamond Care Home	1617 Begen Avenue	6
Diamond Res. Care – Brook Place	1309 Brook Place	6
Monte Farley II	586 Burgoyne Street	4
Monte Farley Manor Guest Home	579 Farley Street	6
Paradise Care Home	1615 Miramonte Avenue	6
Pettis' Manor Family #B	739-B Pettis Avenue	6
Pettis' Manor Family #C	757 Pettis Avenue	15
Pinehill	801 Rose Avenue	6
Shalom Mountain View	1007 Miramonte Avenue	6
Springer House	1651 Springer Road	6
Urso's Monte Farley Manor III	381 Farley Street	6
Villa Siena	1855 Miramonte Avenue	55
Total	**16**	**152**

Sources: California Healthcare Foundation, 2009; State of California Community Care Licensing Division, 2009; BAE, 2009

In addition to assisted living facilities, there are a number of affordable independent rental facilities for seniors (See Table 3.24). According to Mid-Peninsula Housing Coalition, a non-profit organization that owns and operates six independent senior housing developments in the City, there is demand for more senior housing in Mountain View. There are waiting lists for each of the six projects it operates. Turnover at these developments is very low, with residents staying for ten, twenty, or even thirty years. Often residents do not leave unless health conditions no longer permit them to live independently.

There are several nonprofit organizations which help seniors secure housing. The Avenidas Information and Assistance program and the Community Services Agency's Senior Case Management program provide seniors with information on and referrals for housing opportunities. Staff at both organizations reported that there is demand for more senior housing in Mountain View, with the greatest need for affordable senior housing at both independent and assisted living facilities. While there are a number of subsidized independent senior housing projects, affordable assisted living in Mountain View is virtually nonexistent. The six affordable senior housing developments listed in Table 3.24 do not provide assisted living services.

Table 3.24: Subsidized Rental Housing for Seniors, Mountain View

	Unit Size				
	Studio	1 Bedroom	2 Bedroom	Total	Incomes Served
Paulson Park Apartments I	0	149	1	150	Section 8
Ginzton Terrace	8	93	6	107	Up to 60% AMI
Monte Vista Terrace	74	60	16	150	Section 8
Paulson Park Apartments II	0	89	15	104	Up to 45% of AMI
Shorebreeze Apartments (a)	0	69	0	69	Up to 60% AMI
The Fountains	0	124	0	124	Up to 60% AMI
Total	**82**	**584**	**38**	**704**	

Notes:
(a) Shorebreeze Apartments provides units for families and seniors. The development includes 120 total units, of which 69 are reserved for seniors.
Sources: Mid Peninsula Housing Coalition, 2009; Avenidas, 2009; BAE, 2009

Persons with Disabilities

A disability is a physical or mental impairment that limits one or more major life activities.[16] Persons with a disability generally have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require assisted living and supportive services in special care facilities.

Within the population of civilian, non-institutionalized residents, age five and older, the 2000 U.S. Census reports that 15 percent of Mountain View residents had a disability while 16 percent of Santa Clara County residents had a disability (see Table 3.25). Forty-five percent of persons with a disability in Mountain View were employed and between the ages of 16 years and 64 years old. Seniors (age 65 years and older) represented 28 percent of the City's disabled population.[17]

[16] According to the Americans with Disabilities Act, major life activities include seeing, hearing, speaking, walking, breathing, performing manual tasks, learning, caring for oneself, and working.
[17] More recent data on persons with disabilities is unavailable.

Table 3.25: Persons with Disabilities by Employment Status, Mountain View, 2000

	Mountain View		Santa Clara County	
Age Category and Employment Status	**Number**	**% of Total**	**Number**	**% of Total**
Age 5-15 (Not Employed) Children with a Disability	291	3.1%	9,419	3.7%
Age 16-64, Employed Persons with a Disability	4,249	44.6%	114,389	44.9%
Age 16-64, Not Employed Persons with a Disability	2,328	24.4%	70,311	27.6%
Age 65+ with a Disability	2,659	27.9%	60,610	23.8%
Total Persons with a Disability	**9,527**	**100.0%**	**254,729**	**100.0%**
Total Population (Civilian Non-Institutionalized 5 years+)	**65,832**		**1,552,217**	
Disabled Persons as Percent Total Population	**14.5%**		**16.4%**	

Sources: U.S. Census, SF3-P42, 2000; BAE, 2009.

According to the 2000 Census, employment disabilities, which are physical, mental, or emotional conditions lasting for six months or more that make it difficult to work, represented the most pervasive disability type in Mountain View. Approximately 73 percent of persons with disabilities, between the ages of 16 and 64 years, had employment disabilities (see Table 3.26). Another 36 percent of disabled persons in this age group had disabilities that prevented people from leaving their home to shop, visit the doctor, or access other services (a “go-outside-home disability”). It should be noted that individuals may have more than one type of disability.

Among seniors with disabilities in Mountain View, 69 percent had a physical disability and another 50 percent had a go-outside-home disability. The distribution of disability types in Santa Clara County paralleled that of Mountain View.

Table 3.26: Disabilities by Disability Type, 2000

	Age 5-15		Age 16-64		Age 65+		Total	
Disability Type	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)	Number	Percent of Persons with Disabilities (a)
City of Mountain View								
Sensory Disability	38	13.1%	619	9.4%	719	27.0%	1,338	14.0%
Physical Disability	41	14.1%	1,416	21.5%	1,823	68.6%	3,239	34.0%
Mental Disability	257	88.3%	942	14.3%	811	30.5%	1,753	18.4%
Self-Care Disability	91	31.3%	391	5.9%	606	22.8%	997	10.5%
Go-Outside-Home Disability	N/A	N/A	2,383	36.2%	1,328	49.9%	3,711	39.0%
Employment Disability	N/A	N/A	4,807	73.1%	N/A	N/A	4,807	50.5%
Total Disabilities (b)	**427**		**10,558**		**5,287**		**16,272**	
Santa Clara County								
Sensory Disability	1,804	19.2%	16,480	8.9%	20,564	16.9%	37,044	14.5%
Physical Disability	1,640	17.4%	40,257	21.8%	39,508	32.5%	79,765	31.3%
Mental Disability	6,875	73.0%	28,044	15.2%	18,128	14.9%	46,172	18.1%
Self-Care Disability	2,222	23.6%	12,663	6.9%	12,897	10.6%	25,560	10.0%
Go-Outside-Home Disability	N/A	N/A	79,636	43.1%	30,596	25.1%	110,232	43.3%
Employment Disability	N/A	N/A	130,246	70.5%	N/A	N/A	130,246	51.1%
Total Disabilities (b)	**12,541**		**307,326**		**121,693**		**441,560**	

Notes:
(a) Total percent of persons with disabilities exceeds 100 percent because indivduals may have more than one disability type.
(b) Total disabilities exceed total persons with disabilities because individuals may have more than one disability type.
Source: U.S.Census, SF3-P41, 2000; BAE, 2009.

As shown in Table 3.27, Mountain View has four licensed community care facilities that serve individuals with disabilities. Altogether, these facilities have a total capacity of 35 residents. Group homes provide specialized treatment for persons under the age of 18 while adult residential facilities offer care for persons between 18 and 59 years old, including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.

Table 3.27: Residential Facilities and Group Homes, Mountain View

Name of Facility	Facility Location	Type of Facility (a)	Capacity
Green Pastures	730 Cornelia Court	Group Home	6
Bill Wilson Center	509 View Street	Group Home	8
San Antonio Manor	2402 Gabriel Street	Adult Residential	15
Sierra Manor	467 Sierra Vista Avenue #3	Adult Residential	6
Total	**4**		**35**

Notes:
(a) Group homes provide specialized treatment for persons under the age of 18.
Adult residential facilities offer care for persons age 18 to 59 years.
Sources: California Healthcare Foundation, 2009; State of California Community Care Licensing Division, 2009; BAE, 2009

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may encounter difficulty in finding adequately-sized, affordable housing due to the limited supply of large units in many jurisdictions. Additionally, large units generally cost more to rent and buy than smaller units. This may cause larger families to live in overcrowded conditions and/or overpay for housing.

As shown in Table 3.28, a relatively small proportion of households in Mountain View have five or more persons. In 2000, eight percent of renter households and six percent of owner households were large households. By comparison, 15 percent of renter households and 16 percent of owner households in Santa Clara County were large households.

Table 3.28: Household Size by Tenure, Mountain View, 2000

	Owner		Renter		Total	
Household Size	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
1-4 Persons	12,195	94.5%	16,817	92.1%	29,012	93.1%
5+ Persons	714	5.5%	1,433	7.9%	2,147	6.9%
Total	**12,909**	**100.0%**	**18,250**	**100.0%**	**31,159**	**100.0%**

Source: U.S. Census, 2000, SF-3, H17; BAE, 2009.

Among large households in Mountain View, renters are more likely to have lower-incomes. As Table 3.29 demonstrates, of the large renter households, 58 percent had extremely low-, very low-, or low-incomes in 2000. By comparison, 18 percent of all large owner households fell into these income categories.[18]

At the same time, however, large owner households were more likely to overpay for housing than large renter households in every income category. Cost burden problems were particularly pronounced for extremely low-, very low-, and low-income owner households and extremely low- and very low-income renter households.

[18] More recent data is unavailable.

Table 3.29: Cost Burden by Household Income Level for Large Households, 2000 (a)

	Income Level				All Large
	Extr. Low	Very Low	Low	Median+	Households
Large Renter Households (b)	**269**	**287**	**235**	**565**	**1,356**
% With Any Housing Problems	98.5%	91.3%	91.5%	83.2%	89.4%
% Cost Burden >30%	91.1%	69.0%	14.9%	5.3%	37.5%
% Cost Burden >50%	76.2%	6.6%	0.0%	0.0%	16.5%
Large Owner Households	**20**	**60**	**49**	**594**	**723**
% With Any Housing Problems	100.0%	83.3%	49.0%	41.1%	46.8%
% Cost Burden >30%	100.0%	83.3%	49.0%	23.4%	32.2%
% Cost Burden >50%	100.0%	50.0%	8.2%	0.7%	8.0%

Notes:
(a) Figures reported above are based on the HUD-published CHAS 2000 data series, using 1999 incomes. Data reflects HUD-defined household income limits for various household sizes, calculated for Mountain View.
(b) Renter data does not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.
Definitions:
1. Large households defined as five or more person per household. Data presented for large related households.
2. Any Housing Problems signifies cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.
3. Cost Burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009

While there are more large renter households than large owner households in Mountain View, the City's housing stock includes more large owner-occupied units than large renter-occupied units. In 2000, 41 percent of owner-occupied units and 10 percent of renter-occupied units had three bedrooms. In addition, approximately 19 percent of owner-occupied units had four or more bedrooms while less than two percent of renter-occupied units had four or more bedrooms (see Table 3.30). This finding points to a possible mismatch between the supply and demand for large rental units. The limited number of large units suggests that large renter households may live in overcrowded situations.

Table 3.30: Existing Housing Stock by Number of Bedrooms, 2000

	Owner Occupied		Renter Occupied		All Housing Units	
Mountain View	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
No bedroom	136	1.1%	2,637	14.4%	2,773	8.9%
1 bedroom	1,065	8.3%	7,635	41.8%	8,700	27.9%
2 bedrooms	3,929	30.4%	5,907	32.4%	9,836	31.6%
3 bedrooms	5,313	41.2%	1,819	10.0%	7,132	22.9%
4 bedrooms	2,043	15.8%	201	1.1%	2,244	7.2%
5 or more bedrooms	423	3.3%	51	0.3%	474	1.5%
Total	**12,909**	**100.0%**	**18,250**	**100.0%**	**31,159**	**100.0%**

Source: U.S. Census, SF3-H42, 2000; BAE, 2009.

Female-headed Households

According to the 2006 American Community Survey, 43 percent of single-parent female-headed households nationwide live at or below the federal poverty level, compared to a national poverty rate of 10 percent. Single mothers have a greater risk of falling into poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher-wage jobs, and inadequate child support. Households with single mothers also typically have special needs related to access to day care/childcare, health care, and other supportive services.

In 2008, single-parent female-headed households made up three percent of all Mountain View households. This constitutes just over 1,000 households in the City with single-mothers. By comparison, five percent of Santa Clara County households were single-parent, female-headed households. Mountain View had 637 households living below the poverty line, including 169 single-parent female-headed households (see Table 3.31).

Table 3.31: Family Characteristics, Mountain View, 2008

	Mountain View		Santa Clara County		Bay Area (a)	
Household Type	**Number**	**% Total**	**Number**	**% Total**	**Number**	**% Total**
1-Person Household:	***11,180***	***35.7%***	***128,289***	***21.6%***	***660,906***	***25.8%***
Male Householder	5,889	18.8%	62,401	10.5%	299,035	11.7%
Female Householder	5,291	16.9%	65,888	11.1%	361,871	14.2%
2 or More Person Household:	***20,162***	***64.3%***	***466,072***	***78.4%***	***1,895,884***	***74.2%***
Family Households (b)	16,009	51.1%	415,349	69.9%	1,656,885	64.8%
Married-Couple Family:	12,571	40.1%	325,619	54.8%	1,264,782	49.5%
With Own Children Under 18 years	5,430	17.3%	164,975	27.8%	610,289	23.9%
Other Family:	3,438	11.0%	89,730	15.1%	392,103	15.3%
Male Householder, No Wife Present:	1,156	3.7%	29,634	5.0%	115,208	4.5%
With Own Children Under 18 years	444	1.4%	12,075	2.0%	50,631	2.0%
Female Householder, No Husband Present:	2,282	7.3%	60,096	10.1%	276,895	10.8%
With Own Children Under 18 years	1,053	3.4%	30,491	5.1%	145,391	5.7%
Non-Family Households (c)	*4,153*	*13.3%*	*50,723*	*8.5%*	*238,999*	*9.3%*
Male Householder	2,553	8.1%	31,114	5.2%	136,967	5.4%
Female Householder	1,600	5.1%	19,609	3.3%	102,032	4.0%
Total Households (d)	**31,342**	**100.0%**	**594,361**	**100.0%**	**2,556,790**	**100.0%**

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
(b) The U.S. Census Bureau defines a family as a householder living with one or more individuals related by birth, marriage, or adoption.
(c) The U.S. Census Bureau defines a non-family household as a householder living with nonrelatives only.
(d) Total households here may differ from household estimates provided by California Department of Finance shown in Table 2.1.
Sources: Claritas, 2008; BAE, 2009.

Homeless

The homeless population, including individuals with physical and mental disabilities and substance abuse problems, has a variety of special housing and service needs. Depending on an individual's circumstances, these needs may be addressed by emergency shelters, transitional housing, or supportive housing. The California Health and Safety Code definitions of emergency shelters, transitional housing, and supportive housing are provided below:

- **Emergency Shelters.** Housing with minimal supportive services for homeless persons that is limited to occupancy of up to six months by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Section 50801).

- **Transitional Housing.** Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Section 50675.2(h)).

- **Supportive Housing.** Housing with no limit on length of stay, that is occupied by low-income adults with one or more disabilities, and that is linked to onsite or offsite services that assist 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 (Section 50675.14(b)).

Because homelessness is a regional issue, data presented in this section is based on statistics for both the City of Mountain View and Santa Clara County. Demand for emergency and transitional shelter is difficult to determine given the episodic nature of homelessness. Generally, episodes of homelessness among families or individuals can occur as a single event or periodically. The *2009 Santa Clara County Homeless Survey* reported a point-in-time count of 7,086 homeless people county-wide on the streets, in emergency shelters and in transitional housing. Approximately 1.1 percent of these individuals, or 76 persons, were located in the City of Mountain View. By comparison, the *Homeless Survey* reported 61 homeless individuals in Cupertino, 178 people in Palo Alto, and 349 individuals in Sunnyvale. The larger homeless population in Palo Alto and Sunnyvale may be due, in part, to the presence of a seasonal emergency shelter in Sunnyvale and the Opportunity Center in Palo Alto, which provides services to homeless individuals. The shelter in Sunnyvale operates during the winter.

This count, however, should be considered conservative because many homeless individuals cannot be found, even with the most thorough methodology. Furthermore, a decrease in homeless counted during the census does not necessarily signify a decrease in homelessness. Although careful training took place prior to the count of unsheltered homeless, it is very difficult to count all homeless individuals living on the streets and there is the potential for error. In Mountain View, for example, the number of homeless reported in the 2009 *Homeless Survey* actually decreased from the 2007 *Homeless Survey*, when 122 homeless individuals were counted in Mountain View. At the same time, the number of homeless individuals counted in the neighboring City of Los Altos increased from 10 to 97 between the 2007 and 2009 homeless counts. Local homeless service providers believe that the decline in homeless individuals in Mountain View and the increase in Los Altos could be, in part, a result of survey volunteers who did not know the boundaries between the two cities.

As indicated in Table 3.32, approximately 82 percent of homeless individuals counted in Mountain View were unsheltered. By comparison, 70 percent of individuals counted in Santa Clara County as a whole were unsheltered. It should be noted that there are no permanent emergency shelters in Mountain View. However, the *Homeless Survey's* count of sheltered homeless individuals also included people in transitional housing.

Table 3.32: Santa Clara County Homeless Census and Survey, 2009 (a)

	Sheltered (b)			Unsheltered (c)			Total Individuals		
Jurisdiction	**2007**	**2009**	**Change**	**2007**	**2009**	**Change**	**2007**	**2009**	**Change**
City of Campbell	-	-	-	96	44	(52)	96	44	(52)
City of Cupertino	38	43	5	15	18	3	53	61	8
City of Gilroy	393	406	13	267	193	(74)	660	599	(61)
City of Los Altos	-	-	-	10	97	87	10	97	87
Town of Los Altos Hills	-	-	-	-	-	-	-	-	-
City of Los Gatos	-	-	-	30	20	(10)	30	20	(10)
City of Milpitas	-	-	-	142	70	(72)	142	70	(72)
City of Monte Sereno (d)	-	-	NA	-	4	NA	NA	4	NA
City of Morgan Hill	7	8	1	17	96	79	24	104	80
City of Mountain View	13	14	1	109	62	(47)	122	76	(46)
City of Palo Alto	96	73	(23)	141	105	(36)	237	178	(59)
City of San Jose	1,049	1,081	32	3,260	3,112	(148)	4,309	4,193	(116)
City of Santa Clara	204	184	(20)	276	290	14	480	474	(6)
City of Saratoga	-	-	-	-	23	23	-	23	23
City of Sunnyvale	161	164	3	479	185	(294)	640	349	(291)
Total Unincorporated			-			-	374	776	402
San Martin	115	112	(3)	5	10	5	120	122	2
Other unincorporated areas	-	-	-	254	654	400	254	654	400
Other- Confidential Locations	25	18	(7)	-	-	-	25	18	(7)
Total (e)	**2,101**	**2,103**	**2**	**5,101**	**4,983**	**(122)**	**7,202**	**7,086**	**(120)**

Notes:
(a) This survey does not include people in rehabilitation facilities, hospitals, or jails due to HUD definition of point-in-time homelessness. The 2007 Homeless Census and Survey was conducted over a two day period, from Jan. 29- 30, 2007, with sheltered population count conducted on the night of January 28th. The 2009 Homeless Census took place during two days, Jan. 26- 27, 2009. In 2009, sheltered homeless data was collected via online survey, reporting the number of homeless individuals who occupied their facility on the night of January 6, 2009.
(b) Sheltered homeless persons include those living in emergency shelters or transitional housing facilities.
(c) Unsheltered homeless persons include those living on the streets, or in a vehicle, encampment, abandoned building, garage, or any other place not normally used or meant for human habitation.
(d) In 2007, data for the City of Monte Sereno were not reported separately.
(e) Decrease in homeless counted during point-in-time estimate does not necessarily signify a corresponding decrease in homelessness. In 2009, careful training took place to count unsheltered homeless residing in abandoned buildings. Similarly, a decrease in homeless count does not necessarily represent a loss of inventory in the County or City capacity, but rather a re-classification of the bed "type" that reflects a programming or funding change for the shelter organization. For example, when agencies re-classify units from homeless status to "at-risk of homelessness," these beds are excluded from point-in-time homeless count, per HUD standards.
Sources: Santa Clara County Homeless Census, Applied Survey Research, 2007 & 2009; BAE, 2009.

HUD defines a "chronically homeless" person as an unaccompanied individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Disabling conditions include physical, mental and developmental disabilities, as well as alcoholism, drug addiction, depression, post-traumatic stress disorder, HIV/AIDS, or a chronic health condition. Thirty-two percent of homeless individuals surveyed in 2009 were considered chronically homeless.

The point-in-time count of homeless individuals was used to calculate an annual estimate of the number of people who experience homelessness over the course of one year. Using a HUD-recommended formula, the *2009 Santa Clara County Homeless Census and Survey* estimated that 12,377 persons in the County were homeless on an annual basis.

The largest proportion of homeless individuals surveyed in the County reported that job loss was the primary reason for their homelessness; 30 percent of those surveyed had lost their job. Overall, 81 percent of homeless respondents were unemployed. The second most common reason for homelessness was alcohol or drug use issues. Approximately 21 percent of homeless individuals surveyed indicated that alcohol or drug use was the primary cause of their homelessness.

Interviews with staff at the Community Services Agency of Mountain View (CSA), a local organization which provides homeless support services, suggest that the City's homeless population may be larger than the 76 homeless individuals counted in Mountain View during the *2009 Santa Clara County Homeless Census and Survey*. CSA staff reports that they served 394 homeless clients, including 75 individuals under 18 years old, in the 2008-2009 fiscal year in Mountain View and Los Altos. The large majority of these clients were from Mountain View. CSA provides assistance with the first month's rent for homeless individuals who are able to secure permanent housing. In addition, the organization assists clients with accessing housing waitlists and advocates on their behalf during their housing search process.

CSA has also operated the Alpha Omega Rotating Shelter in the past. The temporary emergency shelter operated at local churches in Mountain View and Los Altos. However, this program was discontinued in 2006 because of difficulties in securing funding and a shift towards a "Housing First" approach to assisting homeless individuals. Mountain View currently does not have an emergency homeless shelter. California Senate Bill SB2 now requires cities to identify a zoning district that permits by right a homeless shelter within one year after the adoption of the Housing Element.

The Housing First approach to ending homelessness, an alternative to the emergency shelter system, focuses on providing homeless people with secure housing first followed by necessary social services. This approach is based on the belief that individuals are more responsive to interventions and social services support after they are in their own housing.

There are several permanent supportive housing opportunities in Mountain View. InnVision, an organization which provides assistance to homeless and at-risk families and individuals, operates the Graduate House in Mountain View. The Graduate House offers transitional housing for up to eighteen months for six men and women.

Farmworkers

Farmworkers may encounter special housing needs because of their limited income and seasonable nature of employment. Many farmworkers live in unsafe, substandard and/or crowded conditions. Housing needs for farmworkers include both permanent and seasonal housing for individuals, as well as permanent housing for families.

The U.S. Department of Agriculture (USDA) categorizes farmworkers into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year round by the same employer. A seasonal farmworker works an average of less than 150 days per year and earns at least half of his or her earned income from farm work. Migrant farmworkers are a subset of seasonal farmworkers, and include those who have to travel to their workplace, and cannot return to their permanent residence within the same day.

Santa Clara County and the City of Mountain View, in particular, do not have large populations of farmworkers. As shown in Table 3.33, the 2007 USDA Census of Agriculture identified 5,589 farmworkers in Santa Clara County. Approximately half of farmworkers countywide were permanent employees in 2007. While the USDA does not provide farmworker employment data on a city level, other data suggests that the City's farmworker population is small. According to the California Employment Development Department, there were 24 individuals working in the agriculture, forestry, fishing, and hunting industry in Mountain View in the first quarter of 2008 (refer to Table 3.5). No significant active farming remains in the City today.

Table 3.33: Farmworker Employment, Santa Clara County, 2007 (a)

	Number	Percent of Total
Permanent	2,842	50.8%
Seasonal (work less than 150 days)	2,747	49.2%
Total	**5,589**	**100.0%**

Note:
(a) Includes hired farm labor (workers and payroll)
Sources: USDA Census of Agriculture, Table 7, 2007; BAE, 2009.

Key Special Needs Populations Findings

- **Seniors in Mountain View have a significantly greater homeownership rate than residents under 65 years, but also report lower household incomes.** Sixty-eight percent of senior households in Mountain View owned their homes in 2000, compared to only 37 percent of non-senior households. However, Mountain View senior households have lower homeownership rates than their counterparts throughout Santa Clara County, of which 77 percent own their homes. The lower ownership rate could be caused by the City's housing stock which provides fewer ownership opportunities.

At the same time, over 57 percent of elderly households in Mountain View earned less than 80 percent of the median family income in 2000. This finding, coupled with the City's 68 percent elderly homeownership rate, suggests that many senior households purchased their homes well before the most recent housing market boom, and are currently living on fixed-incomes while still paying down any outstanding mortgage balance.

Elderly renters were more likely to be lower-income than their owner counterparts; almost 74 percent of elderly renters earned less than 80 percent of median family income, compared to just 49 percent of elderly owners.

- **Very-low income elderly renters have the highest incidence of housing cost burden.** Approximately 73 percent overpaid for housing and 43 percent severely overpaid for housing in 2000**.** In response to this finding, Housing Element Goal 6, which calls for fair and equal housing opportunities for all segments of the community includes policies and programs to support the production of subsidized senior housing.

- **There is a need for affordable senior housing for both independent and assisted living facilities.** While there are a number of subsidized independent senior housing projects, affordable assisted living in Mountain View is virtually nonexistent. Housing Element Goal #6 includes specific programs to support the development of subsidized senior housing and care facilities.

- **According to the U.S. Census, approximately 15 percent of Mountain View civilian, non-institutionalized residents, age five and older, report some kind of disability.** This compares to 16 percent of residents throughout Santa Clara County. Mountain View has four licensed community care facilities with a total capacity of 33 residents that serve individuals with disabilities.

- **Mountain View has a relatively small proportion of large households.** In 2000, eight percent of renter households and six percent of owner household in the City had five or more persons. Large renter households in Mountain View are more likely to have lower-incomes than owner households. While there are more large renter households than owner households in Mountain View, the City's housing stock includes more large owner-occupied units than renter-occupied units, suggesting a possible mismatch between supply and demand for large rental units.

- **The City has a slightly lower proportion of single-parent, female-headed households than Santa Clara County.** In 2008, single-mother households made up three percent of all Mountain View households, compared to five percent countywide. This constitutes just

over 1,000 households in the City.

- **The January 2009 Santa Clara County Survey found 76 homeless individuals in Mountain View.** As of January 2009, *Santa Clara County Homeless Survey* reported a point-in-time count of 7,086 homeless people on the streets and in emergency shelters, transitional housing, and domestic violence shelters throughout the County. Among the homeless individuals in Mountain View, approximately 82 percent were unsheltered. By comparison, 70 percent of individuals counted in Santa Clara County as a whole were unsheltered. Organizations such as the Community Services Agency of Mountain View (CSA) and InnVision provide valuable support to these individuals and families.

- **Mountain View currently does not have an emergency homeless shelter.** California Senate Bill SB 2 now requires cities to identify a zoning district that permits by right a homeless shelter within one year of the adoption of the Housing Element. Goal #6, Program #6, which requires the City to identify a zoning district(s) that permits a homeless shelter, responds to this requirement.

- **The City of Mountain View does not have a large population of farmworkers.** According to the California Employment Development Department, there were 24 individuals working in the agriculture, forestry, fishing, and hunting industry in Mountain View in the first quarter of 2008. No significant active farming remains in the City today.

4. Projected Housing Needs

This section of the Housing Element discusses Mountain View's projected housing needs for the current planning period, which runs from January 1, 2007 through June 30, 2014.

4.1. Regional Housing Needs Allocation (RHNA)

Pursuant to California Government Code Section 65584, the State, regional councils of government (in this case, ABAG) and local governments must collectively determine each locality's share of regional housing need. In conjunction with the State-mandated Housing Element update cycle that requires Bay Area jurisdictions to update their Housing Elements by June 30, 2009, ABAG has allocated housing unit production needs for each jurisdiction within the Bay Area. These allocations set housing production goals for the planning period that runs from January 1, 2007 through June 30, 2014. Table 4.1 presents a summary of ABAG's housing need allocation for Mountain View for 2007 to 2014. Jurisdictions must demonstrate that they have sufficiently zoned residential land to accommodate their RHNA.

