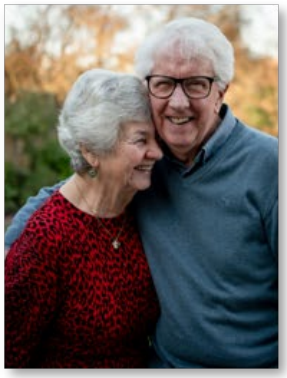
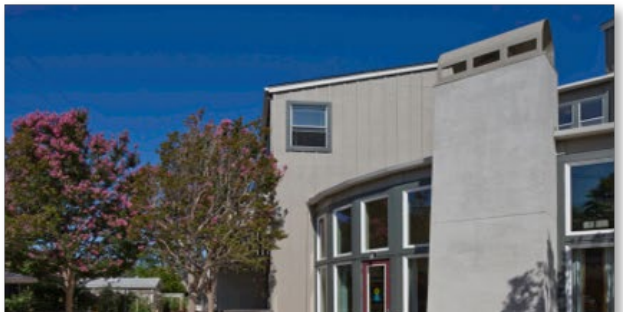
2020-2025 CONSOLIDATED PLAN ADOPTED 06-30-2020

CITY OF MOUNTAIN VIEW





CITY OF MOUNTAIN VIEW

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EXECUTIVE SUMMARY

The City of Mountain View annually receives Community Development Block Grant Funds (CDBG) and HOME Investment Partnership Program Funds (HOME) from the federal Department of Housing and Urban Development (HUD). As an "entitlement jurisdiction" receiving such funds, the City is required to prepare a Consolidated Plan every five years, which identifies the City's priority housing and community development needs and goals. The development of this 2020-25 Consolidated Plan was initiated through a regional process in collaboration with several participating jurisdictions in Santa Clara County which conducted numerous regional and local public input meetings, analysis of Census data and local data (where available), incorporating the City's major priorities, and City staff assessment of needs. As such, both quantitative and qualitative analyses, as well as a regional and local perspective, were used to develop the City's priorities and goals for the next 5 years. Although HUD specified data is used (2011-2015), where possible, local current data will be used.

Additionally, the Consolidated Plan is implemented through the City's Annual Action Plans ("Annual Action Plan"), which identifies how annual funding allocations are invested to achieve the City's priorities and goals. Progress in advancing these goals is also evaluated annually in the City's Consolidated Annual Performance Evaluation Report (CAPER).

Impacts of COVID-19

During the process of developing this Consolidated Plan, COVID-19 rapidly emerged as a local, national, and global crisis. The City of Mountain View has been significantly impacted by COVID-19 on housing and economic related issues. However, while many of the impacts have been seen, it is unlikely that all the impacts have yet emerged. As a result, the Priority Needs and Goals of this Consolidated Plan must be clear but also flexible in order to be responsive to new needs that may emerge over the next five years.

How to Read this Consolidated Plan

The Consolidated Plan, as required by HUD has five main sections and associated sub-sections. Each section of the Consolidated Plan has a HUD required alphanumeric identifier, for example ES-# (Executive Summary), PR-# (Process), NA-# (Needs Assessment), MA-# (Housing