Table 4.1: Regional Housing Needs Allocation, Mountain View, 2007-2014

Income Category	Mountain View Projected Need for units
Very Low (0-50% of AMI)	571
Low (51-80% AMI)	388
Moderate (81-120% of AMI)	488
Above Moderate (over 120% of AMI)	1,152
Total Units	**2,599**

Sources: ABAG, RHNA March 20, 2008 for Period 2007-2014; BAE, 2009

4.2. Permitted Projects and Units in the Development Pipeline

The City may count housing units constructed, approved, or proposed since January 1, 2007 toward satisfying its RHNA goals for this planning period. As shown in Table 4.2, the City issued building permits for 377 units in 2007 and 99 units in 2008 for a total of 476 units. Additionally, as shown in Table 4.3, the City has a total of 689 units in the development pipeline that have approved planning entitlements, are in the building permit review phase, are under construction, or have been completed

Table 4.2: Permitted Units in Mountain View, 2007-2008

	Number of Units Receiving Building Permits						Method of Determining
Project Name	**Very Low**	**Low**	**Moderate**	**Above Mod**	**Total**	**Yr. Permitted**	**Affordability**
1929 Hackett Ave	104				104	2007	LIHTC project
187 Fairchild Drive			1		1	2007	Inclusionary BMR Unit
196 Wiley Terrace			1		1	2007	Inclusionary BMR Unit
174 Evandale Ave			1		1	2007	Inclusionary BMR Unit
1939 Rock Street			1		1	2007	Inclusionary BMR Unit
2260 Rock Street				15	15	2007	Mkt. Rate
2390 Gabriel Avenue				1	1	2007	Mkt. Rate
212 Monroe Drive				1	1	2007	Mkt. Rate
425 Farley Street				1	1	2007	Mkt. Rate
1873 Wagner Avenue				1	1	2007	Mkt. Rate
1095 Wright Avenue				1	1	2007	Mkt. Rate
1950 Colony Street				73	73	2007	Mkt. Rate
238 Pettis Avenue				1	1	2007	Mkt. Rate
240 Chiquita Avenue				1	1	2007	Mkt. Rate
454 Mountain View Avenue				1	1	2007	Mkt. Rate
515 Mountain View Avenue				1	1	2007	Mkt. Rate
545 Sierra Avenue				1	1	2007	Mkt. Rate
555 California Street				1	1	2007	Mkt. Rate
96 Eldora Drive				1	1	2007	Mkt. Rate
125 W. Dana Street (a)				2	2	2007	Mkt. Rate
300 Ferguson Drive				97	97	2007	Mkt. Rate
464 Moorpark Way				1	1	2007	Mkt. Rate
488 Moorpark Way				1	1	2007	Mkt. Rate
505 E Evelyn Ave				28	28	2007	Mkt. Rate
1136 Miramonte Ave (a)				21	21	2007	Mkt. Rate
1045 Mountain View Avenue				2	2	2007	Mkt. Rate
1012 Marilyn Drive				1	1	2007	Mkt. Rate
911 Boranda Avenue				1	1	2007	Mkt. Rate
1123 Boranda Avenue				2	2	2007	Mkt. Rate
1115 Boranda Avenue				5	5	2007	Mkt. Rate
1354 Bryant Avenue				2	2	2007	Mkt. Rate
2012 Sun Mor Ave				1	1	2007	Mkt. Rate
2100 Yorkshire Way				1	1	2007	Mkt. Rate
300 Martens Way				2	2	2007	Mkt. Rate
135 Carmelita Drive				2	2	2007	Mkt. Rate
646 Willowgate Street				11	11	2008	Mkt. Rate
125 W. Dana Street (a)				34	34	2008	Mkt. Rate
300 Mariposa Avenue				4	4	2008	Mkt. Rate
20 Annie Laurie Ave				3	3	2008	Mkt. Rate
1136 Miramonte Ave				37	37	2008	Mkt. Rate
126 Fair Oaks St				1	1	2008	Mkt. Rate
128 Fair Oaks St				1	1	2008	Mkt. Rate
1156 Marilyn Dr				1	1	2008	Mkt. Rate
1168 Marilyn Dr				1	1	2008	Mkt. Rate
668 Ehrhorn Av				1	1	2008	Mkt. Rate
1797 Wagner Av				1	1	2008	Mkt. Rate
1340 Brookdale Av				1	1	2008	Mkt. Rate
1755 Peacock Av				1	1	2008	Mkt. Rate
1059 Jackson St				1	1	2008	Mkt. Rate
290 Chiquita Av				1	1	2008	Mkt. Rate
Total	**104**	**0**	**4**	**368**	**476**		

Notes: (a) Project has multiple units. Building permits for units pulled over multi-year span.
Source: City of Mountain View, 2009; BAE, 2009.

Table 4.3: Mountain View Projects in Development Pipeline, 2009

Project Name	Status	New Units (Net of Existing Units on Site) Very Low	Low	Moderate	Above Moderate	Total Net New Units	Method of Determining Affordability
Planning Review							
3119 Grant Rd	Planning Entitlements Approved				53	53	Market-rate for-sale
100 Mayfield Ave	Planning Entitlements Approved				42	42	Market-rate for-sale
100 Mayfield Ave - Area 2	Planning Entitlements Approved				185	185	Market-rate for-sale
100 Mayfield Ave - Area 3	Planning Entitlements Approved				15	15	Market-rate for-sale
100 Mayfield Ave - Area 4	Planning Entitlements Approved				194	194	Market-rate for-sale
1984 W. El Camino Real	Planning Entitlements Approved			81		81	Apartment complex
1958 Rock St	Planning Entitlements Approved				7	7	Market-rate for-sale
1701-1707 W. El Camino Real	Planning Entitlements Approved				16	16	Market-rate for-sale
186 E. Middlefield Rd	Planning Entitlements Approved				2	2	Market-rate for-sale
875 Washington St	Planning Entitlements Approved				1	1	Market-rate for-sale
Subtotal		*0*	*0*	*81*	*515*	*596*	
Building Review							
111 N. Rengstorff Ave	Entitlements Approved, In Plan Check				18	18	Market-rate for-sale
2392 Rock St	Entitlements Approved, In Plan Check				2	2	Market-rate for-sale
268 Ada Ave	Building Permit Issued				2	2	Market-rate for-sale
284-394 W Dana St	Entitlements Approved, In Plan Check				3	3	Market-rate for-sale
1855 Miramonte Ave	Building Permit Issued				22	22	Mkt-rate assisted living
Subtotal		*0*	*0*	*0*	*47*	*47*	
Under Construction or Completed							
1079 Marilyn Dr	Under Construction				29	29	Market-rate for-sale
205-233 Granada Dr	Completed				16	16	Market-rate for-sale
919-921 and 923 Mountain View Ave	Under Construction				1	1	Market-rate for-sale
Subtotal		*0*	*0*	*0*	*46*	*46*	
TOTAL NET NEW UNITS IN PIPELINE		**0**	**0**	**81**	**608**	**689**	

Source: City of Mountain View, 2009; BAE, 2009.

Table 4.4 nets the permitted and pipeline projects from the City's RHNA to calculate the net number of units that must be accommodated by the sites analysis in Section 5. As shown, net of the units shown in Tables 4.2 and 4.3, the City must identify sites for 467 very low-, 388 low-, 403 moderate-, and 176 above-moderate income units.

Table 4.4: Net Units for Adequate Site Analysis

	Very Low	Low	Moderate	Above Moderate	Total	Source
RHNA, 2007-2014	**571**	**388**	**488**	**1,152**	**2,599**	
Less units permitted January 2007-December 2008 (a)	104	0	4	368	476	Table 4.2
Less projects in pipeline as of October 2009 (b)	0	0	81	608	689	Table 4.3
Remaining Need for Adequate Sites Analysis	**467**	**388**	**403**	**176**	**1,434**	

Notes:
(a) Includes projects that received building permits and were already submitted to HCD in annual unit count.
(b) Includes projects completed, under construction, in building permit review, or having received planning entitlements approval.
Sources: City of Mountain View, 2009; BAE, 2009.

4.3. Housing Needs for Extremely Low-Income Households

State law requires Housing Elements to quantify and analyze the existing and projected housing needs of extremely low-income households. HUD defines an extremely low-income household as one earning less than 30 percent of AMI. Housing need for extremely low-income households is considered to be a subset of a jurisdiction's very low-income housing RHNA. For this reason, housing needs for this subset of households are discussed in this chapter, rather than the special needs populations section of the Needs Assessment. Extremely low-income households encounter a unique set of housing situations and needs, and may often include special needs populations or represent families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance.

According to income limits published by HCD for Santa Clara County, an extremely low-income four-person household earned less than $31,850 in 2008. As shown in Table 4.5 there were 3,446 extremely low-income households in Mountain View in 2000, including 2,540 renter households and 906 owner households. Extremely low-income households constituted 11 percent of all households in the City.

Extremely low-income renters experienced housing problems at a higher rate than extremely low-income owners. Approximately 72 percent of renters in this income category were cost burdened, compared to 68 percent of owners.

Table 4.5: Extremely Low-Income Households, Mountain View, 2000

	Renters	Owners	Total
Total Number of ELI Households	**2,540**	**906**	**3,446**
Percent with Any Housing Problems (a)	76.1%	68.0%	73.9%
Percent with Cost Burden (> 30% of income)	72.4%	68.0%	71.2%
Percent with Severe Cost Burden (> 50% of income)	58.7%	47.0%	55.6%
Total Households	**18,209**	**12,916**	**31,125**
Percent of all Households	**13.9%**	**7.0%**	**11.1%**

Notes:
(a) Any Housing Problems includes cost burden greater than 30% of income and/or overcrowding and/or without complete plumbing or kitchen facilities.

Sources: HUD, State of the Cities Data System: Comprehensive Housing Affordability Strategy (CHAS) Special Tabulations from Census 2000; BAE, 2009.

To estimate the projected housing need for extremely low-income households, 50 percent of Mountain View's 571 very low-income RHNA units are assumed to serve extremely low-income households.[19] Based on this methodology, the City has a projected need of 289 units for extremely low-income households over the 2007-2014 period.

Supportive housing provides opportunities for extremely low-income households to transition into stable, more productive lives. Supportive housing combines safe and stable shelter with supportive services such as job training, life skills training, substance abuse programs, and case management services.

Efficiency studios can also provide affordable housing opportunities for extremely low-income households. In 2006, a new subsidized housing development with 118 efficiency studio units was completed in Mountain View (San Antonio Place). San Antonio Place provides housing and supportive services for extremely low-income persons earning as little as 15 percent of the Area Median Income. San Antonio Place helps prevent individuals from becoming homeless by providing affordable housing for those with extremely low incomes and provides a housing resource for homeless persons transitioning from temporary housing such as the Graduate House. Efficiency studios are allowed with a Conditional Use Permit in the Commercial-Residential Arterial (CRA) zoning district and several Precise Plan areas in the City. Mountain View's Zoning Ordinance currently limits the total number of efficiency units to 180 units in the City (Section A36.42.80B).

[19] This methodology is accepted by HCD as a means to estimate the need for extremely low-income households.

5. Sites Inventory and Analysis

This section demonstrates Mountain View's ability to meet its identified housing need for the 2007-2014 planning period. The City expects to meet this need through units constructed, approved, and proposed since January 1, 2007 (as shown in Section 4), and available residentially-zoned sites (discussed below). This section also identifies environmental and infrastructure constraints applicable to identified sites and discusses the City's ability to accommodate a variety of housing types for all income levels.

5.1. Site Selection Process

The City of Mountain View has identified a series of sites that would accommodate the remaining housing need discussed in Section 4.2, and fulfill the City's RHNA requirements. All of the sites except for one can accommodate the identified number of units based on their existing zoning and General Plan designations.

Sites were selected based on a review of Santa Clara County Assessor's data, a GIS (Geographic Information Systems) analysis of the city, and visits to the properties. This inventory focused on properties that are currently zoned for housing in the R1, R2, R3, R4, CRA, and Precise Plan zoning districts that allow residential uses. The following criteria were used to narrow down the list of sites to properties that would be more likely to redevelop over the course of this Housing Element planning period (2007-2014):

- **Vacancy and underutilization.** Due to the lack of vacant land in Mountain View and the relatively high value of new residential development, the City regularly sees the redevelopment of underutilized sites, including ones that contain functioning residential and commercial uses. This study defines underutilized sites as properties that:
    - Show deferred maintenance or remain vacant;
    - Have existing residential units but could accommodate five or more additional units under existing zoning;
    - Have commercial buildings that fall far short of the site's development potential; and/or
    - Have surface parking lots occupying a major portion of the site.

- **Non-conforming land uses**. Many of the residentially-zoned sites identified have older non-residential buildings. Again, residential uses are expected to replace these non-conforming uses over time, due to the comparatively high value of new residential development in Mountain View.

- **Common ownership.** The inventory focused on sites with a maximum of three owners, accounting for the fact that lot consolidation is more likely with fewer owners.

- **Lot area.** The inventory concentrated on sites that were 0.5 acres or larger, recognizing the challenge of site planning on smaller properties. In fact, 30 of the 34 sites identified through the inventory are at least one-acre in size.

- **Permitted density.** In accordance with the State's "default density" standards (see Section 5.7), sites that could accept a minimum of 20 units per acre were considered appropriate for very low- and low-income units. Sites with a minimum permitted density of 13 units per acre were allocated to moderate income units. The inventory generally assigned lower density sites to above moderate-income units.

5.2. Summary of Sites Analysis

Appendix F provides a site-by-site listing of properties that would accommodate the City's remaining RHNA need, and are available for residential development under existing zoning. The maps in Appendix F show the locations of these sites, broken down by required income categories.

The sites identified in Appendix F can accommodate an estimated 2,300 units. Table 5.1 shows that these properties could collectively fit 537 very low-income units, 537 low-income units, 420 moderate-income units, and 806 above-moderate income units. Given these figures, the sites inventory indicates that the City has a surplus of 866 units over its RHNA requirement under existing zoning, with excess unit capacity in each of the income groups.

All unit counts expressed here are net of any existing units on the site, and assume that the site is built to only 80 percent of its maximum permitted density. This assumption is based on past development trends among residential projects in Mountain View.

Table 5.1: Summary of Sites Analysis

	Very Low	Low	Moderate	Above Moderate	Total	Source
RHNA, 2007-2014	**571**	**388**	**488**	**1,152**	**2,599**	
Less units permitted January 2007-December 2008 (a)	104	0	4	368	476	Table 4.2
Less projects in pipeline as of October 2009 (b)	0	0	81	608	689	Table 4.3
Remaining Need for Adequate Sites Analysis	**467**	**388**	**403**	**176**	**1,434**	
Units from Adequate Sites Analysis (c)	**537**	**537**	**420**	**806**	**2,300**	Appendix E (d)
Surplus/(Deficit) Units	**70**	**149**	**17**	**630**	**866**	

Notes:
(a) Includes projects that received building permits and were already submitted to HCD in annual unit count.
(b) Includes projects completed, under construction, in building permit review, or having received planning entitlements approval.
(c) Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.
(d) Sum of VL and L columns may be inconsistent with Appendix E due to rounding.
Sources: City of Mountain View, 2009; BAE, 2009.

Sections 5.3 and 5.4 describe the sites included in Table 5.1 in more detail, including information on land use characteristics (existing uses, general plan designation and zoning) and realistic development capacity. Environmental and infrastructure constraints applicable to these sites are discussed subsequently.

5.3. Site Areas

The sites inventory identified sites that could accommodate additional residential units in the following zoning districts:

- El Camino Real/CRA corridor
- Downtown and other Precise Plan areas
- R4 district
- R3 (Multiple-Family Residential) district
- R2 and R1 districts

Table 5.2 summarizes the number of sites and units that could be accommodated in each of these areas. Appendix F contains additional detail on these properties.

Table 5.2: Units per Site Area

	No. of Sites	Maximum DU/Acre	Realistic Unit Capacity (a) Very Low	Low	Moderate	Above Mod.	Total (b)
El Camino Real/CRA	7	Up to 43	279	279	0	0	557
Precise Plan Areas							
Downtown	5	Up to 50	85	85	52	0	222
Villa-Mariposa	1	Up to 30	24	25	0	0	49
Evandale	2	Up to 30	27	28	0	0	55
S. Whisman	3	Up to 60	57	57	48	717	879
Evelyn Ave	2	Up to 25	0	0	142	0	142
Whisman	1	Up to 25	0	0	23	0	23
Ortega	1	Up to 14	0	0	20	0	20
R4	1	Up to 60	39	40	0	0	79
R3	6	(c)	25	25	135	0	185
R2	3	(d)	0	0	0	74	74
R1	1	(d)	0	0	0	15	15
Total	**33**		**536**	**539**	**420**	**806**	**2,300**

Notes:

(a) Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

(b) Sum of income columns may be inconsistent with Total column due to rounding.

(c) Subject to site size. R3 sites identified in this inventory are permitted between 29 and 35 du/acre.

(d) Subject to site size. R1 and R2 sites identified for this inventory are permitted 4-12 du/acre.

Source: City of Mountain View, 2009; BAE, 2009.

El Camino Real/CRA (Commercial Residential/Arterial)

The sites inventory identified seven sites with a CRA zoning designation, which allows up to 43 units per acre. With the exception of one vacant site at 2545 West Middlefield Road, the rest are on El Camino Real, one of the City's primary mixed-use arterials. Six of the seven sites identified contain older commercial buildings, and have redevelopment potential. The seventh site is currently vacant. Altogether, the seven CRA sites could accommodate a total of 557 units. The development of the sites will primarily be mixed-use.

As a benefit, the CRA sites allow for higher densities, and are located near services and transit. The challenges of the sites include potential noise impacts, land use compatibility issues with adjacent commercial uses, and the irregular shape of some of the lots. Additionally, certain sites require lot consolidation which can prove challenging.

Despite these issues, the City has a recent successful track record of approving projects in the CRA zoning district and along El Camino Real. In the past four years, the City has approved three projects in CRA areas, including an 81-unit mixed use rental project at 1984 West El Camino Real, a 16-unit condominium project at 1701-1707 West El Camino Real, and a rental project at 2545 West Middlefield Road. Due to the economic downturn, the project at 2545 West Middlefield

Road will likely not proceed. As such, this site was included in this adequate sites inventory, rather than as a pipeline project.

Precise Plan Areas

There are currently 33 Precise Plan areas in the City of Mountain View. Precise Plans are generally more flexible than traditional zoning standards and are designed to remove uncertainty around development for particular areas. These Precise Plans establish development and design standards for the specific locations, which have the same legal status as traditional zoning district standards.

Downtown. The Downtown Precise Plan allows development at 30-50 units per acre, and is identified as a potential location for 222 units on five sites. Downtown sites are located in close proximity to transit and services. In terms of challenges, development on existing surface lots would lead to a potential loss of parking spaces serving local businesses. A parking study would be required when housing is proposed on a surface lot to determine if the loss of spaces would have a significant impact on the area, and what mitigations would be necessary. The Downtown Precise Plan requires the sites identified to provide all residential and commercial parking requirements on site.

To demonstrate the potential for redevelopment within the Downtown Precise Plan, a subsidized housing project is currently being proposed for 135 Franklin Street that would provide 51 units for households earning up to 60 percent of Area Median Income (AMI). This development still remains in the planning review process, and was therefore not considered a pipeline project. As another indicator of the City's commitment to development in Downtown, the City owns the property at 424-458 Bryant, and has issued a Request for Proposals (RFP) for a mixed-use project with 52 rental units.

Villa Mariposa. A two-acre vacant property at 1710 Villa Street, in the Villa-Mariposa Precise Plan, would accommodate 49 units, with an allowed density of up to 30 units per acre. The site has one owner, and is adjacent to existing residential uses.

Evandale. The inventory includes two sites in the Evandale Area Precise Plan, located along Fairchild and Evandale Avenues. These sites would accommodate a total of 55 units. This capacity assumes a density bonus, assuming that 20 percent of the units are affordable, 10 percent are for very low-income households, or 50 percent are for seniors, per the Precise Plan. One property has six single-family homes and an auto body shop; the other contains a small convenience store and motel. As a benefit, the Precise Plan encourages the area to convert to residential uses, and both sites have one owner. In addition, both sites are adjacent to existing multi-family residential developments. However, both sites would require redevelopment and are

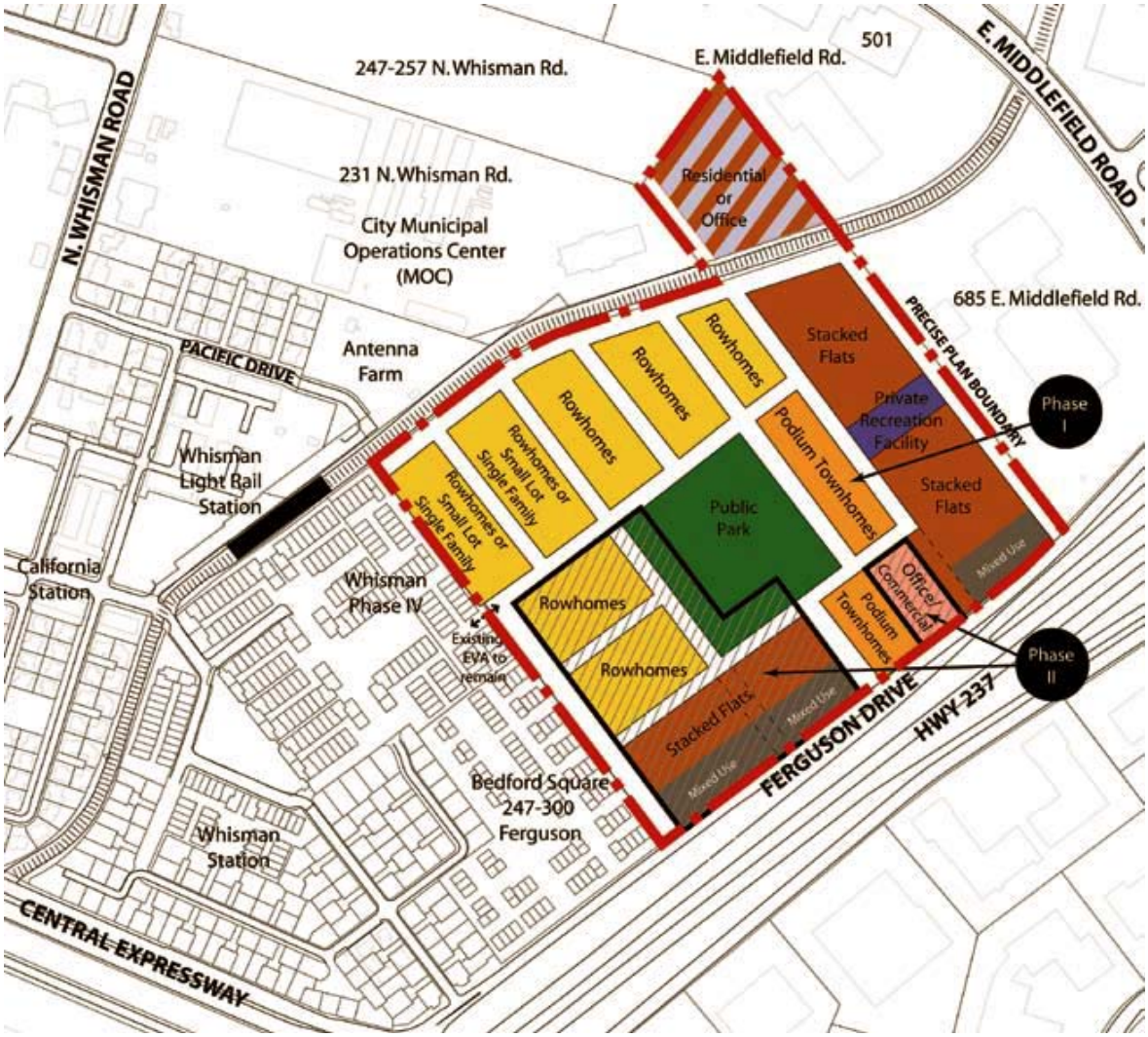
not within convenient walking distance to services.

South Whisman. The South Whisman Precise Plan is expected to develop in two phases (see Figure 5.4). The City may receive an application for development in Phase I, located at 364-500 Ferguson Drive, by the end of the year, based on expressed interest by a residential developer. Phase I allows for densities ranging from eight to 60 units per acre (depending on the location within the Plan area), and could accommodate 717 units.

Phase II, located at 364 Ferguson Drive, is separated into two subsections: (1) a 3.6-acre area that allows for stacked flats and could accommodate 114 units, and (2) a four-acre area that allows up to 20 units per acre and could fit 48 units.

The Plan area is within walking distance to the Whisman Light Rail Station and adjacent to existing residential development. A developer has expressed interest in Phase I, which has an office building on-site to be replaced with housing, demonstrating the viability of these properties for redevelopment.

Figure 5.4: South Whisman Precise Plan Land Use Map



Evelyn Avenue. The Evelyn Avenue Precise plan has two sites in this inventory which would collectively accommodate 142 units at 25 units per acre. Both sites have development proposals in the entitlement process. The first, located at 425 Evelyn Avenue, is proposing to amend the Precise Plan's maximum density to allow residential development of 212 rental units at 63 units per acre. This site benefits from its proximity to transit, downtown, and services, but currently contains industrial buildings and would need to be redeveloped. For the purposes of this analysis, the inventory assumes the current maximum density, rather than the proposal. On the second site, at 230-400 Villa Street, the City has received an application for 67 units on 3.75 acres. No change to zoning is being requested at this time.

Whisman. The Whisman Precise Plan area currently includes a 1.9-acre vacant site that is zoned for 15 to 20 units per acre, and could accommodate 23 units of additional housing. The site is located near the Whisman Transit Station and is surrounded by residential uses.

Ortega-El Camino Real. The Ortega-El Camino Real Precise Plan area contains a two-acre site at 394 Ortega Avenue that could accommodate up to 20 units, under the allowed density of 14 units per acre. The site currently contains two single-family homes.

R4 District

The R4 zoning district is the City's most dense district and allows up to 60 units per acre. The 2.97-acre property at 291 Evandale is the only R4 site in the City. The site was approved for 144 units in 2006, consistent with existing zoning. However, due to the economic recession, the project has not progressed, and the approval for the site has expired. As such, the site has not been included as a pipeline project. The site contains a vacant 64-unit apartment complex. This analysis calculates that the site would accommodate 79 net new units.

R3 District

This inventory identified six sites in the R3 zoning district and one that straddles the R3 and CRA districts. In total, the analysis concludes that these properties could accommodate 185 units. The City's R3 zoning district offers a range of density options. The density is a sliding scale based on the size of the lot. For instance, a one-acre lot in the R3 designation allows up to 33 units to the acre, while a two-acre lot would allow 38 units to the acre or 76 total units. The R3-1 designation allows a range of unit types including stacked flats, rowhomes, townhomes, and small-lot single-family homes. Development in the R3 district presents a challenge, since few vacant sites remain. New residential projects would largely occur on underutilized properties that require redevelopment.

R2 and R1 Districts

The inventory identified four sites in the R1 and R2 zoning districts that could accommodate a total of 89 units under currently permitted densities. As with the R3 district, permitted densities depends on the lot size. Due to the high cost of land in Mountain View and the relatively low densities in these districts, the analysis assumes all units produced on these sites are market rate.

The sole R1 site in the inventory is five-acres, and, under a permitted density of four units per acre, could accommodate 15 units, net of the existing single-family home on the property.

The inventory includes three R2 sites that allow between 11 and 12 units per acre and could accommodate 74 net new units on a total of eight acres. The largest of these sites, at 45 North

Whisman Road, has 6.4 acres and is currently vacant. The other two properties at 263 Escuela Avenue and 333 Stierlin Road contain a church and single-family home, respectively.

5.4. Very Low and Low-Income Housing Sites

Appendix G provides a more fine-grained analysis of sites designated as potential locations for very low- and low-income units. The discussion focuses on the prime sites for redevelopment, given their size, the fact that some or all of the site is owned by the City, and/or there is evidence of developer interest in the property. Details regarding environmental and infrastructure conditions at each site were provided by the City's Public Works Department.

In total, the sites described in Appendix G have a realistic unit capacity of 869 units, which is sufficient to satisfy the City's need for 855 very low- and low-income sites (see Table 5.1). Additional sites that could accommodate another 205 very low- and low-income units are identified in Appendix F. These properties are considered less likely as development sites for very low- and low-income units because of their smaller size or the absence of communication with the property owner/developers regarding potential development. Nonetheless, these additional sites offer a "buffer" of developable sites, to account for uncertainty in the development of any one property.

5.5. General Environmental Constraints

Environmental Contamination

A number of the sites identified above are within the Middlefield-Ellis-Whisman Superfund Area (MEW Study area). The MEW Study Area formerly contained several manufacturing and industrial facilities, including semiconductor, other electronics, and metal finishing facilities in an area bound by US 101, N. Whisman, Ellis Street and E. Middlefield Road. While in operation, these former facilities required the storage, handling, and use of a variety of chemicals, particularly volatile organic compounds (VOCs). During operations, some of the chemicals leaked or were otherwise released to the ground, impacting soil and groundwater. In 1981 and 1982, investigations in the area of these facilities indicated that the toxic materials had led to a contaminated groundwater plume. The MEW Study Area is currently under the oversight of the United States Environmental Protection Agency (USEPA) and includes three National Priorities List (NPL) sites,[20] including Fairchild Semiconductor Corporation, Raytheon Company Superfund site; and Intel Corporation; and portions of the former Naval Air Station Moffett Field Superfund site. The area is currently under remediation.

[20] The NPL list is the list of hazardous waste sites in the United States eligible for long-term remediation action financed under the federal Superfund, or Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) program to clean up abandoned hazardous waste sites.

As described above, two of the identified development sites for very low- and low-income housing fall within the MEW Study Area – Sites 17 and 18. In addition, the MEW Study Area also contains a small section of the South Whisman Precise Plan and a small section of Above-Moderate-Income Site 4 (450 N. Whisman).

Other housing sites are within the GTE Government Systems area, which is an area roughly bound by Central Expressway, N. Whisman Road, Ferguson Road and about a quarter mile south of E. Middlefield Road. Similar to the MEW, this area contained several manufacturing and industrial facilities that leaked or released chemicals into the soils, particularly VOCs. The GTE area is under the oversight of the USEPA and the area is undergoing remediation by the parties responsible. Two of the sites (sites 18 and 19) identified for very low-and low-income fall within the GTE Area, as does the Whisman Precise Plan (moderate-income site 8).

The environmental conditions presented by the MEW Study Area and GTE Area do not pose an undue constraint to development, though would likely add some marginal development cost to these properties. Although no evidence exists of specific concentrations of toxic materials on any given site, location in the MEW Study Area and the GTE Area requires environmental mitigation. This finding is based on an Initial Study commissioned by the City of Mountain View to examine the environmental impacts of rezoning 291 Evandale Avenue (within the MEW Study Area) to R-4. The Study found that environmental impacts associated with residential development on the property would either be *less-than-significant* or *less-than-significant-with-mitigation*. Required mitigation measures to address possible contamination on the property include:

- Completion of a Phase I and Phase II Environmental Site Assessment
- Compliance with all applicable State and local regulations pertaining to hazardous materials
- Safe removal of asbestos
- Preparation of a Health and Safety Plan
- Additional control measures to prevent exposure to toxic materials, namely:
  - The parking garage will be constructed on a continuous concrete slab
  - An uninterrupted vapor barrier shall be installed below the concrete slab of the garage
  - The garage will be adequately ventilated
  - Elevators shall be constructed so as not to interrupt the vapor barrier and shall not open into enclosed spaces.

The Initial Study finds that implementation of these actions would reduce the impact to a less-than-significant level.

As evidence of the development potential of these properties, the City has approved projects in the

MEW Study Area. Most recently, these include a residential project at 291 Evandale Avenue.[21] In addition, in 2006, a total of 35 rowhomes and small-lot single-family homes were constructed at 180-216 Evandale, a portion of which is in the MEW Study Area. Moreover, the presence and location of the MEW Study Area has been well documented since the early-1980's. As such, developers account for any added mitigation costs in their negotiations with land owners in the MEW Study Area, and local land values reflect these added costs.

As described above, the Whisman, and South Whisman Precise Plans are within the GTE area. The South Whisman Precise Plan EIR stated that due to groundwater contamination, similar mitigations as for 291 Evandale would need to be implemented during construction and as part of the project, in order to reduce impacts to a less-than-significant level. Again, the presence and implications of any toxics are well documented, and are not expected to present an undue constraint on development, as they would be accounted for in the area land values. Developer interest in the South Whisman Precise Plan area (as discussed in Section 5.3) evidences the development potential of the property. In addition, the Whisman Precise Plan is almost built out except for a 1.90 acre site and is located in the GTE Area.

Other Environmental Conditions

Other environmental conditions which relate to development potential on the identified sites are listed below:

- An initial environmental analysis indicates that none of the potential sites are located within the 100-year flood zone.

- All of the sites are located in urbanized areas along major streets and transit corridors. For this reason, many of these sites are unlikely to provide suitable habitat for special-status species.

- None of the potential sites are identified as prime farmland, unique farmland, or farmland of statewide importance by the Farmland Mapping and Monitoring Program of the California Resources Agency.

- There are no known active faults within the City, and the fault rupture hazard for the City is considered to be very low.

- None of the housing sites would be located within the 60 dBA CNEL noise contour for Moffett Field Airfield or Palo Alto Airport.

[21] As stated above, the project did not proceed due to the downturn of the residential real estate market.

- Many of the sites currently contain commercial and residential uses, which would indicate a general absence of significant environmental concerns that would preclude redevelopment for housing, with the potential exception of cultural resources.

An environmental review has been undertaken for a number of the potential housing sites in response to proposed projects or amendments to existing plans. These environmental review documents include the following:

- South Whisman Precise Plan – Environmental Impact Report (EIR) found no impacts that would preclude the development of new housing.
- 450 North Whisman – Mitigated Negative Declaration (MND)
- 2545 & 2551 W. Middlefield Road - MND
- 135 Franklin Street – Will be starting the initial study shortly in response to proposed affordable housing project. Staff anticipate an MND.
- 291 Evandale Avenue - MND

As specific development projects are proposed, CEQA environmental review will be required, and the City would determine at that time the appropriate environmental review document.

5.6. Infrastructure Constraints

As a mature, urban, and built-out community, the City of Mountain View is well-served by existing infrastructure systems. As described in Appendices E and F, the City anticipates that minor upgrades (e.g., expanded sewer and water hookups to the trunk line) would be needed to develop any of the sites for residential uses.

5.7. Zoning to Accommodate Housing for Lower-Income Households

State law requires the City to identify sites that can accommodate Mountain View's housing need for very low- and low-income households. The site inventory and analysis above complies with this requirement.

As permitted by State law, Mountain View may utilize "default" density standards to demonstrate that sites are adequate for lower-income households. As a "suburban" jurisdiction within the Bay Area Metropolitan Statistical Area, Mountain View's default density standard is 20 units per acre. In other words, if a site permits residential densities of at least 20 units per acre, units associated with that site may be counted as meeting the housing need for lower-income households.

Mountain View's R3-1, R3-1.25, R3-1.5, R4, and CRA zoning districts all allow residential development at 20 or more units per acre. In addition, the Downtown, Villa-Mariposa, Evandale, South Whisman, Evelyn Avenue, and Whisman Precise Plans all permit residential densities of at least 20 units per acre in some or all of the Plan areas.

5.8. Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

Emergency Shelters

Emergency shelters for the homeless, food kitchens, and other temporary or emergency personal relief services are allowed in all zoning districts for up to 35 days with a Temporary Use Permit. The purpose of a Temporary Use Permit is to allow short-term activities that may not meet the normal development or use standards of the applicable zoning district but may be acceptable because of their temporary nature. These shelters are limited to a maximum capacity of 29 people and must be located within an existing structure approved under the Uniform Building and Fire Codes for that use and occupancy. Applications for Temporary Use Permits require sketches or drawings showing the proposed use and a statement of operation. If the shelter proposes to remain open for longer than 35 days, the applicant must obtain letters of agreement from adjacent property owner(s) agreeing to the use. If the applicant is unable to obtain the letters, the applicant must then file for a Conditional Use Permit.

Under the City's existing code, permanent homeless shelters must obtain a Conditional Use Permit. The City's Zoning Ordinance does not identify a zoning district where a homeless shelter can locate. However, the Zoning Administrator can make a determination that a homeless shelter is a use not named but similar to other uses in a zoning district. Under the current Zoning Ordinance sites for homeless shelters include zoning districts that permit or conditionally allow multifamily housing, residential care facilities, motels and hotels, and rooming and boarding houses.

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 Conditional Use Permit or any other discretionary permit requirements. Jurisdictions such as Mountain View, which do not currently meet these requirements, must identify a zone where emergency shelters are permitted by-right within one year from the adoption of the housing element. Program 6.6 of this Housing Element addresses this requirement.

Transitional and Supportive Housing

Transitional housing, configured as rental housing, operates under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible tenant after a predetermined period. In contrast, supportive housing, has no limit on the length of stay, is

linked to onsite or offsite services, and is occupied by a target special needs population such as low-income persons with mental disabilities, AIDS, substance abuse, or chronic health conditions. 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.

The City's Zoning Ordinance does not identify a zoning district where transitional or supportive housing are permitted uses. However, the Zoning Administrator can make a determination that transitional and supportive housing are a use not named but similar to other uses in a zoning district. In this case, a Conditional Use Permit would be required. Potential sites for transitional and supportive housing include zoning districts that permit or conditionally permit multifamily housing, residential care facilities, and rooming and boarding houses.

SB 2 requires zoning 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 multifamily use proposed in a multifamily zone, then zoning should treat the transitional housing the same as other multifamily uses proposed in the zone. Program 6.7 of this Housing Elements responds to this requirement.

5.9. Zoning for a Variety of Housing Types

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. The City of Mountain View currently has approximately 1,200 mobile homes in mobile home parks. These units make up less than four percent of the City's housing stock.

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 lost 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 maintains a number of programs to preserve this supply. These include Housing Element Programs 1.15, 4.1, and 4.2 of this Housing Element, which call for the continued permission of manufactured housing in all residential zones, the retention of "Mobile Home Park" as a separate residential land use category on the General Plan land use map, and the requirement of a Conversion Impact Report.

Table 5.3: Mountain View Mobile Home Parks

Park	Address	Number of Spaces
MOORPARK MHP	501 MOORPARK WAY	138
SAHARA VILLAGE MHP	191 E EL CAMINO REAL	206
NEW FRONTIER MHP	325 SYLVAN AVE	141
SANTIAGO VILLA MHP	1075 SPACE PKWY	358
SUNSET ESTATES MHP	433 SYLVAN AVE	144
MOFFETT MHP	440 MOFFETT BLVD	143

Sources: City of Mountain View, 2010; BAE, 2010.

Multifamily Rental Housing

Multifamily housing, including rental and ownership products, is a permitted use in the City's R3 and R4 zoning districts, as well as in several of the City's Precise Plan districts, as discussed in Section 5.3.[22] A Conditional Use Permit is required for multifamily housing in the R2 and CRA districts. Section 5.3 of this Housing Element outlines the City's strong record of approving multifamily housing in the CRA district. In the past four years, the City included an 81-unit mixed use rental project, a 16-unit condominium project, and a 75-unit apartment complex in the CRA district.

Efficiency Studios

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 units cannot exceed 325 square feet. Efficiency studios are allowed with a Conditional Use Permit 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 a 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

[22] Among the City's Precise Plan Districts, only the ones identified in Section 5.3 have remaining underused or vacant sites that could accommodate more multifamily development.

(including park fees and transient occupancy taxes).

San Antonio Place, completed in 2006 by Charities Housing, exemplifies a successful efficiency studio development in Mountain View, providing 118 units for extremely low- and low-income households. The project has been well-received by the community, receiving the Mayor's Award for Architecture by the City of Mountain View. In May 2007, Charities Housing was awarded the Western Building Industry's "Best Affordable Housing- 30 DU/Acre or More" for San Antonio Place.

Section A36.42.080 of the Mountain View Zoning Ordinance establishes a limitation on the number of new efficiency studio units built in the City. A maximum of 180 new efficiency studios may be brought into service after December 24, 1992. Since the limit was established, San Antonio Place has provided 118 efficiency studios, leaving only 62 efficiency studios under the current cap. Recognizing that this cap on efficiency studios may constrain the development of new SRO projects in Mountain View, Program 5.6 of this Housing Element proposes a study to review the ordinance and examine the viability of lifting the cap.

6. Housing Constraints

Section 65583(a)(4) of the California Government Code states that the Housing Element must analyze "*potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures*." Where constraints are identified, the City is required to take action to mitigate or remove them.

In addition to government constraints, this section assesses other 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.

6.1. Governmental Constraints

Government regulations 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. The increased costs associated with such requirements can be passed on to consumers in the form of higher home prices and rents. 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.

Zoning Ordinance

The Mountain View Zoning Ordinance establishes development standards and densities for new housing in the City. These regulations include minimum lot sizes, maximum number of dwelling units per acre, lot width, setbacks, lot coverage, maximum building height, and minimum parking requirements. These standards are summarized in Appendix H.

The Zoning Map is generally consistent with the City's current General Plan. However, it should be noted that Mountain View's General Plan is being updated concurrently with this Housing Element Update. The Zoning Map and Ordinance may change in response to the City's new General Plan.

The City's residential zoning districts and their respective permitted densities and development standards are summarized below. In general, residential developers interviewed for this Housing Element update report that the Mountain View Zoning Ordinance does not act as a constraint to

new housing production.

- **R1 Single-Family Residential.** The R1 district is intended for detached, single-family housing and related uses compatible with a quiet, family living environment. 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 ranges 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.

- **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 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 Multifamily Residential.** The R3 district is intended for multifamily 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. This district accommodates a wide variety of densities through the Planned Unit Development (PUD) process, and allows densities of 13 to 46 dwelling unit per acre. The minimum lot size is 12,000 square feet. However, lots in Small-Lot Single-Family, Townhomes, and Rowhouse developments approved through the PUD process may be smaller. The maximum height is 45 feet, 36 feet to the top of the wall plate.

- **R4 High Density Residential and Multifamily.** The R4 zoning district, consistent with the General Plan's high density residential land use designation, is intended for multifamily housing including apartments, condominiums, rowhouse and townhouse development, small-lot single-family development and similar and related compatible uses. This district allows for densities of up to 60 dwelling units per acre. 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 eight dwelling units per acre.

- **CRA Arterial Commercial-Residential.** The CRA zoning district, consistent with the General Plan's linear commercial/residential land use designation, 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 mixed-use residential projects the minimum lot size is 20,000 square feet.

- **Companion Units.** Companion units, also known as secondary dwelling units or accessory dwelling units, are allowed in the R1 district. Companion units are allowed only when the site exceeds the minimum lot size required by 35 percent. In addition, the City assesses park fees for companion units, which typically range from $15,000 to $25,000 a unit. These requirements may act as a constraint to the production of companion units. Program 5.6 addresses this constraint through a study that evaluates the options, benefits, and impacts of removing constraints that may limit the construction of companion units

Precise Plans

Precise Plans are tools for coordinating 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 33 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 remove uncertainty around development for particular areas. 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.

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. As shown in Table 6.1, off-street residential parking requirements vary by housing type. The Zoning Ordinance also requires bicycle parking for some housing types.

Table 6.1: Off-Street Parking Requirements by Housing Type

Housing Type	Parking Required	Bicycle Spaces Required
Companion Unit	1 Space Per Bedroom.	None.
Multi-Family	Studio:1.5 Spaces Per Unit, 1 Covered. 1-Bedroom or More: 2 Spaces Per Unit, 1 Covered.	1 Space Per Unit.
	Guest Parking: 15% of the Parking Spaces required shall be conveniently located for Guest Parking (a).	1 Space Per 10 Units.
Rooming and Boarding House	Parking Study Required.	Parking Study Required.
Senior Congregate Care	1.15 Spaces Per Unit; half the Spaces Covered.	2% of vehicle Spaces.
Single-Family and Each Dwelling Unit in a Duplex	2 Spaces, 1 Covered.	None.
Efficiency Studios	1 Space Per Unit; Plus 1 for Every Nonresident Employee (b).	1 Space Per 10 Units.
Small-Lot, Single-Family	2 Spaces, 1 Covered.	None.
	Guest Parking: 0.50 Space Per Unit.	
Townhouse	2 Spaces, 1 Covered.	1 Space Per Unit.
	Guest Parking: 0.6 Space for each Unit,	
Rowhouse	Studio Unit:1.5 Spaces Per Unit, 1 Space shall be Covered. 1 Bedroom or More: 2 Covered Spaces.	1 Space Per Unit.
	Guest Parking: 0.3 Space Per Unit	

Note:
(a) The zoning administrator may increase the Parking requirement to 2.3 Spaces Per Unit if needed to ensure adequate Guest Spaces.
(b) Reduction of up to 0.50 spaces per unit may be granted through the conditional use permit process.
Sources: Mountain View Municipal Code, 2009; BAE, 2009.

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. Efficiency studios require one space per unit. However, the Zoning Administrator may grant a reduction of up to 0.50 spaces per dwelling unit through a Conditional Use Permit for efficiency studios that are located in close proximity to a public transit stop and serve a substantial number of low- and very low-income tenants or seniors. Applicants for a Conditional Use Permit requesting a parking reduction must submit a parking management plan that ensures parking space availability.

Inclusionary Housing

In 1999, the City of Mountain View adopted an Inclusionary Housing Ordinance as part of its Zoning Ordinance. Developers wanting to build three or more ownership units, five or more rental

units, or six or more residential units in a mixed-tenure project must provide at least 10 percent of the total number of dwelling units within the development as below-market rate (BMR) units. All BMR units provided by developers must be integrated throughout the development and should be comparable to market-rate units in terms of size and design.

Although concerns exist that inclusionary housing may constrain production of market rate homes, studies have shown evidence to the contrary. The cost of an inclusionary housing requirement must ultimately be borne by either (1) developers through a lower return, (2) landowners through decreased land values, or (3) other homeowners through higher market rate sale prices. In fact, the cost of inclusionary housing and any other development fee "will always be split between all players in the development process."[23] However, academics have pointed out that, over the long term, it is probable that landowners will bear most of the costs of inclusionary housing, not other homeowners or the developer (Mallach 1984, Hagman 1982, Ellickson 1985).

In addition, a 2004 study on housing starts between 1981 and 2001 in communities throughout California with and without inclusionary housing programs evidences that inclusionary housing programs do not lead to a decline in housing production. In fact, the study found that housing production actually increased after passage of local inclusionary housing ordinances in cities as diverse as San Diego, Carlsbad, and Sacramento.[24]

Despite these findings, the City of Mountain View recognizes the need for a financially feasible program that does not constrain production. As such, developers may pay an in-lieu fee when the 10 percent requirement results in a fraction of a unit or when the price of the homes in the development is too expensive to be practical for a BMR unit. Currently, developments with a projected sales price of more than $608,000 may also pay the in-lieu fee rather than provide units. This sales price ceiling is adjusted annually to reflect changes in the cost of living. For ownership units, the in-lieu fee is calculated as three percent of the actual sales price of the unit. The in-lieu fee for a BMR rental unit is three percent of the appraised value of all units in developments with nine or more units or 1.5 percent of the appraised value of all units in developments with five to eight units. The in-lieu fee option offers developers greater flexibility in satisfying their BMR housing requirements, and helps mitigate potential constraints to production.

The City uses BMR in-lieu fees for new subsidized housing projects that target households with the greatest housing needs. BMR in-lieu fees allow the city to assist households earning less than 50 percent of AMI. For example, BMR in-lieu fees will be used for a downtown family development

[23] W.A. Watkins. "Impact of Land Development Charges." Land Economics 75(3). 1999.

[24] David Rosen. "Inclusionary Housing and Its Impact on Housing and Land Markets." NHC Affordable Housing Policy Review 1(3). 2004

that will provide rental housing for very low- and low-income families in Mountain View. This group would generally not be served by BMR units provided directly by developers because for sale housing represents a large majority of new development in Mountain View. For-sale BMR units typically provides housing for moderate income households earning between 80 percent and 120 percent of AMI. In-lieu fees are also used in conjunction with other outside funding sources such as Low-Income Housing Tax Credits and State Multifamily Housing Program funds.

One local developer interviewed for this Housing Element Update believed that Mountain View's BMR program works fairly well, reporting several positive aspects of the policy. The simple in-lieu fee formula based on a percentage of the sales price allows developers to estimate up-front what their BMR fees will be. In addition, the fact that the in-lieu fees are collected at the close of escrow helps developers manage their cash flow. If the City were to make any changes to its BMR policy, it would be important to include a system which allows projects already in the pipeline to continue to meet their BMR requirements under current rules.

Park Dedication

The City of Mountain View requires developers of residential subdivisions as well as single-family dwellings, duplexes, multifamily dwellings, mobile homes, townhomes, companion units and other dwelling units to dedicate park land, pay an in-lieu fee, or both as a condition of approval. 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 subdivision's density, ranging from 0.0081 acres per dwelling unit for low density development (i.e., one to six units per acre) to .0060 acres for high density development (i.e., more than 26 units per acre). In 2009, the park land dedication in-lieu fee ranged from approximately $15,000 to $25,000 per unit, depending on the fair market value of the land. One developer reported that Mountain View's park in-lieu fee is relatively high because it is tied to the fair market value of land. The park in-lieu fee has increased in tandem with the escalating land values in the City.

However, Mountain View's park land dedication and in-lieu fees are comparable to similar requirements established in other Santa Clara County jurisdictions. Like Mountain View, the City of San José also bases its park in-lieu fee on fair market value of land. In 2008, San José's fees were comparable or slightly higher than Mountain View's fees. San José's park fees for single-family detached units ranged from $15,850 to $38,550, depending on the area of the City. Park

fees for multifamily units in San José ranged from $10,450 to $35,600, depending on location and the size of the development.

The City of Palo Alto's park dedication requirements vary depending on whether the project involves a subdivision or parcel map. The impact fee is much lower than Mountain View's for projects not requiring a subdivision or parcel map. Palo Alto collects $9,354 per single-family unit and $6,123 per multifamily unit. However, the requirement is substantially higher for projects involving a subdivision or parcel map. The City requires developers to dedicate 531 square feet per single-family unit or pay an in-lieu fee of $47,700. The requirement for multifamily units is land dedication of 366 square feet per unit or an in-lieu fee of $32,670 per unit.

The City of Sunnyvale's parkland dedication in-lieu fee is slightly lower than Mountain View's. Sunnyvale determines the in-lieu fee annually based on the value of land and is approved by the City Council each fiscal year. The current in-lieu fee is $14,374.80 per unit for low density residential development (seven dwelling units per acre or less), $13,068 per unit for low-medium density residential development (over seven to 14 dwelling units per acre), and $9,408.96 per unit for medium and high density residential development (over 14 dwelling units per acre).

Mountain View allows developers to receive credit for private open space provided within their developments. Developers may receive credits for up to 50 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 efficiency studios from paying the park in-lieu fee. Companion units (also known as accessory dwelling units or second units), however, are required to pay the park in-lieu fee. As noted previously, this requirement can pose a constraint on companion unit production.

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 below in Table 6.2. According to area developers, impact fees in Mountain View are standard and comparable to fees assessed by other Bay Area jurisdictions. City staff report that most development fees in Mountain View are adjusted for cost of living increases annually.[25]

[25] BAE obtained development impact fees and exactions from City of Mountain View "Development and Subdivision Fee" schedule (effective August 10, 2008) and from the City of Mountain View Building

Table 6.2: Estimated Residential Development Impact Fees and Exactions

Fee	Fee Amount	Single-Family (a)	Townhouse (b)	Multi-Family (c)
Sanitary Sewer Off-Site Facilities Fee	$0.0069 / Sq. Ft.	$13	$11	$8
Sanitary Sewer Existing Facilities Fee	$67.00 / Front Foot	$3,015	$1,340	$442
Water Main Existing Facilities Fee	$78.00 / Front Foot	$3,510	$1,560	$515
Off-Site Storm Drainage Fee				
First-Class Rate (for direct connection)	$0.22 / Net Sq. Ft.	N/A	N/A	$264
Second-Class Rate (for new subdivisions)	$0.11 / Gross Sq. Ft.	$605	$231	N/A
Map Checking Fee	$3,636 (First two lots) + $10/Each Additional Lot	$372	$372	N/A
Park Land Dedication In-Lieu Fee	$15,000-$25,000 / unit depending on land value	$20,000	$20,000	$15,000
Below Market Rate Housing in-lieu fee	3% of sales price or appraised value	$30,726	$22,611	$14,400
Mountain View Whisman School District Fee	$1.49 / Sq. Ft.	$2,831	$2,384	$1,788
Mountain View Los Altos Union HS District Fee	$0.99 / Sq. Ft.	$1,881	$1,584	$1,188
Development Review Permit	$646 for Buildings < 2,000 Sq. Ft. $1,682-$2,243 for Res. Buildings > 2,000 Sq. Ft.	$646	$646	$45
Building Permit Fee	Calcuated by Building Department	$6,000	$5,000	$2,200
TOTAL		$69,599	$55,739	$35,850

Notes:
(a) Fees estimated for a 1,900 sq. ft., 3-bedroom, 2.5-bathroom unit in a 10 unit subdivision.
(b) Fees estimated for a 1,600 sq. ft., 2-bedroom, 2 bathroom townhouse in a 10 unit subdivision.
(c) Fees estimated for a 1,200 sq. ft., 2-bedroom, 2-bathroom apartment in a 50 unit rental building.
Sources: City of Mountain View, Public Works Department 2009; City of Mountain View, Building Department, 2009; Mountain View Whisman School District, 2009; Mountain View Los Altos Union HS District, 2009; BAE, 2009

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 runoff or added congestion at a nearby intersection, additional developer expenses may be necessary to mitigate impacts. The City's Subdivision Ordinance (Section 28 of the Municipal Code) establishes the on- and off-site improvement requirements that developers must adhere to. Local developers indicated that Mountain View's site improvement requirements are standard, comparable to other jurisdictions in the area, and do not constitute a significant constraint to development.

Processing and Permit Procedures

The City of Mountain View has a unique process for approving new residential developments. Unlike most cities, where Planning Commissions review and grant approvals for proposed projects, Mountain View's Environmental Planning Commission is a non-entitlement body. Instead, the City's Zoning Administrator makes entitlement decisions that are traditionally held by Planning Commissions in other jurisdictions. The Zoning Administrator approves residential projects that propose a subdivision of less than five lots. Residential projects that propose a subdivision five or more lots require City Council approval.

Department, Mountain View Whisman School District, and Mountain View Los Altos Union High School District.

The Zoning Administrator receives design comments and recommendations from the City's Development Review Committee (DRC). The DRC consists 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. The DRC approves smaller projects such as additions to new single-family and two-family homes in the R3 zoning district, but makes recommendations for all other types of residential projects.

Design Review by DRC. The DRC considers a proposed project's conformance with City-adopted design guidelines for single-family homes, rowhouses, townhouses, small-lot single-family homes, and development in R4 districts. According to City staff, small projects are generally reviewed and approved by the DRC in one meeting. Larger projects, on the other hand, may require multiple meetings during which design modifications are made at the request of the DRC. The DRC is intended to be a working meeting between the applicant and staff, and act as a collaborative process between the applicant and DRC.

Developers interviewed for this Housing Element Update indicated that the City's design review system can occasionally prove time consuming, and require multiple meetings with the DRC. There is not always consensus within the DRC on what constitutes good architecture and design for projects. The City recognizes this, and has begun to explore strategies to streamline the process. For example, local developers have indicated that planning staff could play a stronger role in offering developers clearer guidelines for design and play a more active role in the design review process.

Zoning Administrator Approvals. The Zoning Administrator makes final decisions on single-family residences with major floor area ratio exceptions, residential development with a subdivision of fewer than five lots, commercial and industrial projects that conform to the existing zoning, Temporary Use Permits (including temporary emergency shelters), 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. The Zoning Administrator holds a public hearing before making findings and determining 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. Unlike Planning Commissions in other jurisdictions, the EPC is a non-entitlement body that does not review development projects. As described previously; the Zoning Administrator is responsible for development review of projects.

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 map and Ordinance amendments, and any permit or entitlement application referred by the Zoning Administrator. The Council also reviews appeals on determinations by the DRC and the Zoning Administrator.

Council decisions are made based on recommendations provided by the DRC and Zoning Administrator and public input. However, one developer reported that occasionally Council members' concerns and issues about the project do not align with the discussions that had taken place with the DRC and staff over the previous year.

Building Permit Processing. The Building Inspection Department currently takes four weeks to review a building permit application for a single-family home. Building permit applications for planned community developments take approximately six weeks for the initial review. Subsequent review is a two-week cycle.

Codes and Enforcement

Mountain View has adopted the 2007 California Building Code, the 2007 California Mechanical Code, the 2007 California Plumbing Code, the 2007 California Electrical Code, the 2007 California Fire Code, the 1997 California Uniform Housing Code, the 1997 California Fire Code for the Abatement of Dangerous Buildings, the 2007 California Energy Code (Title 24, Part 6), and the 2007 Handicapped Accessibility Regulations (Title 24). City codes are updated regularly as these codes and standards are updated at state and national levels.

The City has adopted several minor amendments to the 2007 California Building Code. The California Building Code and the City's amendments to it have been adopted to prevent unsafe or hazardous building conditions. The City's Building Code is reasonable and would not adversely affect the ability to construct housing in Mountain View.

Provisions for Homeless Shelters, Transitional Housing, and Supportive Housing

Section 5.8 of this Housing Element discusses the regulation of homeless shelters, transitional housing, and supportive housing in Mountain View.

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 Conditional Use Permit or any other discretionary permit requirements. SB 2 also requires zoning 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. Jurisdictions such as Mountain View, which do not currently meet the requirement for emergency shelters, must mitigate any inconsistencies with State law within

one year of adoption of the Housing Element. Requirements regarding transitional and supportive housing must be addressed early in the planning period. Programs 6.5 and 6.6 of this Housing Element respond to these requirements.

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 Conditional Use Permit 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 a permitted or provisional use.

Section A36.42.080 of the Mountain View Zoning Ordinance establishes a limitation on the number of new efficiency studio units built in the City. A maximum of 180 new efficiency studios may be brought into service after December 24, 1992.

Since the limit was established, 118 efficiency units have been developed as part of the San Antonio Place project, which was completed in 2006. Therefore, only 62 additional efficiency units may be developed in the City under the current Zoning Ordinance. This cap on efficiency studios may constrain the development of new efficiency studio projects in Mountain View. Program 5.5 addresses this issue by calling for the evaluation of the feasibility and impacts of amending the Municipal Code to raise or eliminate the cap on efficiency units

Constraints for Persons with Disabilities

California Senate Bill 520 (SB 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.

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.

Many jurisdictions do not have a specific process specifically designed for people with disabilities to make a reasonable accommodations request. Rather, cities provide disabled residents relief from

the strict terms of their zoning ordinances through existing variance or Conditional Use Permit processes.[26] However, Mountain View's Zoning Ordinance (Sec. A36.56.050) currently states that "variances are not available for personal, family, medical, and financial hardships." This provision may constrain the City's ability to approve variances for reasonable accommodations requests for people with physical disabilities.

The City may want to consider adopting formal reasonable accommodation procedures. In a May 15, 2001 letter, the California Attorney General recommended that cities adopt formal procedures for handling reasonable accommodations requests. While addressing reasonable accommodations requests through variances and Conditional Use Permits does not violate fair housing laws, it does increase the risk of wrongfully denying a disabled applicant's request for relief and incurring liability for monetary damages and penalties. Furthermore, reliance on variances and use permits may encourage, in some circumstances, community opposition to projects involving much needed housing for persons with disabilities. For these reasons, the Attorney General encouraged jurisdictions to amend their zoning ordinances to include a written procedure for handling reasonable accommodations requests.[27]

Zoning and Other Land Use Regulations. 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.

Mountain View's zoning ordinance does not include a definition for the term "family." As a result, there is no restriction of occupancy of a housing unit by unrelated individuals.

Building Codes and Permitting. The City's Building Code does not include any amendments to the 2007 California Building Code that might diminish the ability to accommodate persons with disabilities.

Tree Preservation

The City of Mountain View 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:

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[26] Lockyer, Bill, California Attorney General. Letter to All California Mayors. May 15, 2001. http://caag.state.ca.us/civilrights/pdf/reasonab_1.pdf

[27] Ibid.

- A tree which has a trunk with a circumference of 48 inches or more measured at 54 inches above the natural grade;
- A multi-branched tree which 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 Development Review Committee, 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.

According to City staff, the City strives to preserve trees where possible. They may require developers to build around trees. In some cases, developers are allowed to replace trees at a two-to-one ratio or three-to-one ratio, depending on the type of tree. Because a large share of residential development in Mountain View involves is infill development involving demolition and replacement, building footprints are often already in place and tree preservation issues do not arise as a major concern to developers.

Key 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 six zoning districts that permit residential development are reasonable. When appropriate, the Zoning Administrator may approve a conditional use permit to reduce the number of parking spaces for a development with smaller units.

- **Certain City policies may constrain production of companion units.** Companion units are allowed in the R1 zoning district. However, they are allowed only when the site exceeds the required minimum lot size by 35 percent. In addition, the City assesses park fees for companion units, which typically range from $15,000 to $25,000 a unit. These requirements may act as constraints to the production of companion units. Program 5.6 of the Housing Element requires a study to evaluate the options, benefits, and impacts of modifying the Municipal Code to remove constraints that may limit the construction of companion units.

- **Mountain View's Inclusionary Housing Ordinance offers sufficient flexibility to developers and does not pose a constraint to production.** Mountain View's Inclusionary Housing Ordinance requires projects of a certain size to provide at least 10 percent of the total number of dwelling units as below-market rate or pay an in-lieu fee. The in-lieu fee option provides developers with greater flexibility in satisfying their inclusionary housing requirements, and helps mitigate potential constraints to production.

- **The City's development impact fees and exactions appear reasonable and comparable to those of other jurisdictions.** The park land dedication in-lieu fee is comparable to fees in Palo Alto, Sunnyvale, and San José. Overall, development fees and exactions total approximately $69,600 for a single-family home, $55,700 for a townhouse, and $35,900 for an apartment unit.

- **Mountain View's unique planning process for approving new residential developments can help facilitate the entitlement process.** The City's Zoning Administrator makes entitlement decisions that are traditionally held by Planning Commissions in other jurisdictions. The Zoning Administrator approves residential projects that propose a subdivision of fewer than five lots. Residential projects that propose a subdivision five or more lots require City Council approval. The City's Development Review Committee (DRC) reviews and makes recommendations to the Zoning Administrator for the architectural and site design of all new projects and rehabilitation of larger residential projects. The DRC approves smaller projects. However, local developers have indicated that the design review process with the DRC can occasionally be time consuming and labor intensive. The City is considering strategies to streamline this process, as noted in Program 5.7 of this Housing Element.

- **The City must identify a zoning district where permanent emergency shelters are allowed by right.** Temporary emergency shelters are allowed in residential zoning districts with a Temporary Use Permit while permanent emergency shelters require a Conditional Use Permit. In order to comply with state law, Mountain View must identify a zoning district that allows permanent emergency shelters as a permitted use without any discretionary permits. The City has initially identified industrial or commercial zoning districts as a possible location for an emergency shelter, but additional study is required. Housing Element Program 6.6, which calls for the City to identify an Emergency Homeless Shelter in a zoning district as a permitted use, addresses this issue.

- **The City must amend its Zoning Ordinance to be consistent with state law regarding transitional and supportive housing.** SB2 requires jurisdictions 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. Housing Element Program 6.7 calls for an amendment to the City's code to address this requirement.

- **Mountain View's Zoning Ordinance establishes a limit on the number of new efficiency studio units built in the City.** A maximum of 180 efficiency studios may be brought into service after December 24, 1992. A total of 118 units have been built since the limit was established, resulting in 62 units remaining under the cap. This may constrain the development of new efficiency projects in Mountain View. Housing Element Program 5.5 analyzes whether to raise or eliminate the cap.

- **Mountain View's Zoning Ordinance does not offer a procedure for processing reasonable accommodations 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. The City's Zoning Ordinance (Sec. A36.56.060) currently states that "variances are not available for personal, family, medical, and financial hardships." Housing Element Program 6.10 will amend the Ordinance to provide a process for reasonable accommodations requests.

6.2. 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 land and construction costs as well as public support for new development.

Decline in Housing Market and Availability of Financing

Local residential developers reported that the decline in the housing market and current economic downturn represent a constraint to new housing production. Although home values in Mountain View have remained high through 2008, annual sales volume has decreased since 2004. In 2004, 685 single-family homes were sold in Mountain View, compared to 301 in 2008. As a result of local, state, and national housing and economic trends, local developers predicted that far fewer housing units will be produced over the next several years. In many cases, the highest and best use of land is no longer for-sale housing, as it was over the past five years.

A major short-term constraint to housing development is the lack of available financing due to tightening credit markets. Local developers reported that there is very little private financing available for both construction and permanent loans. Credit is available in rare cases because of the capacity of a development group or the unusual success of a project. However, developers

suggest lenders are currently offering loans up to 50 percent of the building value, compared to 70 to 90 percent historically. This tightening credit market will significantly slow the pace of housing development in Mountain View.

According to subsidized housing developers, the availability of financing presents the biggest barrier to producing new subsidized housing. Although the cost of land and construction have declined, the associated tightening of the credit market, and decline in State and local subsidies have made it challenging for subsidized housing developers to take advantage of lower costs.

As a particularly salient concern, the value of low-income housing tax credits (LIHTC) has fallen in tandem with the economy. Tax credit investors also now have an even greater preference for new construction, family housing, and senior housing developments, perceived to be less risky than rehabilitation projects and permanent supportive housing.[28] With this loss in tax credit equity, developers are forced to turn to the State and local agencies for greater subsidies. Unfortunately, uncertainty around State and local finances and the expiration of programs funded by previous State housing bonds limits funds from these sources as well. Additional financing funds are available through the American Recovery and Reinvestment Act of 2009, which provides funding for various housing programs, including the Community Development Block Grant and the Tax Credit Assistance Program.

Land Costs

Land costs in Mountain View are generally high due to the high demand and limited supply of available land. Local developers indicated that land prices are slowly adjusting during this economic downturn. However, developers generally reported that the market is not efficient and land owners' expectations of what their land is worth declines slowly. Unless land owners are compelled to sell their property for some reason, many will wait for the market to recover.

Nonetheless, one developer did report that at the height of the housing boom, land prices in Mountain View were in the range of $3 million to $4 million per acre, with higher land values associated with property being developed at higher densities. Prices have since declined and can now be as low as $2.5 million per acre.

The cost of land can be a particular constraint to the production of affordable housing in the City. A local subsidized affordable housing developer indicated that land costs in Mountain View are higher than in other cities in Santa Clara County such as San Jose, making the development of subsidized housing more difficult. While land costs in San Jose are approximately $50,000 per unit, Mountain View land costs range from $60,000 to $70,000 per unit.

[28] Sawislak, Dan, Executive Director, Resources for Community Development, phone interview with BAE, July 2, 2009.

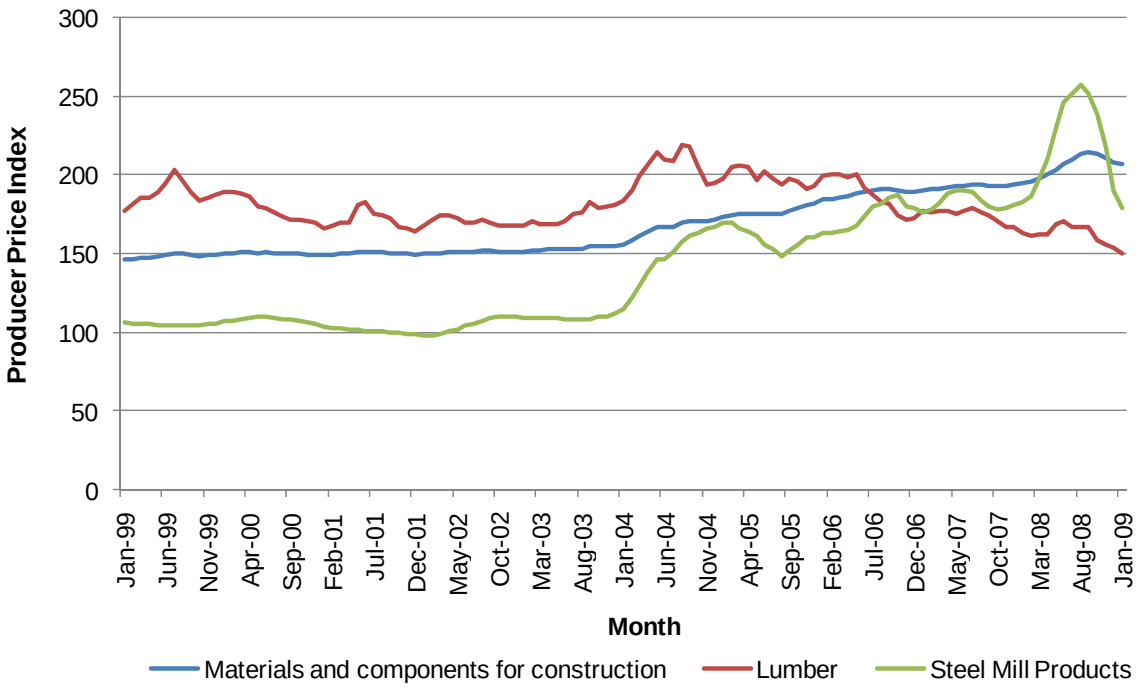
Construction Costs

According to *2009 R.S. Means, Square Foot Costs*, hard construction costs for a two-story, wood-frame, single-family home range from approximately $105 to $140 per square foot in the South Bay Area. Costs for three-story, wood frame multifamily projects range from $145 to $210 per square foot. Construction costs, however, vary significantly depending on building materials and quality of finishes. Parking structures for multifamily developments represent another major variable in the development cost. In general, below-grade parking raises costs significantly. Soft costs (architectural and other professional fees, land carrying costs, transaction costs, construction period interest, etc.) comprise an additional 10 to 15 percent of the construction and land costs. Owner-occupied multifamily units have higher soft costs than renter-occupied units due to the increased need for construction defect liability insurance. Permanent debt financing, site preparation, off-site infrastructure, impact fees, and developer profit add to the total development cost of a project.

In recent months, key construction costs (materials and labor) have fallen nationally in conjunction with the residential real estate market. Figure 5.1 illustrates construction cost trends for key materials based on the Producer Price Index, a series of indices published by the U.S. Department of Labor Bureau of Labor Statistics that measures the sales price for specific commodities and products. Lumber prices have declined by 19 percent between 2004 and 2008. As shown in Figure 4.1, steel prices have fallen sharply since August 2008. Local developers have confirmed that construction costs, including labor, have fallen by approximately 10 percent in tandem with the weak housing market.

However, it is important to note that although land cost and construction costs have waned, developers report that they have not fallen enough to offset the decrease in sales prices.

Figure 4.1: Producer Price Index for Key Construction Costs



Base year: 1982 = 100
Sources: U.S. Dept. of Labor, Bureau of Labor Statistics, 2009; BAE, 2009

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. This is the case not just in Mountain View, but in many jurisdictions. Within Mountain View, public opinion on new residential development at a range of densities varies by neighborhoods. Nevertheless, engagement with the local neighborhood associations can be critical for projects. According to developers, neighborhood association concerns can be influential in the City decision making process. Without a supportive local neighborhood association, projects can face notable challenges in securing approval.

Extensive community outreach can help to mitigate concern over new residential development. For example, the developer of an affordable efficiency studio project reported that proactive efforts to educate and engage the community through numerous meetings were successful in addressing community concerns. By the time the project went to the City Council for approval, there were no residents who opposed the project.

Key Non-Governmental Constraints Findings

- **The decline in the housing market and the current economic downturn represent a constraint to new housing production.** Local developers report that far fewer housing units will be produced over the next few years due to the lack of available financing resulting from tightening credit markets. Developers suggest that lenders are currently offering loans up to 50 percent of the building value, compared to 70 to 90 percent historically.

- **Land costs in Mountain View are generally high due to the high demand and limited supply of available land.** Although land costs are slowly adjusting during this economic downturn, developers generally reported that the market can be slow to respond to changes in home values. Land costs can be a particular constraint to the production of subsidized housing in Mountain View. Housing Element Programs 1.1 to 1.6, 1.9, 1.10, 3.2, and 5.2 help address these costs, as well as the financing challenges discussed above, by supporting the development of subsidized housing.

- **In recent months, key construction costs have fallen nationally in conjunction with the residential real estate market.** However, while land costs and construction costs have waned, developers report that they have not declined enough to offset falling sales prices. This finding remains true even following further reductions in housing value over 2009.

- **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. Housing Element Program 5.8 addresses this issue by calling for the ongoing engagement of neighbors and the community while planning for new residential development and rezonings.

7. Opportunities for Energy Conservation

As shown below, a number of local initiatives are currently underway in the City of Mountain View that relate to energy conservation and development.

Mountain View Sustainability Program

On August 27, 2007, the Mountain View City Council allocated $173,000 to initiate the Environmental Sustainability Program. This created a fund for implementation of sustainability projects, and funded a full-time Sustainability Coordinator for one year. It was supplemented in the subsequent Fiscal Year with additional funds for the Environmental Sustainability Program, including continuation of funding for the Sustainability Coordinator staff position. Initiation of the Environmental Sustainability Program was the precursor to the efforts described below, including the creation of the Environmental Sustainability Task Force and the Council Environmental Sustainability Committee; adoption of the Environmental Sustainability Action Plan; and inclusion of sustainability as an important component of the General Plan Update, including the creation of a Greenhouse Gas Reduction Program.

Environmental Sustainability Task Force

In January 2008, the Mountain View City Council created an Environmental Sustainability Task Force (ESTF), and in October 2008 it accepted the ESTF's Final Report. The ESTF was tasked with creating recommendations for making Mountain View more environmentally sustainable, including reducing greenhouse gas emissions. It was comprised of more than 65 volunteers, including local business representatives, technical experts, residents and City staff. The 11 ESTF working groups produced detailed recommendations in the Final Report, in the following areas of sustainability:

- Baseline and Measurements;
- Adaptation to Climate Change;
- Water Availability and Use;
- Waste, Waste Reduction and Recycling;
- Energy and Renewable Energy;
- Transit and Transportation;
- Land Use Planning;
- Built Environment;
- Suburban Natural Ecosystems and Biodiversity;
- Sustainable Quality of Life; and
- Community Outreach and Green Business.

In all, the 11 topics in the ESTF Final Report included a total of 89 policy recommendations to City Council. Since the ESTF Final Report was prepared by a diverse group of citizens, staff members and professionals offering pro bono help, the topics have varying levels of detail, scenario development and City-specific data.

Council Environmental Sustainability Committee and Environmental Sustainability Action Plan

Upon receipt of the ESTF Final Report, the City Council appointed three council members to the Council Environmental Sustainability Committee which was tasked with evaluating the 89 recommendations and prioritizing which to include in a draft *Environmental Sustainability Action Plan*. With input from staff, the Council Environmental Sustainability Committee identified 25 of the ESTF's original 89 proposed actions as feasible priorities to be completed over the next three fiscal years. These 25 priority actions are included in the committee's *Environmental Sustainability Action Plan*, which received full Council approval in March 2009. Priority actions related to residential development in Mountain View follow below. The Environmental Sustainability Committee is an ongoing group and effort within the City.

- **Green Building Standards.** Develop green building standards for residential buildings to meet the State-mandated greenhouse gas (GHG) reduction requirements. (Summer 2010)

- **Water Conservation Landscaping Ordinance.** Adopt the State model ordinance for water conservation landscaping. The model ordinance will require major new projects and re-landscaping projects to develop irrigation budgets and plans consisting of water-efficient irrigation systems and drought-tolerant plants.

- **Staff Training on Green Building Practices.** Continue to train City staff on current green building practices.

The Housing Element programs under Goal 7 build on these actions. Additional City policies related to energy conservation are being developed as part of the Mountain View General Plan update, currently underway. These policies include efforts to improve pedestrian and bicycle access, encourage transit ridership, reduce vehicle miles traveled (VMT) and associated greenhouse gas emissions in the City, and cultivate land use patterns that encourage a sustainable transportation system. These include compact design, connectivity, a mix of uses, neighborhood centers, walkability, and a sense of place.

8. Housing Objectives, Goals, Policies, and Programs

This section outlines the City's plan to address its housing needs over the 2007-2014 Housing Element planning period. First, quantified objectives for housing production, rehabilitation, and conservation are presented. Secondly, the Housing Element details a series of housing goals, with supporting policies and implementation programs.

8.1. Quantified Objectives

HCD requires all jurisdictions to provide an estimate on how many units are likely to be constructed, rehabilitated, or conserved/preserved by income level during the 2007-2014 planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on available resources and constraints of the local housing market. These production targets differ from the City's Regional Housing Needs Allocation (RHNA), which addresses the capacity for accommodating new units, rather than actual unit construction.

Table 8.1 outlines the City's proposed housing production, rehabilitation, and preservation objectives for the current Housing Element planning period.

In total, the City estimates production of approximately 1,315 units over the 2007-2014 planning period, including 254 units for extremely low-, very low-, and low-income households. These targets conservatively fall below the City's RHNA allocation due to the economic constraints outlined in Section 6.2, which are expected to hinder the production of both subsidized and market-rate housing. They include already permitted projects, units in the development pipeline, and other potential developments. During the current planning period from January 2007 through December 2008 a total of 476 units were produced including 104 very-low income units, four moderate-income units, and 368 above moderate-income units. Another 81 moderate-income units and 608 above moderate-income units are in the development pipeline.

For the purposes of this table, "Rehabilitation" refer to either (a) market rate units that are rehabilitated for use as subsidized housing or (b) units that are rehabilitated under the City's Minor Home Repair and Home Access Program for very low- and low-income households. Units under the latter category will likely make up the bulk of these units, at an average of 15 homes annually.

"Preservation" refers to the extension of affordability contracts on subsidized housing developments through City contributions for building repairs. In effect, the City contribution

maintains these units as affordable housing stock by extending the affordability contract. The City aims to preserve approximately 555 units in this manner during the 2007-2014 planning period.

Table 8.1: Quantified Housing Objectives, 2007-2014

	Extremely Low (b)	Very Low (b)	Low	Moderate	Above Moderate	Total
Units Permitted or in Pipeline as of 10/09 (a)		104		85	976	**1,165**
Additional Production Goal						
New Construction	40	80	30			**150**
Total Unit Objective 2007-2014	**40**	**184**	**30**	**85**	**976**	**1,315**
RHNA Units	285	286	388	488	1,152	2,599
Additional Housing Activities						
Rehabilitation (c)		70	35			**105**
Preservation (d)	185	185	185			**555**

Notes:
(a) See Tables 4.2 and 4.3.
(b) Since ABAG does not provide a RHNA for extremely low-income units, the low-income RHNA units (571) are divided in half and distributed between both categories.

(c) "Rehabilitated" units refer to either (a) market rate units that are rehabilitated for use as subsidized housing or (b) units that are rehabilitated under the City's Minor Home Repair and Home Access Program for very low- and low-income households. In Mountain View, units under the latter category made up all of the Rehabilitated units, at an average of 15 homes annually.

(d) "Preserved" units refers to the extension of affordability contracts on subsidized housing developments through City contributions for building repairs. In effect, the City contribution maintains these units as affordable housing stock by extending the affordability contract.
Source: ABAG, 2008; City of Mountain View, 2010; BAE, 2010.

8.2. Goals, Policies, and Programs

The Goals, Policies, and Programs outlined below reconcile and consolidate the information in various documents, community workshops, and public hearings into a single set of Goals, Policies, and Programs for the City of Mountain View. The reference documents and events are:

- City of Mountain View Housing Element, 2002-2007
- Comments from September 3, 2008 and September 17, 2008 EPC Housing Element Workshops and the October 2008 Senior Advisory Task Force Report
- 2006-2011 Affordable Housing Strategies, February 19, 2008
- Environmental Sustainability Action Plan, February 19, 2009

- Summaries of community input at the General Plan workshops conducted over Fall 2008 and Spring/Summer 2009, including targeted outreach efforts to particular communities (see Section 1.2)
- The Housing Element Needs Assessment and Constraints Analysis
- Environmental Planning Commission and City Council Meetings, 2008-2009.

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

Policies

A. Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).

B. Work towards meeting the City's Quantified Objectives for production, rehabilitation, and preservation during this Housing Element 2007-2014 planning period (see Table 8.1).

C. Encourage a mix of housing types, at a range of densities, that serves a diverse population, including units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers.

D. Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.

E. Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, low-, and moderate-income households.

F. Ensure new residential development integrates with and improves the character of existing neighborhoods.

Implementation Programs

1. **Below-Market-Rate Program.** Continue to implement the Below-Market-Rate (BMR) program in which new housing developments over a certain unit count provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units. Use BMR in lieu fees to support the development of new subsidized housing serving lower-income households.

2. **Housing Impact Fee.** Continue to implement the Housing Impact Fee ordinance to facilitate collection of funds for subsidized housing serving lower-income households. The Impact Fee is assessed on a per square foot basis on new office, industrial, hotel, and retail development in Mountain View.

3. **Financial Support for Subsidized Housing.** Continue to provide financial support to local subsidized housing developments using public funds such as BMR In-Lieu Fees, Housing

Impact Fees, Revitalization District funds, and contributions to the Santa Clara County Housing Trust Fund. In addition, use the housing set-aside funds from the Revitalization District in a timely and fiscally responsible manner to support the development of subsidized housing in Mountain View.

4. **Focus on Lower-Income Segments.** Allocate most of the City's affordable housing funds for households earning less than 80 percent of the County median income, with an emphasis on very-low and extremely low-income households.

5. **Partnerships with Subsidized Housing Developers.** Collaborate with subsidized housing developers to optimize their eligibility for financing under various federal, State, County and private programs, such as CDBG, the Low Income Housing Tax Credit program, the Santa Clara County Housing Trust Fund, the Sobrato Family Trust, and others.

6. **Low- and Moderate-Income Subsidized Ownership Housing.** Work with developers of subsidized ownership housing to promote ownership opportunities for low and moderate-income households.

7. **Update Residential Densities in General Plan.** Use the General Plan Update as an opportunity to target key sites near transit and existing services for higher-density development that allows housing and/or mixed use. Some of the target areas include San Antonio, El Camino Real, Moffet Boulevard and Old Middlefield.

8. **Update Zoning Ordinance.** Update the Zoning ordinance and development standards to be compatible with the updated General Plan.

9. **City-Owned Land.** Consider using available City-owned properties as subsidized housing sites.

10. **Density Bonus.** Update the City's Code to be consistent with the State Density Bonus Law. Use the updated density bonus provisions to facilitate the development of subsidized housing.

11. **Federal and State Policy Initiatives.** Support legislation to continue, expand, or develop financing programs for subsidized housing programs.

12. **Project Design and Integration.** Work with developers and the community to ensure new projects provide appropriate transitions with existing buildings and neighborhoods.

13. **Housing in CRA Zoning District and Downtown Areas.** Continue to allow higher-density residential and mixed-use development in the Commercial/Residential-Arterial zoning district and in the Downtown Precise Plan.

14. **Innovative Housing Programs.** Continue to encourage innovative housing programs such as co- housing, shared housing, and intergenerational housing.

15. **Manufactured Housing.** Continue to allow manufactured housing in all residential zones.

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

Policies

A. Assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Mountain View.

B. Support opportunities for community service workers, such as City and other public agency staff, teachers, and public safety personnel, to live in Mountain View.

C. Give priority for subsidized housing to persons who live or work in Mountain View whenever it is legally feasible.

Implementation Programs

1. **First-Time Buyer Assistance.** Explore the feasibility of implementing a first-time homebuyer's down payment assistance program.

2. **Other Buyer-Assistance Programs.** Support the Santa Clara County Housing Trust Fund second mortgage program and other federal, State and local programs that enable moderate-income households to purchase homes.

3. **BMR Program Preferences.** Continue to support the City's BMR program to give priority to City of Mountain View public safety workers, Mountain View public school teachers, and persons who live or work in Mountain View for housing units supplied through the program.

4. **City Employee Housing Loan Program.** Develop and implement the City's low-interest home loan program that serves City employees.

5. **Outreach to Residents and Workers.** Continue to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for subsidized housing developments and programs, including seniors and other special needs communities.

6. **Partnerships with Other Local Agencies.** Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety personnel, and other qualified employees to increase awareness of subsidized housing programs.

7. **Mortgage Revenue Bonds and Mortgage Credit Certificates.** Continue to work with the Santa Clara County Housing Bond Coordinator for the issuance of Mortgage Revenue bonds for projects and for the issuance of Mortgage Credit Certificates for first time homebuyers.

8. **Tenant Relocation Assistance Program.** Implement the Tenant Relocation Assistance Program Ordinance adopted by Council, requiring developers to provide relocation assistance to very low-income tenants who are displaced by redevelopment or condominium conversion projects.

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

Policies

A. Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.

Implementation Programs

1. **Multi-family Housing Inspection Program.** Continue the home inspection program and conduct an analysis of it once during the Housing Element 2007-2014 planning period to review its effectiveness.

2. **Opportunities for Rehabilitation.** Work with subsidized housing developers to examine the feasibility of purchasing and rehabilitating seriously deteriorating and neglected apartment buildings.

3. **Home Repair Assistance.** Continue to provide funding for home repair services, such as the Minor Home Repair and Home Access Program to support lower-income households.

4. **Soft-Story Buildings.** Conduct a study that evaluates the City's policy options, opportunities, and constraints for retrofitting soft-story buildings in Mountain View.

5. **Subsidized Housing Maintenance.** Ensure that City-subsidized housing projects are well maintained.

6. **Condominium Conversion.** Continue to regulate conversions of rental multifamily units to condominiums per the Municipal Code (Chapter 28, Article VIII,).

Goal 4: Preserve subsidized and other affordable units at risk of conversion to market rate housing.

Policies

A. Preserve the existing six mobile home parks as vital housing opportunities in the community.

B. Work with property owners and/or developers to acquire, rehabilitate, and preserve subsidized units that serve lower-income households.

C. Work with building owners to retain units with expiring affordability contracts as subsidized housing stock.

Implementation Programs

1. **Mobile Home Park Land Use Category.** Retain "Mobile Home Park" as a separate residential land use category on the General Plan land use map.

2. **Conversion Impact Report.** Require a conversion impact report before approving a mobile home park conversion.

3. **Preservation of Subsidized Housing Stock.** Work with owners of local subsidized housing developments to ensure that strategies are in place to preserve the affordability for any projects with expiring affordability requirements.

4. **Rehabilitation of Subsidized Housing.** Support efforts to rehabilitate buildings to increase the supply of subsidized housing through collaborations on applications for state and federal funding or direct financial assistance.

Goal 5: Address, remove, or mitigate constraints to housing production.

Policies

A. Remove unnecessary constraints to residential development, with a particular focus on subsidized housing.

Implementation Programs

1. **Shared Parking.** Consider shared parking on a project-by-project basis, in mixed-use developments that include residential units.

2. **Reduced Parking Requirements for Senior and Subsidized Housing Projects.** Continue to allow reduction of required parking for senior and subsidized housing projects on a project-by-project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios.

3. **Reduced Parking Near Transit and Services.** Consider reduction of required parking for higher-density residential projects near transit or services on a project-by-project basis. Any reductions for projects should be supported by a parking demand analysis that evaluates the feasibility and impacts of lower parking ratios.

4. **School Impacts.** Communicate with the local school districts about potential new housing developments to identify potential impacts to schools.

5. **Cap on Efficiency Units.** Prepare a study evaluating the feasibility and impacts of amending the Municipal Code (Chapter 36, Article XII-C, Section A36.42.080) to raise or eliminate the cap on the number of efficiency studios allowed in the City.

6. **Constraints on Companion Units.** Conduct a study that evaluates the options, benefits, and impacts of modifying the Municipal Code (Chapter 36, Article XII, Section A36.12.040) to remove constraints that may limit the construction of companion units.

7. **Entitlement Process.** Identify and implement strategies to streamline the entitlement and building permit process. Examples include streamlining the development review process and updating the Zoning Ordinance and precise plans.

8. **Neighborhood Engagement.** Continue to notify neighborhoods of proposed residential projects and rezoning, and continue to encourage developers to engage neighborhoods early in the planning process.

Goal 6: Support fair and equal housing opportunities for all segments of the community.

Policies

A. Support programs to address discrimination in the sale, rental and development of housing.

B. Support mediation programs between housing providers and tenants.

C. Encourage and support the development of subsidized housing that serves seniors, disabled individuals, the homeless, larger households, and other special needs populations.

Implementation Programs

1. **Larger Units.** Encourage subsidized and market rate housing developers to provide units that serve larger families as part of their projects.

2. **Emergency Rental Assistance and Housing Voucher Programs.** Provide funding for the Emergency Rental Assistance and Housing Voucher programs operated by the Community Services Agency (CSA) to assist very low- and extremely low-income households, and to help protect households from homelessness.

3. **Emergency Resources for Homeless.** Continue to support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including runaway youth, with programs such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program, and Quetzal House.

4. **Regional Homeless Programs.** Continue to participate in regional homeless programs and to support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates families and individuals from Mountain View every year.

5. **Supportive and Transitional Housing.** Support developers of transitional and supportive housing facilities through applications for State and federal funding or direct financial assistance. Continue to support Mountain View's six-bed transitional house, Graduate House, for previously homeless persons.

6. **Emergency Homeless Shelters as Permitted Use.** Identify Emergency Homeless Shelters as a permitted use in a zoning district within one year of the adoption of the City's Housing Element**.**

7. **Regulation of Supportive and Transitional Housing.** Modify the City's Zoning Ordinance as necessary 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.

8. **Mediation and Fair Housing Programs.** Continue outreach to educate tenants about existing mediation and fair housing programs. Continue to support the City's volunteer mediation program through public and private agencies (e.g., Project Sentinel). Continue to contract with local service providers to address local fair housing complaints.

9. **Fair Housing Task Force.** Continue to participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services.

10. **Reasonable Accommodation.** Amend the Municipal Code to meet State equal access requirements to provide exceptions for individuals with disabilities reasonable accommodation in rules, policies, practices and procedures.

11. **Senior Housing.** Support developers of subsidized senior housing facilities through applications for State and federal funding, or with direct financial assistance.

12. **Senior Care Facilities.** Encourage a continuum of senior care facilities in Mountain View such as a senior residential community, life care facility, or assisted living facility. In addition, consider amending the Zoning Ordinance to establish development standards for senior care facilities.

13. **Senior Housing Near Senior Center.** Consider locating new senior housing near the City's Senior Center.

14. **Regional Solutions to Special Needs Housing.** Continue to work with non-profit agencies, other jurisdictions, and developers on regional approaches to housing persons with physical or mental disabilities, victims of domestic violence, and the homeless.

15. **Location of Special Needs Housing.** Encourage development of special needs housing (e.g. housing for person with physical, mental, and victims of domestic violence) within convenient access to services, public facilities, and transit.

16. **Home Repair/Home Access Program.** Continue to fund the Home Repair/Home Access Program that assists lower-income homeowners with minor renovations to make their homes accessible.

17. **Community Development Block Grant and HOME Programs.** Apply annually for the City's maximum entitlements under the Federal Community Development Block Grant and HOME programs.

18. **Federal Funds for Housing.** On an annual basis, spend at least half of the City's CDBG and HOME grants to provide housing for lower-income households, homeless people, and other households with special needs.

19. **Analysis of Impediments to Fair Housing Choice (AI).** Continue to prepare and update the City's AI, as required by HUD.

Goal 7: Promote energy-efficient and environmentally sensitive residential development, remodeling, and rehabilitation.

Policies

A. Support environmentally sustainable practices in all aspects of residential development.

Implementation Programs

1. **Green Building Principles.** Continue to encourage developers to use green building principles and techniques such as solar access, natural ventilation, and drought tolerant landscaping during the development review process.

2. **Green Building Standards.** Develop green building standards for residential buildings.

3. **Water Conservation Landscaping Ordinance.** Adopt the State-mandated water conservation ordinance.

4. **Construction and Demolition Debris Diversion Ordinance.** Continue to implement the Construction and Demolition Ordinance, adopted in September 2008, which requires that 50 percent of construction and demolition debris be recycled or reused.

5. **Staff Training on Green Building Practices.** Continue to train City staff on current green building practices.

6. **Energy Efficiency.** Encourage and support energy-efficiency improvements and modifications for existing subsidized housing units and low-income households.

Goal 8: Maintain an updated Housing Element that is monitored, reviewed, and effectively implemented.

Policies

A. Prepare a Housing Element implementation plan and complete an annual review.

B. Provide appropriate staff and budget to implement the Housing Element.

Implementation Programs

1. **Annual Monitoring and Review.** Continue the City's annual review of its Housing Element programs. Prepare an annual report to the Environmental Planning Commission and City Council on the results of Housing Element implementation for the past year.

2. **City Council Goal Setting.** Incorporate Housing Element programs in the City Council's goal-setting process.

8.3. Implementation Plan

Table 8.2 identifies the time frame and entity responsible for implementing each of the programs discussed above.

Table 8.2: Housing Element Implementation Plan

Program		Expected Implementation Date	Responsible Agency
Goal 1: New housing units that serve a broad range of household types and incomes.			
1.1	Below-Market-Rate Program	Ongoing.	Neighborhood and Housing(NH) and Planning (PLN)
1.2	Housing Impact Fee	Ongoing	NH & PLN
1.3	Financial Support for Subsidized Housing	Ongoing	NH & City Council (CC)
1.4	Focus on Lower-Income Segments	Ongoing	NH & CC
1.5	Partnerships with Subsidized Housing Developers	Ongoing	Non-Profit Developer, NH & CC
1.6	Lower-Income Subsidized Ownership Housing	Ongoing	Non-Profit Developer, NH & CC
1.7	Update Residential Densities in General Plan	2010-2011	PLN, Environmental Planning Commission (EPC) & CC
1.8	Update Zoning	2012-2013	PLN, City Attorney (CA), (EPC) and CC
1.9	City-Owned Land	Ongoing	CC, NH,& Public Works (PW)
1.10	Density Bonus	2011	PLN, CA, EPC & CC
1.11	Federal and State Policy Initiatives	Ongoing	CC
1.12	Project Design and Integration	Ongoing	PLN
1.13	Additional Housing in CRA and Downtown Areas	Ongoing	PLN, EPC & CC
1.14	Innovative Housing Programs	Ongoing	PLN, EPC & CC
1.15	Manufactured Housing	Ongoing	PLN
Goal 2: Provide assistance to households at different income levels to address their housing needs.			
2.1	First-Time Buyer Assistance	2012	NH
2.2	Other Buyer-Assistance Programs	Ongoing	NH & CC
2.3	BMR Program Preferences	Ongoing	NH & CC
2.4	City Employee Housing Loan Program	2010	NH & CC
2.5	Outreach to Residents and Workers	Ongoing	NH
2.6	Partnerships with Other Local Agencies	Ongoing	NH
2.7	Mortgage Revenue Bonds and MCCs	Ongoing	NH
2.8	Tenant Relocation Assistance Program	Ongoing	PLN & NH
Goal 3: A well-maintained housing stock.			
3.1	Multifamily Rental Housing Inspection Program	2012	Fire
3.2	Opportunities for Rehabilitation	Ongoing	NH & Non-Profit Developers
3.3	Home Repair Assistance	Ongoing	NH
3.4	Soft-Story Buildings	2012	PLN, CA, Building (BLD)
3.5	Subsidized Housing Maintenance	Ongoing	NH
3.6	Condominium Conversion	Project-by-project basis	PLN
Goal 4: Preserve subsidized and affordable units at risk of conversion to market rate housing.			
4.1	Mobile Home Park Land Use Category	Ongoing	PLN
4.2	Conversion Impact Report	Project-by-project basis	PLN & NH
4.3	Preservation of Subsidized Affordable Housing Stock	Project-by-project basis	NH
4.4	Rehabilitation as Subsidized Affordable Housing	Project-by-project basis	NH

Table 8.2: Housing Element Implementation Plan (cont'd)

Program		Expected Implementation Date	Responsible Agency
Goal 5: Constraints to housing production are addressed, removed, or mitigated.			
5.1	Shared Parking	Project-by-project basis	PLN
5.2	Reduced Parking for Senior and Subsidized Housing	Project-by-project basis	PLN
5.3	Reduced Parking Near Transit and Services	Project-by-project basis	PLN
5.4	School Impacts	Ongoing	Building, School District
5.5	Cap on Efficiency Units	2012	PLN
5.6	Constraints on Companion Units	2012	PLN
5.7	Permitting Process	Ongoing	PLN
5.8	Neighborhood Engagement	Ongoing	PLN & NH
Goal 6: Fair and equal housing opportunities for all segments of the community.			
6.1	Larger Units	Ongoing	PLN & NH
6.2	Emergency Rental Assistance and Housing Vouchers	Ongoing	NH
6.3	Emergency Resources for Homeless	Ongoing	NH
6.4	Regional Homeless Programs	Ongoing	NH
6.5	Supportive and Transitional Housing	Ongoing	NH
6.6	Emergency Homeless Shelters as Permitted Use	Within 1-year of approval of certified Element	PLN, CA, EPC & CC
6.7	Regulation of Supportive and Transitional Housing	Within 1-year of approval of certified Element	PLN, CA, EPC & CC
6.8	Mediation and Fair Housing Programs	Ongoing	NH
6.9	Fair Housing Task Force	Ongoing	NH
6.10	Reasonable Accommodation	2012	PLN, CC, & BLD
6.11	Senior Housing	Ongoing	NH
6.12	Senior Care Facilities	2012	PLN, CC, EPC, & CC
6.13	Senior Housing Near Senior Center	Ongoing	PLN, NH, CC
6.14	Regional Solutions to Special Needs Housing	Ongoing	NH
6.15	Location of Special Needs Housing	Ongoing	PLN, NH, & CC
6.16	Home Repair/Home Access Program	Ongoing	NH
6.17	CDBG and HOME Programs	Annual	NH
6.18	Federal Funds for Special Needs Housing	Annual	NH & CC
6.19	Analysis of Impediments to Fair Housing	Every 5 years	NH
Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.			
7.1	Green Building Principles	Ongoing	PLN & BLD
7.2	Green Building Standards	2010	PLN & CC
7.3	Water Conservation Landscaping Ordinance	2010	PLN & CC
7.4	Construction and Demolition Debris Diversion Ordinance	Ongoing	PW
7.5	Staff Training on Green Building Practices	Ongoing	PLN & BLD
7.6	Energy Efficiency	Ongoing	PLN & BLD
Goal 8: A Housing Element that is monitored, reviewed, and effectively implemented.			
8.1	Annual Monitoring and Review	Annual	PLN, NH, EPC & CC
8.2	City Council Goal Setting	Annual	NH, PLN & CC

9. Analysis for Consistency with General Plan

The City of Mountain View is currently updating its General Plan, in tandem with this Housing Element. As such, the draft General Plan goals and policies and potential land use changes are being developed. Throughout the Housing Element update, the City and its consulting team have worked to ensure consistency between the General Plan and Housing Element updates, sharing data, draft documents, and findings from the extensive number of General Plan update community outreach meetings. Therefore, many of the values expressed in this Housing Element – affordability, preservation of the existing housing stock and neighborhoods, environmentally-sensitive and efficient development patterns, provision of a broad range of housing types – are also reflected in the emerging General Plan elements. Ultimately, the City's new General Plan will reference and build upon the goals, policies, and programs outlined in this Housing Element, to ensure consistency between all parts of the Plan.

The following sections present draft General Plan goals related to the Housing Element, focusing on the Land Use and Urban Design, Conservation and Open Space, and Public Safety and Noise Elements. These goals remain in draft form due to the ongoing update of the General Plan. Table 9.1 illustrates the consistency between Housing Element policies and the draft General Plan goals below.

9.1. Land Use and Urban Design

LU1. Distinctive neighborhoods that preserve and enhance quality of life for residents

LU2. A diverse, balanced, and flexible mix of residential and commercial uses that supports a vibrant economy and strong neighborhoods

LU3. A City with "village centers" located throughout the community and within walking distance of nearby neighborhoods.

LU4. Well-designed transit-oriented developments along and in close proximity to major transportation corridors

LU5. A development pattern that supports healthy living and social interactions by fostering walking and biking, neighborhood open spaces, and village centers

LU6. Buildings and public spaces that are environmentally sustainable, well-maintained and easily accessible

9.2. Conservation and Open Space

CO1. Protected natural open space areas

CO2. Rich and biologically diverse ecological resources that are protected and enhanced

CO3. Sustainable and energy efficient practices that use renewable energy sources to meet current and future demand

CO4. Clean, breathable air and strongly controlled City sources of air pollution

CO5. A healthy and well-managed watershed

CO6. Minimal solid waste production with an emphasis on the reuse, recycling and reduced consumption of natural and manufactured goods

CO7. Sustainable water conservation practices that minimizes potable water use and increases recycled water use

9.3. Public Safety and Noise

SN1. A high level of community safety with police, fire and emergency response services that meet or exceed accepted standards

SN2. A well-prepared community that has taken steps to minimize risks from environmental and man-made disasters

SN3. Low, community-wide noise levels

Table 9.1: Consistency Between Housing Element Policies and Draft General Plan Goals

"x" denotes consistency between Draft GP Goals and HE Policy	Land Use and Urban Design						Conservation and Open Space							Public Safety and Noise		
	LU1	LU2	LU3	LU4	LU5	LU6	CO1	CO2	CO3	CO4	CO5	CO6	CO7	SN1	SN2	SN3
Goal 1: New housing units that serve a broad range of household types and incomes.																
A. Ensure that adequate residential land is available to accommodate the City's Regional Housing Needs Allocation (RHNA).																
B. Work towards meeting the City's RHNA allocation during this Housing Element planning period (2007-2014).																
C. Encourage a mix of housing types, at a range of densities, that serves a diverse population, including units serving both young and mature families, singles, young professionals, single-parent households, seniors, and both first-time and move-up buyers.	x	x	x	x												
D. Provide higher density housing near transit, in the Downtown, near employment centers, and within walking distance of services.		x	x	x	x											
E. Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, low-, and moderate-income households.	x															
F. Ensure new residential development integrates with and improves the character of existing neighborhoods.	x															
Goal 2: Provide assistance to households at different income levels to address their housing needs.																
A. Assist extremely low-, very low-, low-, and moderate-income households in renting or purchasing a home in Mountain View.																
B. Support opportunities for community service workers, such as City and other public agency staff, teachers, and public safety personnel, to live in Mountain View.																
C. Give priority for subsidized affordable housing to persons who live or work in Mountain View whenever it is legally feasible.																
Goal 3: A well-maintained housing stock.																
A. Maintain and improve housing in Mountain View to meet health, safety, fire and other applicable codes and standards.						x									x	
Goal 4: Preserve subsidized and affordable units at risk of conversion to market rate housing.																
A. Preserve the existing six mobile home parks as vital housing opportunities in the community.																
B. Review proposals to redevelop existing housing to determine if there is potential impact to the City's affordable housing stock.																
C. Work with property owners and/or developers to acquire, rehabilitate, and preserve subsidized and affordable units that serve lower-income households.																
D. Work with building owners to retain units with expiring affordability contracts as subsidized affordable housing stock.																

Table 9.1: Consistency Between Housing Element Policies and Draft General Plan Goals (cont'd)

"x" denotes consistency between Draft GP Goals and HE Policy	Land Use and Urban Design						Conservation and Open Space							Public Safety and Noise		
	LU1	LU2	LU3	LU4	LU5	LU6	CO1	CO2	CO3	CO4	CO5	CO6	CO7	SN1	SN2	SN3
Goal 5: Constraints to housing production are addressed, removed, or mitigated.																
A. Remove unnecessary constraints to residential development, with a particular focus on subsidized and affordable housing. (Source: 6)																
Goal 6: Fair and equal housing opportunities for all segments of the community.																
A. Support programs to address discrimination in the sale, rental and development of housing.																
B. Support mediation programs between housing providers and tenants.																
C. Encourage and support the development of subsidized housing that serves seniors, disabled individuals, the homeless, larger households, and other special needs populations.																
Goal 7: Residential development, remodeling and rehabilitation that is environmentally sustainable.																
A. Support environmentally sustainable practices in all aspects of residential development.						x			x			x	x			
Goal 8: A Housing Element that is monitored, reviewed, and effectively implemented.																
A. Prepare a Housing Element implementation plan and complete an annual review.																
B. Provide appropriate staff and budget to implement the Housing Element.																

10. Appendix A: List of Individuals Interviewed

Supportive Services Organizations

Avenidas
Peggy Simon
Information and Referral Specialist

Community Services Agency
Nadia Llieva
Alpha Omega Homeless Services Specialist

Maureen Wadiak
Associate Director

Housing Developers

Charities Housing, Inc. (Subsidized Affordable Housing Developer)
Dan Wu
Interim Executive Director and Mountain View Resident

Kathy Robinson
Director of Housing Development

Classics Communities
Scott Ward
Vice President

M.H. Podell Company
Nick Podell
Developer

Mid-Peninsula Housing Corporation (Subsidized Affordable Housing Developer)
Lori Kandels
Vice President

Jan Lindenthal
Vice President, Real Estate Development

Todd Marans

Director of Asset Management

SummerHill Homes
Katia Kamangar
Senior Vice President

11. Appendix B: Status of Goals, Policies, and Programs from Prior Housing Element

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	GOAL A: PROVIDE POLICIES THAT ENCOURAGE A RANGE OF HOUSING INCLUDING, SINGLE-FAMILY, TOWNHOMES, APARTMENTS, CONDOMINIUMS, MOBILE HOMES AND OTHER HOUSING TYPES.		
	Policy 1: Ensure that adequate land is available to accommodate the new construction needed to meet ABAG's Fair Share Housing Needs.		
1.a	Encourage the construction and appropriate rehabilitation of an average of 489 units a year over the seven-year life of the Housing Element with an annual report to the Environmental Planning Commission on actual units built.	Average number of units per year for 1999-2007 is 205 units (1,637 units from 1999-2007).	Modified to reflect new RHNA. Refer to Policy 1.A and 1.B.
1.b	Initiate General Plan changes and rezoning of the following sites to residential densities that will support housing affordable to a full range of incomes including households with less than median income.	See comments below. Section 2.2 of this Housing Element contains additional discussion on implementation of Program 1.b.	Modified to reflect housing site analysis covering the 2007-2014 planning period
	- Initiate General Plan changes and rezoning of Moorpark/Alice to residential (42 potential units).	Project was started in 2003 but dropped due to lack of owner support. Recommend processing upon application by owner. Other sites identified for rezoning to meet previous RHNA obligations	Modified to reflect housing site analysis covering the 2007-2014 planning period.
	- Initiate General Plan changes and rezoning of Moffet/Middlefield to residential (192 potential units).	Deferred in 2003 because property was not transferred to private developer until March 2004. Recommend processing upon application by owner. Other sites identified for rezoning to meet previous RHNA obligations	Modified to reflect housing site analysis covering the 2007-2014 planning period.
	- Initiate General Plan changes and rezoning of Plymouth/Sierra Vista and Colony/Rengstorff to (258 potential units).	A portion of the area is currently being built (1950 Colony Avenue).	Modified to reflect housing site analysis covering the 2007-2014 planning period.
	- Initiate General Plan changes and rezoning of Ada/Minaret to residential (152 potential units).	Recommend processing upon application by owner. Other sites identified for rezoning to meet previous RHNA obligations	Modified to reflect housing site analysis covering the 2007-2014 planning period.
	- Initiate General Plan changes and rezoning of Wyandotte/Independence (141 potential units)	Recommend processing upon application by owner. Other sites identified for rezoning to meet previous RHNA obligations	Modified to reflect housing site analysis covering the 2007-2014 planning period.
1.c	Initiate amendments to the zoning ordinance and other regulations to increase potential additional housing units by allowing redevelopment at significantly higher than existing densities on already-developed multiple-family parcels in locations where the higher densities would be compatible with adjacent properties and including consideration of higher than 10 percent Below-Market-Rate units.	Council approved new R4 (high-density residential) zone district on 12/12/06. The property at 291 Evandale Avenue has been rezoned from R3-2 to R4. General Plan is currently being updated, and will identify locations for higher density development.	Continued as Programs 1.7 and 1.8.
1.c	Initiate amendments to the zoning ordinance and other regulations allowing mixed use in the Neighborhood Commercial zone district on Moffett Boulevard and other areas.	No action.	Not continued. Potential changes to the Neighborhood Commercial district are being considered as part of the General Plan update. Also addressed via Program 1.8.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
1.d	Revise the Mayfield Mall Precise Plan to allow for housing and other uses if redevelopment is initiated by the property owner.	Council approved (1) a Master Plan for the construction of 450 residential units and (2) 42 small-lot single family residential homes in Area 1 of the Mayfield Precise Plan Area on 2/12/08.	Completed.
1.e	Initiate amendments to the zoning ordinance and other relevant City regulations to limit new hazardous materials use within and near industrial areas proposed to be rezoned to housing under Action 1. b.	Currently, with the City's policy of Conversion of Industrial Land to Residential Use, CEQA requirements and the City's hazardous materials ordinance, there is already oversight on this issue.	Not continued. Address under existing policies and CEQA, and as sites are proposed for rezonings by the owner.
1.f	Require Zoning Administrator to review and take action on all applications proposing to develop property at less than the maximum density allowed by zoning.	Ongoing, done on a project-by-project basis.	Not continued. The City's Municipal Code describes which projects the Zoning Administrator must review.
	Policy 2: Encourage a mix of housing types, including high-density and lower-density housing.		
2.a	Upon application of the property owner for development, retain the Greenhouse at Marilyn Avenue site for single-family residential development with retention of appropriate areas for open space or heritage farms.	Council approved 30 units on 1/15/2008 and units are under construction.	Completed.
2.a	Upon application of the property owner for development, retain the Southeast corner of Grant Road and Levin Avenue for single-family residential development with retention of appropriate areas for open space or heritage farms.	The property was annexed into the City on 1/28/08 and is zoned R1-8, a single-family zoning designation. Development application has been approved for 53 units.	Completed.
2.b	Determine appropriate densities for privately initiated zone changes based on the need for housing, surrounding uses, available infrastructure and environmental constraints.	To be implemented when rezoning applications are submitted (so far 525 E. Evelyn and South Whisman).	Continued as Program 1.12
2.c	Assure that all new housing is safe and attractive through appropriate design and zoning standards and application of the Uniform Building Code	Ongoing.	Continued as Program 1.12.
2.d	Continued to provide appropriate incentives, including the more expeditious review process available to apartments and condominiums as compared to the PUD permit process required for townhouses and small-lot single-family projects, to encourage development at maximum densities. Update development application materials to highlight and promote the simpler review process for apartments and condominiums.	Ongoing project-by-project implementation.	Continued as Program 5.7.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	Policy 3: Provide higher density housing near transit, near the Downtown and near commercial centers.		
3.a	Continue to allow and encourage mixed-use development at higher densities in the Commercial Residential Arterial Zone District, in the Downtown Precise Plan and near transit.	Ongoing. The City has approved 2 mixed use projects totaling 97 units in the CRA district and amended the Downtown Precise Plan in 2004 that allowed 300 more units.	Continued as Program 1.13.
	Policy 4: Continue to provide rental housing.		
4.a	Continue to regulate conversions of rental units to condominiums by ordinance.	New ordinance adopted by Council.	Continued as Program 3.6.
4.b	Continue to include potential rental housing sites in the residential land inventory.	Ongoing.	Continued as Policy 1.E.
4.c	Encourage people to rent rooms in their homes.	This policy is difficult to implement and quantify. This concept has not been successful in Mountain View, including the efforts of the Project Match Program.	Not continued due to difficulty in implementation.
	Policy 5: Provide renters with stable rental opportunities.		
5.a	Expand outreach about tenants' rights and the City's mediation program through public and private agencies, and programs sponsored by the City. Implement appropriate ordinances or programs with the goal of providing additional housing security for long-term renters by: Exploring Palo Alto's, as well as other cities', mandatory mediation programs; and expand outreach about tenant's rights ad the City's mediation program through public and private agencies, and programs sponsored by the City.	Project Sentinel now holds workshops each year on tenant and landlord rights and responsibilities and will present the first tenant workshop in Spanish in 2008. The City has also published a brochure on "Tenants and Landlords Guide to Handling Rental Disputes". The City Council decided not to study mandatory mediation on March 8, 2005. The Council has adopted an Ordinance that provides relocation assistance to very low-income tenants displaced by redevelopment.	Continued as Program 6.8.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
5.b	Work with the Tri-County Apartment Association, the Mountain View Housing Council, landlords and affordable housing advocates to develop strategies to preserve rental housing, including increasing participation in the Section 8 program with a goal of 10 percent of all units in the City.	The City has little control over the available Section 8 vouchers, since the main factors are the amount of Federal Section 8 funding available and rental rates. As of the end of 2008, there were 455 Mountain View households with Section 8 vouchers, which is about 2.5 percent of 18,285 rental units in the City. There were 58,598 applicants when the waitlist was last opened in March 2006. The City did a major outreach to alert Mountain View residents about the waitlist opening and there are 1,053 Mountain View residents on the waitlist. It took 6 years to go through the previous 27,000 household waitlist that opened in 1999. Since the 2006 waitlist opening, only about 3,000 people have received vouchers.	Not continued due to difficulty in implementation.
	Policy 6: Encourage the development of new ownership housing.		
6.a	Encourage townhouses, rowhouses and condominiums in multiple-family zones.	Rowhouse Guidelines were adopted in April 2005. Since that time, the City has received numerous applications for rowhouse projects. Additionally, the Council's policy on Residential densities provides guidance on the most appropriate type of housing based on the zone.	Continued as Policy 1.C.
6.b.	Maintain and update as needed the Townhouse and Small-Lot Single-Family Guidelines.	Townhouse guidelines updated in October, 2004 to increase FAR.	Completed.
6.c	Develop guidelines for rowhouse development.	Completed in April 2005.	Completed.
6.d	Support construction defect legislation that will both protect homeowners from defects and encourage developers to build attached housing such as townhouses and condominiums.	The Rowhouse Guidelines adopted in 2005 provide an additional attached housing product type in standard residential zones.	Not continued. Construction defect legislation lies outside the purview of the City.
	Policy 7: Monitor the supply and costs of existing rental mobile home and ownership housing.		
7.a	Use available statistical data to track the distribution of Mountain View's existing rental, mobile home, and ownership housing opportunities among the income categories Very Low, Low, Moderate and Above Moderate.	Difficult to analyze and quantify the distribution of existing housing among different income groups.	Not continued because implementation not feasible.
7.b	Investigate ways of developing a comprehensive inventory of existing rental housing (including mobile homes) to track number of units and rents for units (and mobile home spaces) throughout the City.	The EPC agreed that due to the high cost of staffing necessary to maintain an annual inventory, the City could purchase data from private sources, such as Realfacts, on an as-needed basis.	Not continued due to difficulty in implementation and availability of data for purchase as necessary.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	Policy 8: Preserve the six major mobile home parks as a vital part of housing opportunities in the community.		
8.a	Retain "Mobile Home Park" as a separate residential land use category on the land use map of the General Plan.	Completed.	Continued as Program 4.1.
8.b	Require a conversion impact report before approving a mobile home park conversion.	To be implemented when conversion is proposed.	Continued as Program 4.2.
8.c	Require appropriate measures to lessen the adverse effects of mobile home park conversions on displaced mobile home residents.	To be implemented when conversion is proposed.	Continued as Program 4.2.
8.d.	Consider strategies for assisting low-income mobile home residents with obtaining replacement housing if a mobile home park owner seeks rezoning and other approvals to redevelop his property.	To be implemented when conversion is proposed.	Continued as Program 4.2.
8.e	Investigate strategies to protect the affordability of mobile homes in mobile home parks.	In 2002, the Council Mobile Home Ad Hoc Committee reviewed rent control options, which Council decided not to pursue. The City started holding regular neighborhood meetings for mobile home owners and made mobile home associations eligible for neighborhood grants. Other than rent control, no other methods to protect affordability were identified.	Completed.
	Policy 9: Allow mobile and manufactured housing in all residential zones and assure that it is safe and attractive.		
9.a.	Encourage mobile and manufactured housing that is safe and attractive.	To be implemented as projects are proposed. The City has no jurisdiction over the design and development standards for mobile homes located within a mobile home park. State Department of Housing and Community Development has responsibility for mobile homes within a park.	Not continued. The condition of mobile homes are overseen by the State. Manufactured homes are allowed in all residential zoning districts, see Program 1.15 for manufactured homes.
9.b.	Maintain Zoning Ordinance design requirements and criteria for manufactured housing and mobile homes.	Consistent with State Law, the City's Zoning Ordinance allows factory-built housing in all residential zones with the same design review requirements as other building types. The City has no jurisdiction over the design and development standards for mobile homes located within a mobile home park. State Department of Housing and Community Development has responsibility for mobile homes within a park.	Continued as Program 4.1 and Program 1.15.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
9.c.	Clarify in the Zoning Ordinance section on companion units that manufactured homes may be used as companion units.	"Factory Built Housing" is already allowed by State Law in all residential zones without use permits. City Zoning Ordinance Section A36.12.020E (Table - Residential Zone Land Use And Permit Requirements) allows "Factory Built Housing" in all residential zones and this would include Companion Units.	Completed.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	GOAL B: PRESERVE AND INCREASE THE SUPPLY OF AFFORDABLE HOUSING OPPORTUNITIES FOR LOW AND MODERATE-INCOME HOUSEHOLDS.		
	Policy 10 : Provide a variety of affordable housing opportunities for low and moderate-income households.		
10.a	Encourage senior housing including projects with centralized facilities or congregate care. Work toward the goal of 100 units of new senior housing.	The City provided funding for 104 new affordable senior units at Paulson Park Apartments, which were completed in 2008. The San Antonio Place Efficiency Studios were built in 2006 and in January 2010 32 units were occupied by seniors.	Continued as Program 6.11 and 6.12.
10.b	Encourage housing for low- and very low income families and individuals throughout the City. Work toward the goal of 150 units of new housing for households with very low or low incomes (in addition to the 110-130 efficiency studio units already in process.).	In May 2006, the Council adopted the Affordable Housing Strategies and reserved $7.0 million for development of a City-owned property with housing for low and very-low income families. The downtown project at the southeast corner of Evelyn Avenue and Franklin Street will create up to 51 new affordable units.	Continued as Policy 1.E and associated programs under Goal 1.
10.c	Continued to zone areas for single-family houses that are designed with enough bedrooms to accommodate larger families.	The Grant Levin parcel was annexed for single-family development on 1/28/08 and zoned R1-8. In addition, 1079 Marilyn Drive was rezoned from Agriculture to R1 and 30 single-family units are under construction. Homes in these developments will include large 3- and 4-bedroom homes.	Modified to Program 6.1.
10.d	Work with a non-profit developer to finance and construct an efficiency studio development with 110 to 130 low-income units on the San Antonio loop.	The 120-unit San Antonio Place efficiency studios were completed in April 2006.	Completed.
10.e	Disseminate information to homeowners about the City's current provisions for companion units in the R1 zone district.	New hand-out prepared in 2003. Reflects recent ordinance amendments.	Completed.
10.f	Continued to fund a program, such as Economic and Social Opportunities, Inc.'s Home Repair/Home Access Program that assists handicapped low-income homeowners with minor renovations to their homes to make them accessible and provides funding for minor repairs to homes for seniors.	The City continues funding the Home Repair/Home Access Program.	Continued as Program 6.16.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
10.g	Work with non-profit agencies, other cities and the County, and developers on regional approaches to providing housing for persons with physical or mental disabilities, victims of domestic violence, and the homeless.	The City has provided financial support and cooperation on the following regional projects: Sobrato Youth Facility in San Jose, Santa Clara Valley Blind Center, Maitri Domestic Violence Shelter in Cupertino, EHC Lifebuilders Homeless Shelter, Clara-Mateo Shelter in Menlo Park, and Quetzal Housing Youth Shelter in Mountain View.	Continued as Policy 6.C, and Program 6.14.
10.h	Continued to fund or support efforts to provide short-term shelter and emergency assistance to persons who are homeless or at risk of homelessness, including homeless and runaway youth, with programs such as the Emergency Housing Consortium, the Community Services Agency's Emergency Assistance Program and Casa SAY.	The City provides funding to agencies which provide this assistance, including CSA, the Emergency Housing Consortium, and Bill Wilson Center. City also provided funds to regional homeless programs such as the Quetzal House for homeless youth and the Clara-Mateo Homeless shelter.	Continued as Programs, 6.2, 6.3, 6.4 6.5, and 6.6.
10.i	Continued to participate in regional homeless programs and to support short-term shelter and transitional housing programs, such as the Clara-Mateo homeless shelter which accommodates about 12 families and 15 individuals from Mountain View per year and which is within a four-mile radius of the City.	The City annually funds EHC Lifebuilders, Inc. to directly provide shelter and support services to homeless person and families. The City has also provided capital funding to InnVision and EHC, Lifebuilders, Inc. for the acquisition and rehabilitation of the three transitional homes, one of which is located in Mountain View.	Continued as Programs, 6.2, 6.3, 6.4 6.5, and 6.6.
10.j	Continued to provide funding for the operation of a local shelter, such as the Alpha Omega Rotating Homeless Shelter that provides shelter for about 12 people per night in churches in the City and allows up to 29 people per night.	CSA has determined that it is no longer possible to operate the rotating church shelter program due to changes in federal rules and funding sources. The Alpha Omega program will continue to provide case management to homeless persons and will refer them to other shelter programs. The Alpha Omega Rotating Shelter is no longer in operation. The City supports other emergency shelter by funding of transitional housing, emergency rental vouchers, and emergency rent assistance.	Not continued due to the closure of rotating shelter.
10.k	Continued to support Mountain View's six-bed transitional house for previously homeless persons.	In June 2004, City acquired the property at Alice Avenue, which was transferred to in October 2004 to InnVision and operates it as a transitional house.	Continued as Program 6.5.
10.l	Continued to support programs that protect people from becoming homeless.	Annual funding is provided for emergency rental vouchers and emergency rental assistance.	Continued as Program 6.2.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
10.m	Continued to allow innovative housing programs such as co-op housing and shared housing.	To be implemented as opportunity arises.	Continued as Program 1.14.
10.n	Continued to work with housing developers to help identify appropriate sites and to encourage the development of affordable housing and housing for the elderly both through new construction and the acquisition and rehabilitation of existing housing developments, including possible sites within the areas listed in Action 1.b.	Downtown Precise Plan was amended to include up to additional 300 units. The City provided funding for 104 new affordable senior units at Paulson Park Apartments, which were completed in 2008. The Council will review a downtown City-owned property for a 51-unit family rental development located at 125 Franklin Street in 2010.	Continued as Program 6.11 and Programs 1.5 and 1.9.
10.o	Investigate strategies for reversing the loss of affordable housing units.	In 2006, the Council adopted the Affordable Housing Strategies that prioritizes and reserves funding for new affordable housing units to increase the supply of affordable housing.	Continued as Goal 4 and Policy 4.C.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	Policy 11 : Seek methods ensuring that community service workers can continue to live in Mountain View.		
11.a	Give priority for subsidized affordable housing to persons who live or work in Mountain View whenever it is legally feasible.	Policy is being implemented on an ongoing basis, e.g. Efficiency Studios project.	Continued as Policy 2.C and Program 2.3.
11.b	Continued to give priority to City of Mountain View public safety workers, Mountain View public school teachers and persons who live or work in Mountain View (in that order) for housing units supplied under the City's Below-Market-Rate program.	Policy is being implemented on an ongoing basis.	Continued as Program 2.3.
11.c	Investigate giving priority to City of Mountain View public safety workers, Mountain View public school teachers and persons who live or work in Mountain View (in that order) for other City-assisted housing projects and programs in addition to those projects and programs noted under Actions 11.a and 11.b.	The Council has adopted a First Responders Homebuyer's Assistance Program that gives priority to Public Safety Officers, Dispatchers, and other City employees. The program will be implemented in 2010.	Continued as Programs 2.3 & 2.4.
11.d	Continued to conduct outreach efforts to identify and assist Mountain View residents and workers who may be eligible for subsidized housing projects and programs.	The City will continue to follow outreach plan for subsidized rental housing.	Continued as Program 2.5 and 2.6.
11.e	Conduct ongoing interviews with representatives of City of Mountain View public safety workers, school teachers, and other priority community-service employees to determine their housing needs and housing programs that can serve them.	In December 2008, the Council adopted the First Responders Homebuyers Assistance Program after analysis and interviews with public safety groups.	Completed.
11.f	Create outreach partnerships with Mountain View school districts and organizations representing teachers, public safety and other relevant employees to increase awareness of affordable housing programs.	City offered workshops in 2002 and 2003 to educate teachers and City employees about affordable housing programs offered through a variety of resources and about home buying. All Mountain View public safety officers and teachers are notified when BMR units are available.	Continued as Program 2.6.
11.g	Work with Mountain View school districts and organizations representing teachers, public safety and other relevant employees to obtain financial support for affordable housing, including potential use of school district lands.	City has worked with Fannie Mae and Santa Clara County to provide information to teachers on special teacher programs. City has partnered with Tri-County Apartment Ass'n. to provide "Move-in-for-Less" program for City employees. Program reduced security deposit to 20% of one month's rent for qualifying employees.	Not continued due to lack of available funding by the groups identified in the policy.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	Policy 12 : Make efforts to stimulate private financing for affordable housing developments.		
12.a	Continued to provide liaison between banks and affordable housing developers on the Community Reinvestment Program.	Affordable housing developers work directly with banks on the Community Reinvestment Program. A City liaison is not required.	Not continued. Program not necessary.
12.b	Encourage business owners to assist their employees with mortgages and rents.	It was found that this action was difficult to implement because most business owners prefer to develop their own employee incentives.	Not continued because implementation not feasible.
	Policy 13 : Pursue County, State, Federal and private programs that provide financial assistance and incentives for lower-income and moderate-income households.		
13.a	Apply annually for the City's maximum entitlements under the Community Development Block Grant and HOME programs ($684,538 and $470,648 respectively in 2009-2010.)	The City applies annually for the maximum CDBG/HOME entitlements.	Continued as Program 6.17.
13.b	Spend at least half of the City's CDBG and HOME grants to provide housing for lower income households, homeless people and other households with special needs consistent with the City's Consolidated Plan.	Over past 5 years, 90% of CDBG and HOME grants were used for housing. In FY 04-05, about half the funds were used for parks in lower-income neighborhoods and half will be used for housing. In FY 05-06, 100% of CDBG and HOME grants were used for housing. In FY 06-07 55% of CDBG and HOME grants were used for housing. In FY 07-08 95% of CDBG and HOME grants were used for housing. In FY 08-09, 90% were used for housing.	Continued as Program 6.18.
13.c	Actively lobby the Santa Clara County Housing Authority, Congressional officials and others for changes including making the Section 8 program better reflect "fair market rents" in the Mountain View area and a pilot program to increase participation.	"Fair market rents" were adjusted.	Completed.
13.d	Participate in a regional program to increase Section 8 participation.	City staff participated with Palo Alto and Sunnyvale staff in several meetings co-sponsored by the Housing Authority and Tri-County Apt. Association. However, no intervention has been needed because apartment owners are now actively seeking Section 8 tenants because of higher vacancy rates with economic downturn.	Completed.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
13.e	Identify resources such as a caseworker or ombudsman whose role is to encourage renter-owner cooperation in obtaining the goal of 10 percent participation citywide in the Section 8 program and additional outreach programs identified in this Housing Element.	Landlord demand for Section 8 tenants exceeds supply of available vouchers. Federal funding controls the number of vouchers.	Not continued because implementation not feasible.
13.f	Determine whether there are cost-effective alternatives for improving the Section 8 rental unit placement process, such as modest city funding for a non-profit housing organization to help maintain client files and submit Section 8 paperwork.	The Housing Authority of Santa Clara County maintains client files. The problem is the limited number of vouchers available, not the placement process. The City did extensive outreach and assisted with some applications when the Section 8 waitlist was briefly opened in March 2006	Not continued because implementation not feasible.
13.g	Monitor state housing financing programs and apply for funds for those programs suited to local projects.	The City has not applied for state housing financing funds because non-profit developers of local subsidized housing projects normally apply for State housing funds directly.	Not continued because program not feasible.
13.h	Support legislation to continue, expand or develop financing programs such as the Low Income Housing Tax Credit Program and other tax incentives for creating affordable housing..	To be implemented as opportunity arises. Policy is being implemented on an ongoing basis.	Continued as Program 1.11.
13.i	Support other strategies and programs to supplement the Section 8 program such as programs to provide renters with deposits, emergency rental assistance and coaching on how to apply for a rental unit.	The City provides funding for Community Services Agency, which provides one-time rental assistance and emergency rental vouchers for low-income households. The City hosts tenant workshops covering rights and responsibilities.	Continued as Program 6.2.
13.j	Work with non-profit housing developers to optimize their eligibility for financing under various federal, state, County and private programs, such as CDBG, the Low Income Housing Tax Credit program, the Santa Clara County Housing Trust Fund, the Sobrato Family Trust and others.	City prepared support letter and project review in order for efficiency studios to receive tax credits and will continue to work with non-profit developers.	Continued as Program 1.5.
13.k	Contribute a total of $500,000 to Santa Clara County Housing Trust Fund with the agreement that these funds be spent on affordable housing projects or programs in Mountain view. *(To be spread over two fiscal years, starting in 2001-2002)* .	From FY 2001-02 to 2007-08 the City donated $1,050,000, which exceeded the original $500,000 commitment and helped the Trust Fund obtain a special grant requiring a local match. The City also contributed $300,000 in FY 08-09 and FY 09-10.	Continued as Program 1.3.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	Policy 14 : Use locally generated housing funds to provide assistance to plan, build and preserve housing for low-income and moderate-income households.		
14.a	Use the 20 percent set-aside for affordable housing through the Mountain View Revitalization Authority and the redevelopment plan to enable construction, preservation and improvement of affordable housing. Annually review the percentage set-aside for affordable housing to determine whether it should be increased.	Housing set-aside funds will be used for an affordable downtown family development. These funds are reviewed annually through the City budget process and every two years through the Affordable Housing Strategies review. Funds have been used for 2 affordable housing projects (Paulson Park Apartments and San Antonio Place).	Not continued. Given the state of the residential real estate market, no changes are being proposed for the 20 percent set-aside policy.
14.b	Evaluate setting aside a portion of the North Bayshore Community Fund for housing as one method of reaching numerical goals outlined in Actions implementing Policy 10.	No action to date.	Not continued to reflect site analysis covering the 2007-2014 planning period.
14.c	Between 2000 and 2006, allocate $809,000 of set-aside funds to the construction of an efficiency studio project with 110-130 low-income units and allocate $2,897,000 to the acquisition and conversion of market rate units to affordable units, or development of an affordable housing project.	$809,000 was used to fund the San Antonio Place efficiency studios, which are now occupied. An additional $850,830 was used for the New Central Park apartments with 104 affordable units. The 2006 Affordable Housing Strategies reserves $7.0 million in housing funds for a downtown family project.	Completed.
14.d	Assure complete funding of the 110-130 unit efficiency studio project using Revitalization District funds, Below-Market-Rate in lieu fees or other funding sources.	The San Antonio Place efficiency studios have been funded and built.	Completed.
14.e	Continued to implement the Below-Market-Rate program in which new housing developments over a certain size provide at least 10 percent of their units to low- and moderate-income households or pay fees in lieu of the housing units.	The City continues to collect fees or require units based on the BMR Ordinance. Policy is being implemented on an ongoing basis.	Continued as Program 1.1.
14.f	Evaluate the effectiveness of the BMR program in increasing the supply of affordable housing, implementing enhancements as appropriate.	The Council reviewed the BMR program on September 13, 2005 and decided to retain current BMR program.	Completed.
14.g	Allocate BMR in lieu fees to ensure completion of the 110-130 efficiency studios project and to other housing projects for low and moderate-income households.	The efficiency studios received funding from the Housing Trust of Santa Clara County that was made possible through a $500,000 contribution of BMR funds to the Trust.	Completed.
14.h	Implement the Housing Impact Fee ordinance to facilitate collection of funds for affordable housing for low- and moderate-income households.	The Housing Impact Fee is being collected for projects that are required to pay these fees.	Continued as Program 1.2.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
14.i	Investigate new ways to generate local funds for low and moderate income housing from as many different sources as possible.	The City generates funds from the Below Market Rate Housing Program and the Housing Impact fees. The City also generated funds through a 2003 $6.0 million bond issue to capture Revitalization District Housing Set-aside funds that would have otherwise been lost.	Not continued because all feasible programs to generate funds have been implemented.
	Policy 15 : Assist moderate-income households in purchasing homes.		
15.a	Cooperate with the Santa Clara County Housing Bond Coordinator for the issuance of Mortgage Revenue bonds for projects and for the issuance of Mortgage Credit Certificates for first time homebuyers.	The City includes information on Mortgage Credit Certificates in the Housing Handbook and cooperates with County agencies on an ongoing basis.	Continued as Program 2.7.
15.b	Support the Santa Clara County Housing Trust Fund second mortgage program and other federal, state and local programs that enable moderate-income households to purchase homes.	The City has contributed $1.35 million to the Housing Trust in the past eight years, typically $150,000 annually.	Continued as Program 1.3 and 1.6.
	Policy 16 : Evaluate surplus City properties to determine their suitability for affordable housing.		
16.a	Specifically include consideration of affordable housing when reviewing City properties that are to be declared surplus.	The City Council chose a downtown property (135 Franklin Street) for affordable housing, chose a developer and adopted a work plan for the project.	Continued as Program 1.9. Project to be reviewed by Council in 2010.
	Policy 17 : Remove unnecessary constraints to the development of affordable housing.		
17.a	Continued to improve the current simple and efficient level of planning and permit approval and building inspection service, while continuing to protect the public health and welfare.	Ongoing.	Continued as Program 5.7.
17.b	Initiate the process of further amending the City Code to allow waivers or reduced fees for planning approvals and building permits for affordable housing projects.	City Council considered reduced fees for affordable housing as part of fee study for FY 04-05 budget. New fee schedule (which requires cost recovery) reflects lower cost recovery rate for all residential projects.	Not continued.
17.c	Use the density bonus provisions of the zoning ordinance (which permit higher densities and Modified standards in return for certain percentages of very low, low or senior housing) to make adjustments to development standards that will facilitate the development of affordable housing.	To be implemented on a project-by-project basis, as applicable.	Continued as Program 1.10.
17.d	Encourage shared parking, on a project-by-project basis, in mixed-use developments that include residential units.	Ongoing.	Continued as Program 5.1.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
17.e	Initiate the process of further amending the zoning ordinance to allow reduced parking for senior and affordable housing projects on a project-by-project basis.	The Council considered this goal and discussed implementing this policy on a project-by-project basis. Examples of projects include the Downtown Precise Plan which incorporates reduced parking for senior and affordable housing and Paulson Park Apartments at 1929 Hackett Avenue.	Continued as Program 5.2.
	Policy 18 : Review redevelopment proposals to determine whether they create a new demand for affordable housing or reduce the supply of affordable housing.		
18.a	If redevelopment results in the loss of affordable housing units, require developers to give tenants at least 90 days notice to vacate, professional assistance in locating new rental units, a full refund of tenants' security deposit and information on affordable housing projects and assistance in Santa Clara County.	Implemented when redevelopment results in the loss of affordable housing units. In addition to the relocation assistance cited, in 2007 the Council provided monetary relocation assistance from BMR funds to very low-income displaced tenants at two apartments that were being redeveloped. In December 2007, the Council adopted a policy requiring developers to pay monetary relocation assistance to very low-income tenants displaced by their redevelopment projects. A Tenant Relocation Ordinance based on the policy was adopted by Council in January 2010.	Continued as Program 2.8.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
	GOAL C: IMPROVE THE CONDITIONS OF HOUSING IN THE CITY.		
	Policy 19 : Maintain and improve housing in the City to meet health, safety, fire and applicable development standards.		
19.a	Use the multiple-family rental housing inspection program to ensure compliance with the Uniform Housing Code's health and safety standards.	Ongoing.	Continued as Program 3.1.
19.b	Continued to inspect at least 200 apartment complexes each year and require repairs to those units that are found to have code violations. Annually provide a list of apartment complexes, which continue to show serious signs of deterioration to non-profit affordable housing organizations that can contact these apartment owners about the potential sale of these properties.	Multiple-family inspection program has been reorganized and staffing reduced from 2 inspectors to 1 (starting 2004-05). "Serious" violations will be inspected on 4-year cycle @ 90 per year. Others will be inspected on a complaint basis.	Continued as Program 3.1.
19.c	Promote and provide information on the Section 8 program to apartment building owners who are rehabilitating their buildings, and encourage participation in the program through Actions 5.a, 13. and 13.d, with a goal of having at least 4 percent of the upgraded apartments remain affordable.	The City has no control over the amount of Section 8 voucher available and reaching the 4% goal.	Not continued because implementation not feasible.
19.d	Work with property owners and/or non-profit developers to acquire, rehabilitate and preserve at least 50 units for affordable housing	Between 2003 and 2008, a total of 225 affordable housing units and one transitional house have been rehabilitated with the use of CDBG funds, consisting of the following projects: 20 family apartments at the Sierra Vista I Apartments, 56 family apartments at the Tyrella Gardens Apartments, and the 813 Alice transitional house	Continued as Program 3.2, Policy 4.C and Programs 4.3 & 4.4.
	Policy 20 : Promote energy-efficient and environmentally sensitive residential development, remodeling and rehabilitation.		
20.a	Continued to implement design standards in new development that encourage alternatives to the auto. These include allowing streets in Planned Unit Developments that are narrower than the City's public street standards, and requiring sidewalks and bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines.	Ongoing. Done on project-by-project basis.	Not continued. Associated policies and programs to be incorporated into other Elements of the City General Plan, currently being updated.
20.b	To provide shade and reduce heat retention, continue to require street trees, trees in parking lots at a rate of one tree for every three parking spaces, plus additional landscaped islands and planter strips and trees in other required landscaped areas.	Ongoing.	Continued as Program 7.1.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
20.c	Maintain an effective and streamlined process to ensure compliance with Title 24 requirements in all new construction, and implement future changes as quickly as possible after they are approved.	Ongoing.	Continued as Program 5.7.
20.d	Expedite review and approval of alternative energy devices such as solar panel, photovoltaic cells and others.	Ongoing. The City handles these approval as "over the counter" approval.	Not continued. The City handles these approvals as an "over the counter" approval.
20.e	Revise the zoning ordinance to specifically allow alternative energy generating devices such as wind generators and develop standards to accommodate their unique requirements while protecting neighbors from visual, noise and other forms of intrusion.	State Law has changed to allow solar panels on residential properties without public review for aesthetics.	Not continued. Program not necessary because the City applies State Law.
20.f	Evaluate opportunities for passive solar heating and cooling in the design review process for new development and redevelopment.	Ongoing.	Continued as Program 7.1 and 7.2.
20.g	Provide support for energy conservation and assistance programs for low-income households including referral to available programs and advertisement of services.	In FY 09-10, the City provided funding for Community Action Agency to provide weatherization and energy efficiency upgrades to low-income households.	Continue as Program 7.6.
20.h	Encourage "green" building techniques learned as best practices from other cities and organizations.	Ongoing. Require applicants to complete LEED and GreenPoint Checklists for new development. Applicants are not required to implement measures within checklist. DRC requires some larger developments to use green building practices and measures.	Continued as Program 7.1 and 7.2.
	GOAL D: ENSURE A CHOICE OF HOUSING AND LOCATIONS TO ALL REGARDLESS OF RACE, SEX, SEXUAL ORIENTATION, NATIONAL ORIGIN, AGE, MARITAL STATUS, FAMILIAL STATUS, ANCESTRY, RELIGION, COLOR, SOURCE OF INCOME, OR PHYSICAL OR MENTAL HANDICAPS.		
	Policy 21 : Prohibit discrimination in the sale, rental and development of housing.		
21.a	Continued to refer housing discrimination complaints to a City-funded contractor for investigation and counseling.	Project Sentinel, the City's fair housing services provider, investigated 24 housing discrimination cases in FY 2008-2009 and will continue providing this service.	Continued as Program 6.8.
21.b	Continued to publicize the City-funded program for investigating housing discrimination complaints.	Project Sentinel hosts an annual workshop and performs community education and outreach on an ongoing basis.	Continued as Program 6.8.
21.c	Continued to prepare an Analysis of Impediments to Fair Housing Choice as required by HUD.	The Analysis of Impediments will be updated as part of the 2010-2015 Consolidated Plan process that will be completed in 2010.	Continued as Program 6.19.

Table 2.2: Review of Prior Housing Element Implementation Programs			
PROGRAM #	**PROGRAM DESCRIPTION**	**STATUS OF PROGRAM IMPLEMENTATION**	**STATUS IN 2007-2014 HOUSING ELEMENT**
21.d	Participate in a countywide fair housing collaborative task force that will work toward improvements in fair housing services and structure.	City continues to participate in a countywide task force. The City of Mountain View is a member of the task force that attends Fair Housing Task Force meetings and participates in regional education campaigns and events sponsored by the Task Force.	Continued as Program 6.9.
	Policy 22 : Encourage good relations between housing providers and tenants.		
22.a	Continued to refer rental property owner-tenant complaints to a City-funded contractor for mediation.	City staff continues to refer landlord-tenant complaints to Project Sentinel for mediation. Project Sentinel has made presentations to all Police shifts to ensure awareness and referrals to mediation. Outreach includes posters at bus shelters, community presentations, radio and cable announcements, etc.	Continued as Program 6.8.
22.b	Identify and implement new outreach and promotion mechanisms to increase awareness among renters of the existing City-funded mediation program.	New logo and advertisement developed, new cable announcements and new easy to access program web site developed. Informational workshops are held for tenants, landlords, and Spanish speaking residents.	Continued as Program 6.8.
	GOAL E: MAINTAIN AN UP-TO-DATE HOUSING ELEMENT.		
	Policy 23: Establish a Housing Element implementation plan with appropriate staffing and budget; review annually.		
23.a	Incorporate consideration of Housing Element implementation into the City Council's goal-setting process.	Ongoing. This is an annual process, where EPC recommendations are forwarded to the Council as part of the goal-setting process.	Continued as Program 8.2.
23.b	Prepare an annual report to the City Council on the results of Housing Element implementation for the past year.	Ongoing annual report.	Continued as Program 8.1.

12. Appendix C: Needs Assessment Data Sources

- **Association of Bay Area Governments (ABAG).** ABAG, the regional planning agency for the nine county San Francisco Bay Area, produces population, housing, and employment projections for the cities and counties within its jurisdiction. The projections are updated every two years. BAE used data from the 2007 ABAG Projections in this Needs Assessment.

- **Bay Area Economics (BAE) –** BAE is listed as a source simply to indicate that it is responsible for assembling the table. Unless otherwise noted, BAE does not generate any of the data itself, relying on primary and secondary sources for this information.

- **Claritas, Inc.** Claritas is a private data vendor that offers demographic data for thousands of variables for numerous geographies, including cities, counties, and states. Using 2000 U.S. Census data as a benchmark, Claritas provides current year estimates for many demographic characteristics such as household composition, size, and income. This is particularly valuable given the fact that many cities have undergone significant change since the last decennial census was completed over nine years ago. BAE used Claritas data to characterize Mountain View's population and households and to describe the City's housing needs. Current-year demographic data from Claritas can be compared to decennial census data from 1990 and 2000.

- **DataQuick Information Systems.** DataQuick is a private data vendor that provides real estate information such as home sales price and sales volume trends. DataQuick also provides individual property records, which includes detailed information on property type, sales date, and sale amount. This information allowed BAE to assess the market sales price of homes sold in Mountain View between July 2008 and January 2009.

- **RealFacts.** RealFacts, a private data vendor, provides comprehensive information on residential rental markets. Based on surveys of large apartment complexes with 50 or more units, this data includes an inventory analysis as well as quarterly and annual rent and occupancy trends.

- **Santa Clara County Homeless Census and Survey, 2007.** In January 2007, a count of homeless individuals in Santa Clara County was conducted. Concurrently, one-on-one interviews with homeless individuals were completed to create a qualitative profile of the County's homeless population. This report provides detailed information on the size and

composition of the homeless population in Santa Clara County.

- **State of California, Department of Finance.** The Department of Finance publishes annual population estimates for the State, counties, and cities, along with information on the number of housing units, vacancies, average household size, and special populations. The Department also produces population forecasts for the State and counties with age, sex, and race/ethnic detail. The demographic data published by the Department of Finance serves as the single official source for State planning and budgeting, informing various appropriation decisions.

- **State of California, Employment Development Department.** The Employment Development Department publishes the Quarterly Census of Employment and Wages (QCEW) for the State, counties, metropolitan areas, and cities. The QCEW provides the count of employment and wages by industry for workers covered by unemployment insurance programs. The data is derived from reports filed by employers each quarter.

- **USDA Census of Agriculture, 2007.** Every five years the U.S. Department of Agriculture (USDA) publishes a complete count of U.S. farms and ranches and the people who operate them. This data source provides county-level data on the number of permanent and seasonal farmworkers.

- **U.S. Census Bureau.** The Census Bureau collects and disseminates a wide range of data that is useful in assessing demographic conditions and housing needs. These are discussed below.

    - **Decennial Census.** The 2000 Census provides a wide range of population and housing data for the City of Mountain View as well as the County, region, and State. The decennial Census represents a count of everyone living in the United States every ten years. In 2000, every household received a questionnaire asking for information about sex, age, relationship, Hispanic origin, race, and tenure. In addition, approximately 17 percent of households received a much longer questionnaire which included questions social, economic, and financial characteristics of their household as well as the physical characteristics of their housing unit. Although the last decennial census was conducted nine years ago, it remains the most reliable source for many data points because of the comprehensive nature of the survey.

    - The U.S. Census Bureau also publishes the American Community Survey (ACS), an on-going survey sent to a small sample of the population that provides demographic, social, economic, and housing information for cities and counties every year.

However, due to the small sample size, there is a notable margin of error in ACS data, particularly for moderately-sized communities like Mountain View. The ACS sample size for Mountain View for 2005 to 2007 was 2,861 people. This represents less than four percent of the City's population. For this reason, BAE does not utilize ACS data despite the fact that it provides more current information than the 2000 Census.

- **Public Use Microdata Sample (PUMS).** PUMS files contain individual records of characteristics for a five percent sample of people and housing units in the 2000 Census. The Census Bureau publishes commonly used summary tables of population and housing characteristics using PUMS files. BAE used PUMS files to conduct demographic analysis for particular population segments and variables that are not provided in the published summary tables.

- **Comprehensive Housing Affordability Strategy (CHAS).** CHAS provides special tabulation data from the 2000 Census which shows housing problems for particular populations, including the elderly, low-income households, and large households. This data is used in the assessment of demand for special needs housing.

- **Building Permits.** The Census Bureau provides data on the number of residential building permits issued by cities by building type.

- **RSMeans *Square Foot Costs*.** RSMeans is North America's leading supplier of construction cost information. RSMeans provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects. *Square Foot Costs* is published annually, and includes detailed construction cost information for various types of residential and commercial developments.

13. Appendix D: Population and Household Trends and Projections for Neighboring Cities

Table D.1: Population and Household Trends, Neighboring Cities, 1990-2008 (a)

Mountain View	1990	2000	2008 (est) (b)	% Change 1990-2008	% Change 2000-2008
Population	**67,460.0**	**70,708**	**73,618**	**9.1%**	**4.1%**
Households	**29,990.0**	**31,242**	**32,247**	**7.5%**	**3.2%**
Average Household Size	**2.23**	**2.25**	**2.27**		
Household Type (c)					
Families	51.4%	50.9%	51.1%		
Non-Families	48.6%	49.1%	48.9%		
Tenure (d)					
Owner	37.8%	41.5%	41.4%		
Renter	62.2%	58.5%	58.6%		
Cupertino					
Population	**40,263.0**	**50,546**	**55,059**	**36.7%**	**8.9%**
Households	**15,358.0**	**18,204**	**19,657**	**28.0%**	**8.0%**
Average Household Size	**2.6**	**2.75**	**2.78**		
Household Type (c)					
Families	70.8%	74.8%	75.0%		
Non-Families	29.2%	25.2%	25.0%		
Tenure (d)					
Owner	63.0%	63.6%	64.0%		
Renter	37.0%	36.4%	36.0%		
Palo Alto					
Population	**55,900.0**	**58,598**	**63,098**	**12.9%**	**7.7%**
Households	**24,206.0**	**25,216**	**27,045**	**11.7%**	**7.3%**
Average Household Size	**2.24**	**2.3**	**2.31**		
Household Type (c)					
Families	56.1%	57.9%	57.6%		
Non-Families	43.9%	42.1%	42.4%		
Tenure (d)					
Owner	56.7%	57.2%	55.9%		
Renter	43.3%	42.8%	44.1%		
Sunnyvale					
Population	**117,229.0**	**131,760**	**136,952**	**16.8%**	**3.9%**
Households	**48,296.0**	**52,539**	**54,144**	**12.1%**	**3.1%**
Average Household Size	**2.42**	**2.49**	**2.51**		
Household Type (c)					
Families	60.8%	62.2%	62.2%		
Non-Families	39.2%	37.8%	37.8%		
Tenure (d)					
Owner	48.9%	47.6%	46.8%		
Renter	51.1%	52.4%	53.2%		

Notes:
(a) 1990 and 2000 data provided by the U.S. Census. 2008 data provided by California Department of Finance.
(b) 2008 Household Type and Tenure data provided by Claritas.
(c) The Census defines a family household as a householder living with one or more individuals related by birth, marriage, or adoption.
(d) Tenure distinguishes between owner occupied and renter occupied housing units.
Sources: U.S. Census, 1990, 2000; CA Department of Finance, Table E-5, 2009; Claritas, 2008; BAE, 2009.

Table D.2: Population, Household, and Job Projections, Neighboring Cities, 2005-2030

Mountain View (a)	2005	2010	2015	2020	2025	2030	Total Change 2005 - 2030	% Change 2005 - 2030
Population	71,800	73,900	77,000	81,000	84,400	87,000	15,200	21.2%
Households	31,860	32,910	34,340	35,990	37,530	39,010	7,150	22.4%
Jobs	51,130	52,610	56,520	60,690	65,160	70,500	19,370	37.9%
Cupertino (a)								
Population	53,500	55,400	56,600	57,900	58,500	59,200	5,700	10.7%
Households	19,250	19,910	20,380	20,780	21,040	21,430	2,180	11.3%
Jobs	31,060	32,350	33,730	35,140	36,600	38,100	7,040	22.7%
Palo Alto (a)								
Population	61,400	64,500	67,700	70,900	73,900	76,000	14,600	23.8%
Households	26,750	27,980	29,360	30,710	32,150	33,400	6,650	24.9%
Jobs	75,610	77,400	80,090	82,780	85,720	88,710	13,100	17.3%
Sunnyvale (a)								
Population	133,000	136,800	141,400	146,000	150,600	154,500	21,500	16.2%
Households	53,220	54,800	56,700	58,400	60,290	62,250	9,030	17.0%
Jobs	73,630	82,260	89,100	96,550	104,190	111,940	38,310	52.0%
Jobs - Housing Ratio	1.38	1.50	1.57	1.65	1.73	1.80		
Los Altos (a)								
Population	27,900	28,300	28,600	28,900	29,300	29,300	1,400	5.0%
Households	10,530	10,660	10,810	10,950	11,060	11,160	630	6.0%
Jobs	10,440	10,570	10,810	11,050	11,250	11,390	950	9.1%
Jobs - Housing Ratio	0.99	0.99	1.00	1.01	1.02	1.02		

Note:

(a) Data reported for city jursidictional boundary.

(b) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.

Sources: ABAG Projections, 2007; BAE, 2009.

14. Appendix E: Calculations of Affordable Sales Price

Table E.1: Affordable Mortgage Calculator, Santa Clara County, 2009

	Household Income (a)	Sale Price	Down Payment (b)	Total Mortgage (b)	Monthly Payment	Monthly Property Tax (c)	Mortgage Insurance (d)	Homeowner's Insurance (e)	Total Monthly PITI (f)
Extremely Low Income (30% AMI)									
4 Person HH	$31,850	$145,609	$29,122	$116,487	$661.40	$121.34	$0.00	$13.51	$796.25
Very Low Income (50% AMI)									
4 Person HH	$53,050	$242,529	$48,506	$194,023	$1,101.64	$202.11	$0.00	$22.50	$1,326.25
Low Income (80% AMI)									
4 Person HH	$84,900	$388,137	$77,627	$310,510	$1,763.04	$323.45	$0.00	$36.01	$2,122.50
Median Income (100% AMI)									
4 Person HH	$105,500	$482,314	$96,463	$385,851	$2,190.82	$401.93	$0.00	$44.75	$2,637.50
Moderate (120% AMI)									
4 Person HH	$126,600	$578,777	$115,755	$463,022	$2,628.99	$482.31	$0.00	$53.70	$3,165.00

Notes:
(a) Published by Department of Housing and Community Development. Income limits for Santa Clara County. <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k8.pdf>
(b) Mortgage terms:

Annual Interest Rate (Fixed)	5.50%	
Term of mortgage (Years)	30	
Percent of sale price as down payment	20.0%	
(c) Initial property tax (annual)	1.00%	
(d) Mortgage Insurance as percent of loan amount	0.00%	
(e) Annual homeowner's insurance rate as percent of sale price	0.11%	CA Dept. of Insurance website, based on average of all quotes, assuming 25-40 year-old home (per median age of HU's in Mtn. View) and Homeowner's Insurance covering 75% value of median 3 BR SFR in Mtn. View ($963,750).
(f) PITI = Principal, Interest, Taxes, and Insurance		
Percent of household income available for PITI	30.0%	

Sources: CA HCD, 2008; Freddie Mac, 2008; CA Department of Insurance, 2009; BAE, 2009.

15. Appendix F: Detailed Site Inventory

Table F.1: Sites for Households up to 80% of AMI, Zoned at 20+ Units/Acre

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot Area	Allowable Density	Existing Use	Status	Infrastructure Capacity	Enivorn Constraints
1	2545 & 2551 W. Middlefield Road	14710058, 14700059, 14710060	CRA	Linear Commercial/Residential	65	1.89	43	Vacant lot	One owner	Adequately served by existing sewer and storm infrastructure. Minor upgrades may be necessary. Water master plan identified fire flow deficiency. The site will need to upgrade the water mains along the property frontages.	None
2	2650 and 2656 W. El Camino Real	14816005, 14816007, 14816010, 14816011	CRA	Linear Commercial/Residential	101	2.94	43	Vacant buildings, motel, and Hetch Hetchy ROW	Two owners, Hetch Hetchy ROW can be used as open space or for access.	Water master plan identified fire flow deficiency. The site will need to upgrade the water mains along the property frontages.	None
3	2246 & 2268 W. El Camino Real and 2241 & 2243 Latham St.	14836021, 14836022, 14836023, 14836024, 14836025, 14836026	CRA & R3-1.25	Linear Commercial/Residential & Medium High Density Residential	45	1.67	35-43	Vacant Commerical building and 4 single-family homes	Two owners.	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
4	1710 Villa Street	15402001	(P-17)	Medium Density Residential	49	2.04	30	Remainder vacant parcel.	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
5	1616, 1620 & 1720 W. El Camino Real	15435001, 15434031, 15434032	CRA	Linear Commercial/Residential	71	2.08	43	Motel, vacant restaurant building and commerial building	Two owners.	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
6	918 Rich Avenue	18933028	R3-1	Medium Density Residential	16	0.72	29	Vacant site. Adjacent to 1057 El Monte	One owner	Adequately served by existing infrastructure. When this project is developed it will require upgrades to remove sewer easement. Water main improvements may include extensions so to loop the system. Other upgrades may be necessary.	None
7	1057 El Monte	18933027	R3-1	Medium Density Residential	34	1.22	35	Existing single-story office building built in 1953 adjacent to 1057 El Monte.	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary. When this project is developed it will require upgrades to remove sewer easement. Water main improvements may include extensions to loop the system. Other upgrades may be necessary.	None
8	135 Franklin	15815025	P-19	Downtown Commercial	42	1.06	50	City owned parking lot	Proposal being processed for 51 affordable units up to 60% of median income.	Dependent on the size of project improvements to the downtown "grid" may be required for water sewer and storm systems. PWD would require studies to be conducted to verify if it is adequately served by existing infrastructure. Minor upgrades may be necessary.	None
9	240-284 Bryant Street, 947 Villa St, 970 W. Dana St.	15813021, 15813023, 15813024, 15813025, 15813026, 15813027, 15813028, 15813030, 15813031	P-19	Downtown Commercial	59	2.49	30-50	City owned parking lot, auto repair shop, retail, and single-family home	Two owners, one the City, the second a private owner. Existing buildings are older, more than 40 years old.	Dependent on the size of project improvements to the downtown "grid" may be required for water sewer and storm systems.	None
10	380 Bryant St. and California Street	15812039, 15812040, 15812041	P-19	Downtown Commercial	18	0.47	50	Vacant	One owner	Dependent on the size of project improvements to the downtown "grid" may be required. Bryant water and sewer mains were upgraded as part or a 1997 CIP.	None

Table F.1: Sites for Households up to 80% of AMI, Zoned at 20+ Units/Acre

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot Area	Allowable Density	Existing Use	Status	Infrastructure Capacity	Enivorn Constraints
11	424-458 Bryant St and 907- 941 California St.	15811033,15811034, 15811035,15811036,15811037, 15811038,15811039,15811055	P-19	Downtown Commercial	6	1.45	50	City owned parking lot	RFP for mixed use rental project for site that will include at least 10% affordable units. All lots owned by the City. Estimate 52 moderate rate units and 6 BMR units.	Dependent on the size of project improvements to the downtown "grid" may be required for water sewer and storm systems. Bryant water and sewer mains were upgraded as part or a 1997 CIP.	None
12	660 & 676 W. Dana St. & Hope Street	15822018, 15822019, 15822020, 15822025	P-19	Downtown Commercial & Medium High Density Residential	45	1.41	40-50	City owned parking lot, restaurant/ office building	Two private owners and City owned lots	Adequately served by existing sewer infrastructure. Minor upgrades may be necessary to water and storm systems.	None
13	1032,1044,1060 Castro & 111 & 133 W. El Camino Real	18901024, 18901125, 18901126, 18901127, 18901128, 18901133, 18901148, 18901152, 18901153	CRA	Linear Commercial/Residential	83	2.40	43	Vacant lot and commercial/ retail buildings	Two private owners and City owned lots	Adequately served by existing infrastructure. Minor upgrades may be necessary. Some properties are served by California Water Service Company and will most likely require upgrades or conversion to City system.	None
14	695 & 749 W. El Camino Real	19302049, 19302050	CRA	Linear Commercial/Residential	105	3.06	43	Bank, restaurant, and vacant lot	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
15	111-133 W. El Camino Real	19313009, 19313010, 19313031, 19313032, 19313033	CRA	Linear Commercial/Retail	87	2.54	43	Vacant lots	One City owned lot and one private owner.	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
16	111 Fairchild, 123 Fairchild, 112-120 Evandale	16007001 and 002	P-32	Medium High Density Residential	18	0.99	30 If 20% of units are affordable or 10% are for very-low income households or 50% elderly	Two lots with 6 units and body shop.	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary. Water master plan identified fire flow deficiency. The site will need to upgrade the water mains along the property frontages.	Near the MEW Study Area
17	228 Evandale, 236 Evandale, & 277 Fairchild	16007011 and 012 and 013	P-32	Medium High Density Residential	37	1.53	30 If 20% of units are affordable or 10% are for very-low income households or 50% elderly.	Two of the lots have a motel, one lot a small retail store.	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary. Water master plan identified fire flow deficiency. The site will need to upgrade the water mains along the property frontages.	MEW Study Area
18	291 Evandale Ave	16010018	R4	High Density Residential	79	2.97	60	64 vacant apartment units.	One owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	MEW Study Area

Table F.1: Sites for Households up to 80% of AMI, Zoned at 20+ Units/Acre

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot Area	Allowable Density	Existing Use	Status	Infrastructure Capacity	Enivorn Constraints
19	South Whisman Area Phase II (364 Ferguson Drive front half of property)	16061037	P-37	Medium High Density Residential	114	3.57	40 allowed with ground retail	Office Building. Walking distance to Whisman Light Rail station.		Development studies have indicated that sewer and storm systems are required along the property frontage and downstream. Minor upgrades may be necessary for the water system.	GTE Area and MEW Study Area
				Total	**1,074**						

Notes:
(a) Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.
Source: City of Mountain View, 2009; BAE, 2009.

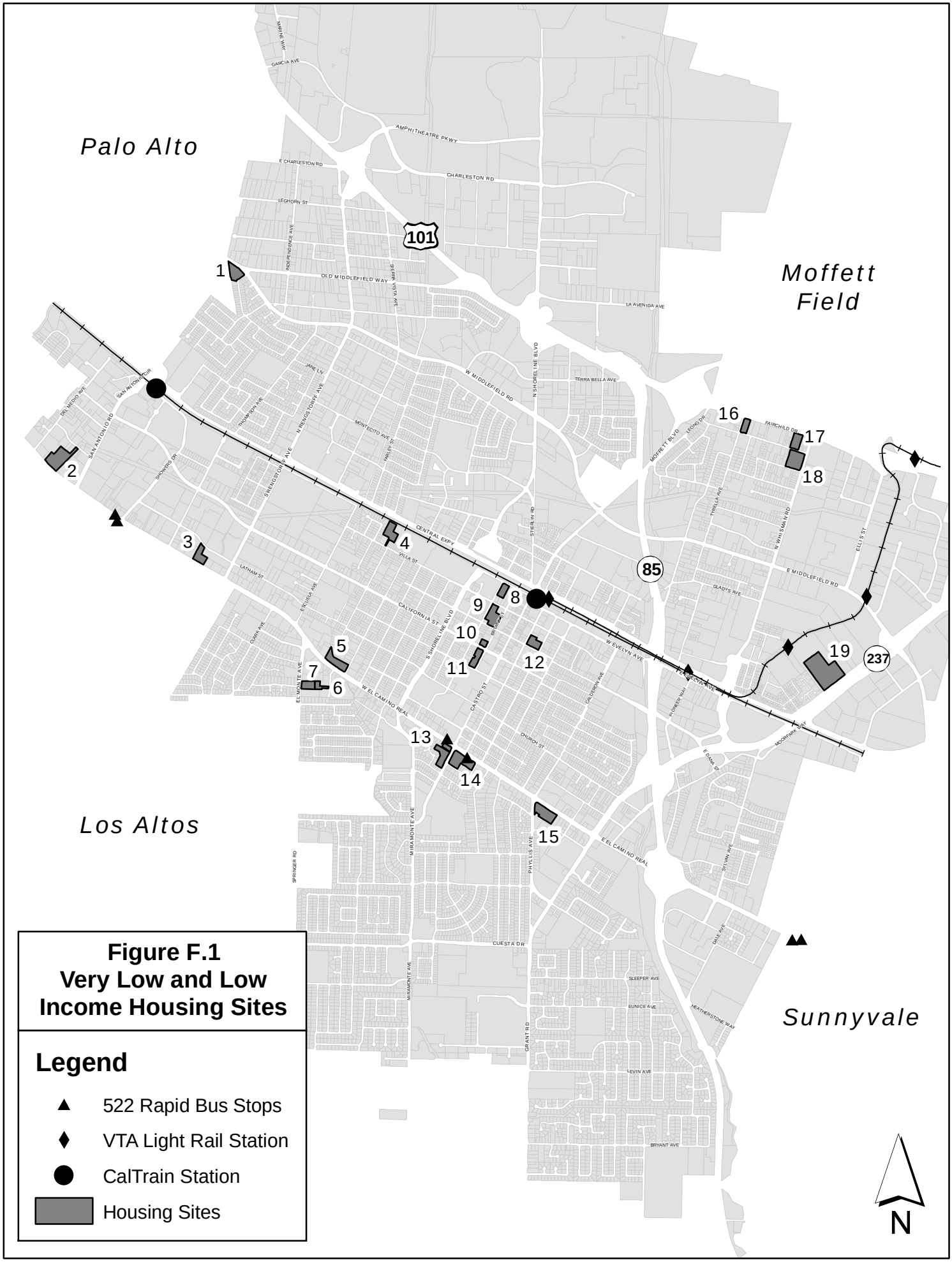


Figure F.1
Very Low and Low Income Housing Sites

Table F.2: Sites for Households between 80% and 120% of AMI, Zoned at Minimum of 13 Units/Acre

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot area	Allowable Density (Units per Acre)	Existing Use	Status	Infrastructure Capacity	Enivorn Constraints
1	394 Ortega Precise Plan	14829024 and portion of 14829021	P-12	Medium Density Residential	20	2.00	14	Two single-family homes	One Owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
2	424-458 Bryant St and 907- 941 California St.	15811033, 15811034, 15811035, 15811036, 15811037, 15811038, 15811039, 15811055	P-19	Downtown Commercial	52	1.45	50	City owned parking lot	RFP for mixed use rental project for site that will include at least 10% affordable units. All lots owned by the City. Estimate 52 moderate units and 6 BMR units.	Dependent on the size of project improvements to the downtown "grid" may be required for water sewer and storm systems. PWD would require studies to be conducted to verify if it is adequately served by existing infrastructure. Minor upgrades may be necessary. Bryant water and sewer mains were upgraded as part or a 1997 CIP.	None
3	425 & 455 Evelyn Avenue	15835030 & 080	P-18	Medium Density Residential.	67	3.36	25	Industrial buildings	Proposal to amend portion of precise plan from 84 units to 212 rental units.	As part of the development process, these projects will be required to conduct development impact studies to determine the sufficiency of the capacity since the proposed projects are a change in the precise plan. Storm drain and sewer main upgrades may be required. The water service is adequately served by existing infrastructure. Minor upgrades may be necessary.	None
4	Evelyn Avenue Corridor Precise Plan. 230- 400 Villa Street, 217-405 W Evelyn, and 104-190 Calderon	15835023, 024,025,026,027,29,32,34,35,36, 37,38,083	P-18	Medium Density Residential	75	3.75	25.00	This is part of the Precise Plan not proposed to be rezoned. The site has 4 owners, but one owner owns 11 of the 14 parcels and is proposing a market rate project.	Adequately served by existing infrastructure. Minor upgrades may be necessary.	The water service is adequately served by existing infrastructure. Minor upgrades may be necessary.	None
5	445 Calderon Ave	15831023	R3-2.5	Medium Density Residential	14	1.24	15	One single-family home	One Owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
6	137 Easy St.	16044006	R3-3	Medium Density Residential	14	1.39	14	One single-family home	One Owner	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None

Table F.2: Sites for Households between 80% and 120% of AMI, Zoned at Minimum of 13 Units/Acre

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot area	Allowable Density (Units per Acre)	Existing Use	Status	Infrastructure Capacity	Enivorn Constraints
7	129 and 135 Ada Ave.	16045001 and 002	R3-3	Medium Density Residential	51	4.57	14	Single family home on one site, larger parcel vacant.	One Owner	Full street improvements will be necessary. Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
8	Whisman PP	16061027	P-35	Medium Density Residential	23	1.90	15-25	Vacant	Walking distance to Whisman Light Rail station.	Sanitary sewer master plan requires upgrade of sewer main.	GTE Area
9	South Whisman Area Phase II (364 Ferguson Drive rear half of property)	16061037	P-37 (South Whisman Area Phase II)	Medium High Density Residential	48	4.00	15-20 Rowhomes Permitted	Office Building	Walking distance to Whisman Light Rail station.	Development studies have indicated that sewer and storm systems are required along the property frontage and downstream. Minor upgrades may be necessary for the water system.	GTE and MEW Study Area
10	526-569 E. Evelyn	16115004 16115016	R3-2.2	Medium Density Residential	56	3.66	19	Light industrial buildings	One city owned lot and one private owned lot	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
				Total	**420**						

Notes:

(a) Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

Source: City of Mountain View, 2009; BAE, 2009.

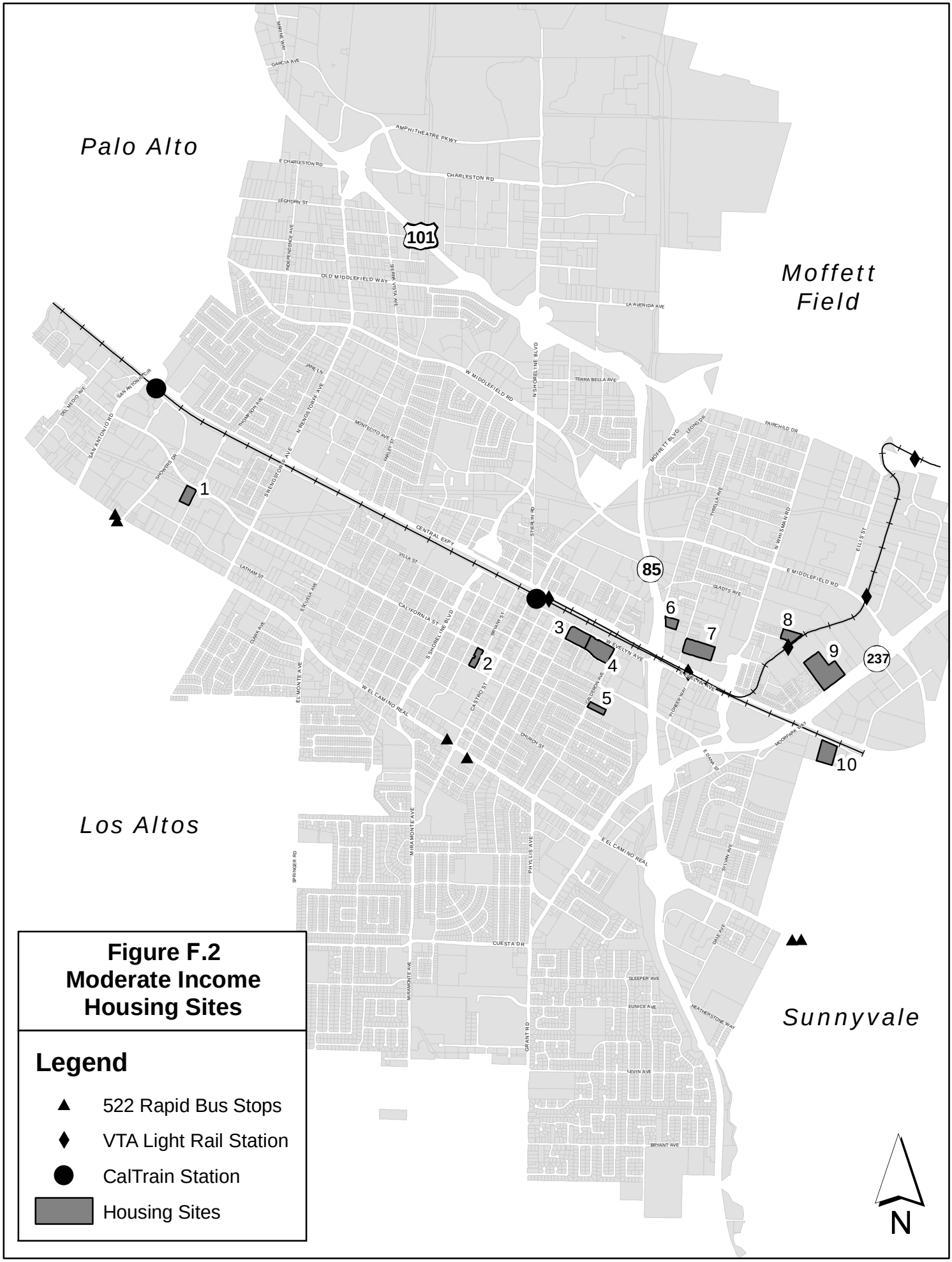


Figure F.2
Moderate Income Housing Sites

Table F.3: Sites for Households Above 120% of AMI

Site	Location	APN	Existing Zoning	General Plan Designation	Realistic Unit Capacity (a)	Lot area	Allowable Density (Units per Acre)	Existing Use	Infrastructure Capacity	Enivorn Constraints
1	263 Escuela	15412012	R2	Medium Low Density Residential	8	0.90	11.00	Church	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
2	333 Stierlin Road	15326040	R2	Medium Low Density Residential	5	0.67	12.00	Single-Family home	Adequately served by existing infrastructure. Minor upgrades may be necessary.	None
3	1991 Sun Mor Ave	19740027	R1-10	Low Density Residential	15	5.00	4.00	One single-family home onsite	Water sewer and storm drain improvements will be required as part of street improvements. Water purveyor is California Water Service and main is currently undersized; upgrades may be necessary.	None
4	450 N. Whisman	16016044	R2	Medium Low Density Residential	61	6.40	12.00	Vacant	As the site shares the SFPUC Hetch Hetchy pipeline development must consider protection of the existing pipeline and the ability to maintain future infrastructure utilities. Adequately served by existing infrastructure. Minor upgrades may be necessary.	MEW Study Area
5	South Whisman Area Phase I. 364-500 Ferguson Drive	16061055 16060007 16060015 16060003	P-37	Medium High Density	717	24.87	8-60 depending on the location within the Precise Plan.	Office buildings and vacant land	Development studies have indicated that sewer and storm systems are required along the property frontage and downstream. Minor upgrades may be necessary for the water system.	GTE and MEW Study Area
				Total Units	**806**					

Notes:

(a) Assumes buildout at 80% of maximum unit density based on historic land use and entitlement patterns in Mountain View. Net of existing units.

Source: City of Mountain View, 2009; BAE, 2009.

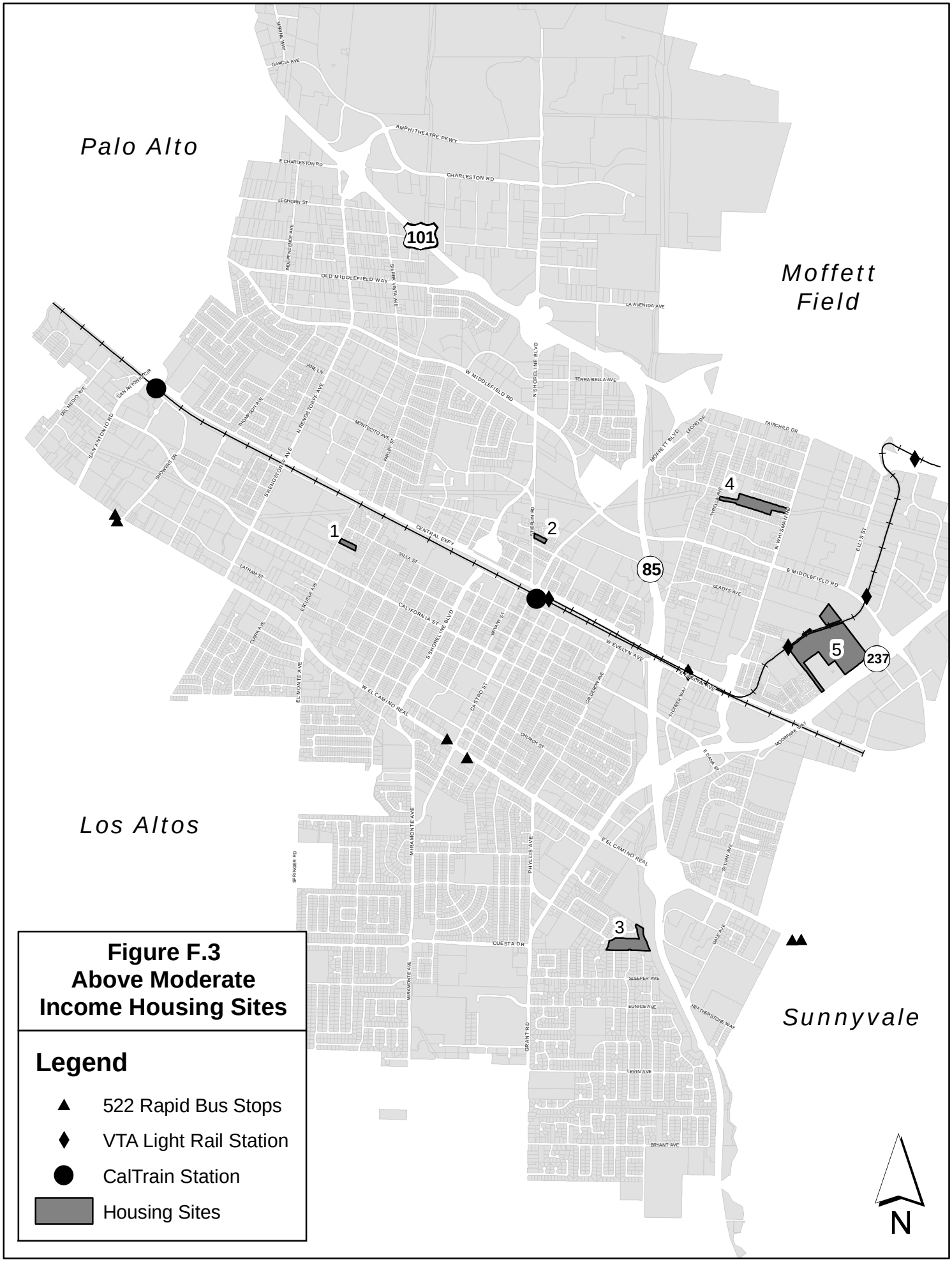


Figure F.3
Above Moderate Income Housing Sites

16. Appendix G: Detailed Analysis of Select Very Low- and Low-Income Sites

Site 1: 2545 & 2551 W. Middlefield Road
Lot Area (acres): 1.89
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 65

As a vacant property with one owner and no environmental constraints, Site 1 represents a prime development opportunity for multifamily housing. In fact, the City approved an apartment complex at Site 1 in 2005. However, the project is no longer moving forward due to the weak economic climate. The approval expired in October 2009. The site is adequately served by existing sewer and storm infrastructure. Minor improvements may be necessary, including water main upgrades to address a fire flow deficiency.

Site 2: 2650 & 2656 W. El Camino Real
Lot Area (acres): 2.94
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 101

Site 2 has two owners, currently contains vacant commercial buildings and a motel, is well-served by existing infrastructure, and has no known environmental constraints. The buildings suffer from deferred maintenance, and were built in 1959 and 1952. A Hetch Hetchy right-of-way on the property may be used as open space, circulation, and/or access. The City has received informal applications and inquiries from developers regarding this property, an indicator of its development potential. The site is adequately served by existing sewer and storm infrastructure. Minor improvements may be necessary, including water main upgrades to address a fire flow deficiency.

Site 3: 2246 & 2268 W. El Camino Real and 2241 & 2243 Latham Street
Lot Area (acres): 1.67
Existing Zoning: CRA and R3-1.25
Allowable Density (units/acre): 35 to 43
Realistic Unit Capacity: 45

Site 3 has two owners, and contains a vacant commercial building and four single-family homes built in the mid-1950's. Given the potential to develop up to 45 net new units on this site, it is reasonable to expect redevelopment to occur over the Housing Element planning period, assuming the residential real estate market recovers. In fact, Planning Division staff report that they have received informal inquiries from developers regarding Site 3, further evidence of its suitability for redevelopment. The site has no apparent environmental constraints and is well-served by the necessary infrastructure.

Site 5: 1616, 1620 & 1720 W. El Camino Real
Lot Area (acres): 2.08
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 71

Site 5 currently contains an aging commercial building and motel. The buildings were built in 1967 and 1964, and the commercial portion of the property suffers from consistent vacancies. The site has two owners, is well-served by existing infrastructure, and has no known environmental constraints. The City has received informal applications and inquiries from the landowner and various developers regarding this property, a sign of its development potential.

Site 6: 918 Rich Avenue
Lot Area (acres): 0.72
Existing Zoning: R3-1
Allowable Density (units/acre): 29
Realistic Unit Capacity: 16

Site 6 is a vacant property adjacent to Site 7 at 1057 El Monte Avenue. The property is adequately served by existing infrastructure, though minor upgrades may be necessary. Specifically, a project on this site would require upgrades to remove the sewer easement and water main improvements may include extensions to loop the system. These issues are not expected to pose an undue development constraint. The City reports that the property owner has expressed interest in developing the site, and provided preliminary site plans.

Site 7: 1057 El Monte Avenue
Lot Area (acres): 1.22
Existing Zoning: R3-1
Allowable Density (units/acre): 35
Realistic Unit Capacity: 34

Site 7 current contains a single-story office building constructed in 1953. The office building is a non-conforming use, and the owner is required by the City's Municipal Code to terminate this use after a certain period unless a use permit is secured. As such, the owner has expressed interest in developing the property and potentially consolidating it with the adjacent parcel at 918 Rich Avenue. Site 7 has similar infrastructure conditions as Site 6.

Site 8: 135 Franklin Street
Lot Area (acres): 1.06
Existing Zoning: P-19, Downtown Precise Plan
Allowable Density (units/acre): 50
Realistic Unit Capacity: 42

The City is currently reviewing an application for a project with 51 units serving households up to 60 percent of Area Median Income (AMI) on Site 8, a City-owned temporary surface parking lot. The developer is proposing the maximum density for the project, whereas the realistic unit capacity assumed here only assumes 80 percent of maximum density. The project has not received City Council approval. Therefore, it has been included in the sites inventory, rather than the list of pipeline projects. The project is receiving City subsidies and is near transit, services, and Downtown Mountain View. It has no apparent environmental constraints. Depending on the size of project, improvements to the downtown "grid" may be required for water, sewer, and storm systems. The City would require studies to be conducted to verify it is adequately served by existing infrastructure. Minor upgrades may be necessary, but they are not expected to pose an undue development constraint.

Site 9: 240-284 Bryant Street, 947 Villa St, 970 W. Dana Street
Lot Area (acres): 2.49
Existing Zoning: P-19, Downtown Precise Plan
Allowable Density (units/acre): 50
Realistic Unit Capacity: 59

Site 9, in the Downtown Precise Plan Area, contains a City-owned temporary surface parking lot, auto repair shop, commercial building, and a single-family home. Existing buildings are one-story, and were constructed between 1910 and 1920, with the exception of one built in 1946. Given their age, these buildings are likely candidates for redevelopment. The site only has two owners, one of

which is the City. It was also selected as a likely residential site because of its location away from Castro Street, the City's main downtown corridor. The site enjoys strong access to transit and services and has no apparent environmental constraints. As with Site 8, the City would require studies to be conducted to verify it is adequately served by existing water, sewer, and storm systems. Minor upgrades may be necessary.

Site 12: 660 & 676 W. Dana Street & Hope Street
Lot Area (acres): 1.41
Existing Zoning: P-19, Downtown Precise Plan
Allowable Density (units/acre): 40-50
Realistic Unit Capacity: 45

Site 12 contains a City-owned surface lot and two commercial buildings, and has two owners (including the City). The buildings were constructed in 1950 and 1952. The site has no apparent environmental constraints, though minor upgrades may be necessary to water and storm systems. Like Site 9, this surface lot is located away from Castro Street, and would maintain other, more convenient lots for use by downtown visitors. The site enjoys strong access to transit and services.

Site 13: 1032, 1044, 1060 Castro Street & 111 & 133 W. El Camino Real
Lot Area (acres): 2.40
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 83

Site 13 currently contains three older commercial buildings (built between 1951, 1955, and 1963), as well as a City-owned surface parking lot, and has three owners (including the City). Located at the southern entrance to Downtown, the property has no known environmental constraints and is well-served by infrastructure. Some parcels are served by California Water Service Company and will most likely require upgrades or conversion to the City system. The "For-Sale" sign on the site with a broker listing points to the potential for redevelopment of this property. The site is walking distance to the City's downtown and close to services and transit.

Site 14: 695 & 749 W. El Camino Real
Lot Area (acres): 3.06
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 105

Site 14 has one owner, and currently contains a bank with a large surface parking lot, a restaurant with deferred maintenance and Building Code violations, and a vacant lot. The buildings were constructed in 1945 and 1977. The site is walking distance to the City's downtown and close to services and transit. It is well-served by existing infrastructure and has no apparent environmental constraints.

Site 15: 111-133 W. El Camino Real
Lot Area (acres): 2.54
Existing Zoning: CRA
Allowable Density (units/acre): 43
Realistic Unit Capacity: 87

Site 15 contains a vacant lot currently used for car storage by a local auto dealer. It is on a major arterial, well-served by transit and infrastructure, close to the Grant Park Plaza shopping center, and has no apparent environmental constraints.

Site 17: 228 Evandale Avenue, 236 Evandale Avenue, & 277 Fairchild Drive
Lot Area (acres): 1.53
Existing Zoning: P-32
Allowable Density (units/acre): 30 units/acre if 20 percent of units are affordable or 10 percent are for very-low income households or 50 percent for elderly households.
Realistic Unit Capacity: 37

Site 17 contains an aging motel with multiple Building Code violations. The owner has approached City with plans to redevelop the property. The site is adequately served by existing infrastructure, with only minor upgrades to the water mains along the property frontages. The property is adjacent to the Middlefield-Ellis-Whisman Superfund Area (MEW Study Area), further discussed in Section 5.5 of this Housing Element. As such, environmental mitigations would likely be required during the construction process and as part of the building design.

Site 18: 291 Evandale Avenue
Lot Area (acres): 2.97
Existing Zoning: R4
Allowable Density (units/acre): 60
Realistic Unit Capacity: 79

As stated in Section 5.3, Site 18 was approved for a project that would replace a vacant 64-unit apartment complex (built in 1963) with 144 new units in 2006. However, the economic downturn has slowed the project, and approvals are due to expire. As such, this project was not considered a valid pipeline project, and included in the adequate sites inventory. This analysis calculates that the site would accommodate a total of 79 net new units. Site 18 is well-served by existing infrastructure and has no apparent environmental constraints. The property is within the MEW Study Area, and would require the requisite environmental mitigations.

17. Appendix H: Summary of City Zoning Standards

Table H.1: Housing Types Permitted by Zoning District

	Residential					Commercial	Agricultural
Residential Use	**R1**	**R2**	**R3**	**R4**	**RMH**	**CRA**	**A** (a)
SF-Detached	P	P	P	P	P	NP	P
SF-Attached	NP	PUD	PUD	PUD	PUD	NP	NP
2-4 DU	NP (b)	CUP	P	P	P	CUP	NP
5+ DU	NP	CUP	P	P	P	CUP	NP
Residential Care < 6 Persons	P	P	P	P	NP	NP	NP
Residential Care > 6 Persons	CUP	CUP	CUP	CUP	NP	NP	NP
Emergency Shelter (c)	TUP	TUP	TUP	TUP	TUP	NP	NP
Efficiency Studios (d)	NP	NP	NP	NP	NP	CUP	NP
Manufactured Homes	P	P	P	P	P	NP	NP
Mobile-Homes (e)	P	P	P	P	P	NP	NP
Transitional Housing (f)	CUP	CUP	CUP	CUP	CUP	CUP	NP
Companion Unit	P	NP	NP	NP	NP	CUP	NP

Notes:
P= Permitted Use, CUP= Use Permit Required, PUD= Planned Unit Development Permit Required, NP= Not permitted, TUP = Temporar Use Permit Required.
(a) The Agricultural zoning district only accomodates living quarters of persons regularly employed on the premises. A conditional use permit will accommodate labor camps and labor dwellings, and accommodations for transient labor.
(b) Within the R-1 district 1 dwelling unit is allowed per parcel, except where a secondary unit is allowed in compliance with regulations.
(c) Emergency shelters for less than 29 persons may locate temporarily in Residential and CRA districts.
The Zoning Administrator may determine that an emergency shelter can apply for a conditional use permit to permanently locate in the Residential and CRA desitricts.
(d) Efficiency Studios are also allowed with a CUP in certain Precise Plan areas.
(e) The number of certified mobile homes that may be placed on a single parcel shall be the same as the number of single-family dwellings permitted in that zoning district. However, Mobile Home Parks (RMH districts) possess unique density requirements.
(f) Transitional housinig is not specifically listed in the Municipal Code. It is permitted with a CUP because it is a use not named but similar to listed uses.
Sources: Mountain View Municipal Code, 2009; BAE, 2009.

Table H.2: R1 Zoning District Development Standards

Other References	See also Design Guidelines for Single Family Homes, Zoning Handbook for the Single Family Homeowner and Zoning Calculations: Methods, Definitions, and Clarifications.	
Lot Area	6,000 sq. ft. minimum for interior lots, 7,000 sq. ft. for corner lots; except for larger area required by Section A36.12.030.A(1) based on map designation or smaller area approved under Section A36.12.040.D with a PUD permit.	
Lot Width	60 feet minimum for interior lots, 70 feet for corner lots; except for greater width required by Sections A36.12.030.A(1) or .A(2) based on map designation.	
Density (maximum)	1 dwelling per parcel, except where a companion unit is allowed in compliance with Section A36.12.040.B.	
Floor Area Ratio (See Sections A36.12.030.A(4) and A36.12.040.I)	0.45 for lots of 5,000 square feet or less 0.50 - (0.00001 x Lot Area) for lots between 5,001 and 9,999 square feet Examples: 6,000 sq. ft. lot = 0.50 - (0.00001 x 6,000) = 0.44 FAR 7,500 sq. ft. lot = 0.50 - (0.00001 x 7,500) = 0.425 FAR 0.40 for lots of 10,000 square feet or greater	
Setbacks	See Section A36.12.040.B for setbacks applicable to companion units, Section A36.12.040.D for setbacks applicable to parcels that do not have the required frontage on a public street, Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and street side setback requirements. The following setbacks apply to any new construction, additions or replacement floor area, regardless of the existing building's setbacks.	
(See Figures A36.12-1 and A36.12-2)	**Front**	20 ft. minimum for the first floor wall; 5 ft. from the first floor wall for a second floor over an attached garage, where garage projects forward.
	Sides (1st-story)	For lots less than 6,000 sq. ft. or less than 60 ft. wide: 5 ft. minimum and 10 ft. total for both sides; For lots of 6,000 sq. ft. or more and more than 60 ft. wide: 5 ft. minimum and 12 ft. total for both sides.
	Sides (2nd-story)	For lots less than 5,000 sq. ft. or less than 40 feet wide, 5 ft. min. each side and 12 ft. total for both sides; For lots 5,000 sq. ft. or more and greater than 40 feet wide, front half of lot: 7 ft. minimum and 15 ft. total for both sides; Rear half of lot: 12 ft. minimum on each side; For lots of 10,000 sq. ft. or more, and greater than 65 ft. wide: 10 ft. minimum and 25 ft. total for both sides.
	Street sides (corner lots)	15 ft. minimum
	Rear	1 story portions of structure: 20% of the lot depth or 15 ft., whichever is greater, but not more than 40 ft. maximum, required. Encroachment allowed, see Section A36.12.040.I; 2 story portions of structure: 25% of lot depth, or 20 ft., whichever is greater, but not more than 40 ft. maximum, required.
Height Limits	See Section 36.40.1 for exceptions to height limits; Section A36.12.040.B for height limits applicable to companion units, and Section A36.12.040.G for height limits applicable to accessory structures.	
	Principal structures	Maximum height for 1 story structure: 24 ft; Maximum height for 2 story structure: 28 feet; Maximum 1st floor height at top of wall plate: 15 ft; maximum 2nd floor height at top of wall plate: 22 ft.
Landscaping Required (See landscaping guidelines in Design Guidelines for Single-Family Houses)	50% of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second story additions.	
Second-Story Decks	The total square footage of all decks and balconies located at floor level of the second story cannot exceed 150 sq. ft. Such decks and balconies are allowed only on the front and rear of houses, except that on corner lots they are allowed on the side facing the street. Second-story decks and balconies are subject to second-story setbacks except that decks and balconies on the rear of a house must be set back 5 ft. in addition to the required rear yard second-story setback and front yard decks and balconies may be set back as provided for in Section A36.12.040.I.5.	
Parking	See Article 36.37 (Parking and Loading).	
Signs	See Section 36.9.6 and Article 36.41 (Signs).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.3: R1 Zoning District Minimum Lot Areas

Zoning Designation	Minimum Lot Area	Minimum Width
R1	6,000 sq. ft.	60 feet (corner lots: 70 feet)
R1-7	7,000 sq. ft.	70 feet
R1-8	8,000 sq. ft.	75 feet
R1-10	10,000 sq. ft.	80 feet
R1-10+	As noted by suffix	80 feet

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.4: R2 Zoning District Development Standards

Dwelling Unit Types	The following standards apply to a duplex or two single-family dwellings on a lot.	
Lot Area	7,000 sq. ft. minimum or any larger area required by Section A36.12.030.B.1, except	
Lot Width	60 feet minimum for interior lots, 70 feet for corner lots; or other width required by Section A36.12.030.B.1.	
Density	1 duplex or 2 single-family dwellings per 7,000 square-foot parcel, maximum, or any larger area required by Section A36.12.030.B.1. If lot is less than 7,000 square feet, only one dwelling unit is permitted.	
Floor Area Ratio (See Section A36.12.040.I)	0.55 maximum; calculated by dividing total building floor area (including garages) by total lot area.	
Setbacks (See Figure A36.12-3)	See Section A36.12.040.I for exceptions to required setbacks, Section A36.12.040.G for setbacks applicable to accessory structures, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements. The following setbacks apply to any new construction, regardless of the existing building's setbacks.	
	Front	20 ft. minimum for the first floor wall; 5 ft. from the first floor wall for a second floor over an attached garage, where garage projects forward.
	Sides (1st-story)	5 ft. minimum and 12 ft. total for both sides.
	Sides (2nd-story)	7 ft. minimum and 15 ft. total for both sides.
	Street sides (corner lots)	15 ft. minimum.
	Rear	1st story portions of structure: 20% of the lot depth or 15 ft., whichever is greater, but not more than 40 ft. maximum, required. Encroachments allowed, see Section A36.12.040.I; 2nd story portions of structure: 25% of the lot depth or 20 ft., whichever is greater, but not more than 40 ft. maximum, required.
	Interior	Minimum separation between principal structures ½ the sum of the heights of the nearest building walls measured to top of wall plate, with 12 ft. minimum.
Height Limits	See Section 36.40.1 for exceptions to height limits and Section A36.12.040.G for height limits applicable to accessory structures.	
	Principal structures	Maximum height for 1 story: 24 feet Maximum height for 2 stories: 30 feet; Maximum 1st floor height at top of wall plate: 15 ft; maximum 2nd floor height at top of wall plate: 22 ft.
Second-Story Decks	The total square footage of all decks and balconies located at floor level of the second story cannot exceed 150 sq. ft. Such decks and balconies are allowed only on the front and rear of houses, except that on corner lots they are allowed on the side facing the street. Second-story decks and balconies are subject to second-story setbacks except as provided for in Section A36.12.040.I.5.	
Landscaping Required (see Landscaping section of Design Guidelines for Single-Family Residential	50% of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second story additions.	
Parking	See Article 36.37 (Parking and Loading).	
Signs	See Section 36.10.6 and Article 36.41 (Signs).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.5: R2 Zoning District Minimum Lot Areas

Zoning Designation	Minimum Lot Area	Minimum Width
R2	7,000 sq. ft.	60 feet corner lots: 70 feet
R2-8	8,000 sq. ft.	75 feet
R2-10	10,000 sq. ft.	80 feet
R2-10+	As noted by suffix	80 feet

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.6: R3 Zoning District Development Standards

Dwelling Unit Types	The following standards apply to multi-family housing. Standards for small-lot single-family developments, townhouse and rowhouse developments are listed separately in Sections A36.12.040.J, A36.12.040.K and A36.12.040.L, respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family dwelling on a lot, and the R2 standards (Section A36.12.030.B.2 apply when there is a duplex or two detached single-family dwellings on a lot.	
Lot Area	12,000 sq. ft. minimum except that lots in small-lot single-family, townhouse and rowhouse developments approved through a PUD permit may be smaller. See Section A36.12.030.C.3 for lot area required for multiple-family dwellings.	
Lot Width	80 ft. or 1/3 the lot depth (up to 200 ft. maximum), whichever is greater.	
Lot Frontage	As provided above for lot width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.	
Floor Area Ratio	1.05, maximum.	
Setbacks	See Section A36.12.040.G for setbacks applicable to accessory structures, Section A36.12.040.I for exceptions to required setbacks, and Article 36.27 for special street setback provisions that may override the following front and side setback requirements.	
(See Figure A36.12-4)	**Front**	15 ft., but not less than the height of the adjacent building wall as measured to the top of the wall plate.
	Sides	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.
	Rear	15 ft. or the height of the adjacent building wall measured to the top of the wall plate, whichever is greater.
	Between principal structures	12 ft., or 1/2 the sum of the height of the nearest opposing walls, including those that are portions of the same building separated by a court or other open space.
Site Coverage	35% of site, maximum area covered by structures; in R3-D zone, 40% of site, maximum area covered by structures.	
Pavement Coverage	20% of site, maximum outdoor area dedicated to automobile use; in R3-D zone, 30% maximum outdoor area dedicated to automobile use (see Section A36.30.020.D.1).	
Height Limits	See Section 36.40.1 for exceptions to height limits. 45 ft. maximum; 36 ft. maximum to top of wall plate for R3 only.	
Open Area	55% which shall include a minimum of 40 square feet of private open space (yards, decks, balconies) per unit. In R3-D areas, 35 percent with no private open space requirement. Particular attention shall be given to the inclusion and design of usable common recreation space in projects that may accommodate children of various ages.	
Personal Storage	500 cubic feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area. In R3-D zone, no requirement.	
Parking	See Article 36.37 (Parking and Loading).	
Signs	See Section 36.11.13 Article 36.41 (Signs).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.7: R3 Zoning District Minimum Lot Areas

	Minimum Lot Area Required (sq. ft.) by Number of Dwelling Units						
Zone	**1 unit**	**2 units**	**3 units**	**4 units**	**5 units**	**Additional units**	
R3-1	5,000	9,000	12,000	14,000	15,000	1,000	per unit
R3-1.25	5,000	9,000	12,000	14,000	15,250	1,250	"
R3-1.5	5,000	9,000	12,000	14,000	15,500	1,500	"
R3-2	5,000	9,000	12,000	14,000	16,000	2,000	"
R3-2.2	5,000	9,000	12,000	14,200	16,400	2,200	"
R3-2.5	5,000	9,000	12,000	14,500	17,000	2,500	"
R3-3	5,000	9,000	12,000	15,000	18,000	3,000	"
R3-4	5,000	9,000	12,000	16,000	20,000	4,000	"
R3-D	5,000	6,000	7,000	8,000	9,000	850 square feet for each additional unit up to 30 units, and 800 square feet for each additional unit for 31 or more units	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.8: R4 Zoning District Development Standards

Criteria	**Primary Criteria** (Required for sites that apply for R4 zoning): Cannot be contiguous with R1 or R2 zones; Minimum site size of at least 1 acre; Allowed across the street from R1 zones, only when the street is an arterial (as identified in the General Plan). **Secondary Criteria** (to be considered for sites that apply for R4 zoning): See R4 guidelines.	
Dwelling Unit Types	The following standards apply to multi-family housing. Standards for small-lot, single-family developments, townhouse developments and rowhouse developments are listed separately in Sections A36.12.040.J, A36.12.040.K and A36.12.040.L respectively. The R1 standards (Section A36.12.030.A.3) apply when there is only one single-family dwelling on a lot, and the R2 standards (Section A36.12.030.B.2) apply when there is a duplex or two detached single-family dwellings on a lot.	
Lot Area	Project area--1-acre minimum. Individual lots in small-lot, single-family, townhouse and rowhouse developments approved through a PUD permit may be smaller.	
Lot Width	160 feet, minimum.	
Lot Frontage	As provided above for lot width, except that lots on cul-de-sacs or curved portions of streets may have a minimum frontage of 35 feet.	
Density	60 units per acre, maximum.	
Floor Area Ratio	1.40 maximum for projects that are equal to or under 40 units per acre; 1.95 maximum for projects between 41 and 50 units per acre; 2.30 maximum for projects that are between 51 and 60 units per acre.	
Setbacks	See Section A36.12.040.G for setbacks applicable to accessory structures, Section	
	Front	15-foot minimum.
	Side	1 to 2 stories--10-foot minimum; 3 stories--15-foot minimum.
	Street Side	15-foot minimum.
	Rear	15-foot minimum.
Height Limits	See Section A36.40.I for exceptions to height limits.	
	52-foot maximum wall height/62-foot maximum ridge height;	
	60-foot maximum wall height/70-foot maximum ridge height under certain	
	Across the street from R1 zones	40-foot maximum wall height at the facade, with upper floors set back 10 feet from the facade and a maximum height of 52 feet wall height/62 feet ridge height.
Open Area	30 percent of site, minimum	
	Private Open Space	Average of 40 square feet per unit; Minimum area shall be 40 square feet, where provided.
Personal Storage	Minimum of 80 square feet enclosed and secured storage area for bulky personal	
Parking	See Article A36.37 (Parking and Loading).	
Signs	See Article 36.38 (Signs).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.030), 2009; BAE, 2009

Table H.9: RMH Zoning District Development Standards

Setbacks	All structures, including but not limited to mobile homes, shall be setback from property lines as follows: (1) Street frontage lot lines: thirty (30) feet (2) Exterior park lot lines not abutting street lines: ten (10) feet.
Minimum site area	Five (5) acres
Density	A maximum of eight (8) mobile home spaces per acre.
Landscaping	Mobile home parks shall be landscaped as follows: (1) Street frontages. Required setbacks shall be provided with a landscaped buffer at least fifteen (15) feet wide, except where cut by access driveways. Landscaping shall occupy a minimum of sixty (60) percent of the required street frontage setback area required by subsection E.1.c.(1), above. (2) a minimum ten (10) foot wide screen planting shall be established between the mobile home park and peripheral property lines. (3) A minimum twenty (20) percent of the total site area for each mobile home shall be permanently landscaped. (4) A minimum of forty-five (45) percent of the total common area(s) of a mobile home park shall be permanently landscaped. (5) At least one (1) fifteen (15) gallon tree shall be provided on each mobile home lot.
Fencing	The perimeter of a mobile home park or subdivision shall be enclosed by a six (6) foot high solid masonry wall (or alternate approved by the zoning administrator), located at the setback line along street frontages, and adjacent to property lines not abutting streets.
Signs	Sign area shall be limited to one (1) identification sign of fifty (50) square feet and one (1) directional sign of twenty-five (25) square feet, subject to zoning administrator approval.

Sources: City of Mountain View Municipal Code (Sec. A36.12.040), 2009; BAE, 2009

Table H.10: CRA Zoning District Development Standards for Residential and Mixed Use

Dwelling Unit Standards	The following standards apply to Multi-Family Housing: Standards for Townhouse and Rowhouse Developments are listed separately in Section	
Lot Area	20,000 square foot minimum, except that lot sizes in Townhouse and Rowhouse	
Lot Width	None	
Density	43 units per acre maximum	
Floor Area Ratio	1.35 maximum for office, retail and housing (office portion shall not to exceed .35 FAR)	
Setbacks	See Section A36.12.040.I for exceptions to required setbacks and Article 36.27 for special street setback provisions that may override the following front and side setback requirements:	
	Front	5' behind sidewalk minimum
	Rear	15' minimum but not less than the height of the adjacent wall (measured to top of wall plate)
	Sides	15'
	Between Principal Structures	One-half the sum of nearest opposing walls (measured to top of wall plate)
Site Coverage	None	
Pavement Coverage for Area Dedicated to Auto	25% of site; Zoning Administrator may approve higher percentage in proportion to commercial in mixed use development	
Height Limits	See Section 36.40.I for exceptions to height limits. 45' to ridge (35' to top of wall plate) except that buildings with commercial space may be 50' to ridge; lower height may be required for portions of buildings adjacent to existing residential.	
Open Area	45% including 40 square feet of private open area per unit; Zoning Administrator may approve reduced open area in proportion to commercial space in mixed used development	
Personal Storage	80 square feet of enclosed and secured storage area for bulky personal effects (such as recreational equipment) for each unit; typically in garage area	
Parking	See Section 36.37 (Parking and Loading)	
Signs for Commercial Uses in Mixed Use Development	See Section A36.38.060.C (Signs). The Zoning Administrator may modify the sign regulations as appropriate for a development that includes residential uses.	

Sources: City of Mountain View Municipal Code (Sec. A36.14.030), 2009; BAE, 2009

Table H.11: Companion Unit Development Standards

Minimum lot area	35% larger than required by the applicable zone	
Gross floor area	700 sq. ft. of habitable floor area, maximum, and 200 sq. ft. for a garage, maximum, provided the total floor area for the lot does not exceed the maximums in Section A36.12.030.A.3.	
Location of unit	**Attached to a principal structure**	Ground level or above the garage.
	Detached unit	Rear half of lot.
	Above a detached garage	Rear half of lot.
Site coverage, detached rear-yard units	30% of the rear yard, maximum, including any other accessory structures, and projections of the primary dwelling.	
Setbacks	**Side**	1-story structure: 5 ft. minimum, 12 ft. total; 2-story over attached or detached garage: See Section A36.12.030.A.3 for 2nd story setbacks.
	Rear	1-story: 10 ft. minimum; 2-story over attached or detached garage: See Section A36.12.030.A.3 for 2nd story setbacks.
	Interior	10 ft. minimum, from primary dwelling or other structure, if detached.
Height limit	1-story detached: 16 ft. maximum and 9 ft. at top of wall plate; 1-story attached: See Section A36.12.030.A.3 for height limits for principal structures; 2-story (over garage): 28 ft. maximum.	
Parking	See Article 36.37 (Parking and Loading).	

Sources: City of Mountain View Municipal Code (Sec. A36.12.040), 2009; BAE, 2009

18. Glossary

Adult Residential Facility – Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Area Median Income (AMI) – The U.S. Department of Housing and Urban Development (HUD) estimates the median household income for an area in the current year and adjusts that amount for different household sizes. The median divides the income distribution into two equal parts with one-half of households falling below the median income and one-half of households above the median. The AMI is used to define household income groups (see Income Groups).

Cost-burdened – Households are considered "cost-burdened" (i.e., overpaying for housing) if they spend more than 30 percent of gross income on housing-related costs. Households are "severely cost-burdened" if they pay more than 50 percent of their income on housing costs.

Emergency Shelter – 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.

Family – A family includes a householder (head of household) and one or more other people living in the same household who are related by birth, marriage, or adoption.

Group Home – A facility of any capacity which provides 24-hour nonmedical care and supervision to children with a significant emotional or behavioral problem in a structured environment, as defined by the California Department of Social Services.

Household – A person or group of persons living in a housing unit, as opposed to persons living in group quarters, such as dormitories, convalescent homes, or prisons.

Income Groups – Households are characterized as extremely low-income, very low-income, low-income, moderate-income, or above moderate-income, based on household size and percentages of AMI. The California Department of Housing and Community Development (HCD) publishes income limits annually for these groups. The Housing Element generally refers to the full class of households up to moderate-income as "lower-income" households.

Extremely Low-Income – 0 percent to 30 percent of AMI
Very Low-Income – 31 percent to 50 percent of AMI
Low-Income – 51 percent to 80 percent of AMI
Moderate- Income – 81 percent to 120 percent of AMI

Above Moderate-Income – More than 120 percent of AMI

Jobs-Housing Ratio – Compares the number of employed residents to the number of jobs in the City.

Manufactured Housing – In contrast with standard "stick built" units, manufactured homes are factory assembled and transported to the site in modular components.

Mobile Home Conversion Impact Report – Per City of Mountain View code, the report must provide appropriate measures to mitigate potential impacts of mobile home park conversions on displacing residents, and strategies to assist displaced residents to obtain replacement housing.

Non-Family – The U.S. Census Bureau defines a non-family household as a householder living alone or with non-relatives only.

Overcrowded – Units with more than one person per room, excluding bathrooms and kitchens, are considered overcrowded by the U.S. Census. Units with more than 1.5 persons per room are considered to be severely overcrowded.

Reasonable Accommodation – Modifications or exemptions to particular policies that facilitate equal access to housing. 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.

Residential Care Facility for the Elderly (RCFE) – These facilities provide care, supervision, and assistance with daily living such as bathing and grooming.

Shared Parking – Under a shared parking model, the commercial portion of a mixed-use development would be able to use some portion of the residential parking (e.g., guest spaces), thereby reducing the overall number of spaces in the development.

Soft-Story Building – Low-rise, multi-story (two to three stories), wood-frame apartment structures with a very flexible first story, typically due to an open-floor condition. This type of construction is typical of the majority of apartments built in the late 1960s and 1970s and has proven to be extremely vulnerable to collapse and failure in earthquakes.

Subsidized Housing – Housing that is developed or supported with assistance from government or non-profit subsidies for the purpose of providing affordable units to extremely low-, very low-,

low-, and moderate-income households.

Supportive Housing – Housing with no limit on length of stay, that is occupied by low-income adults with one or more disabilities, and that is linked to onsite or offsite services that assist 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.

Tenure – Tenure distinguishes between owner-occupied housing units and renter-occupied units. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. All occupied housing units that are not owner-occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.

Transitional Housing – Buildings configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible recipient at a predetermined point in time, which shall be no less than six months.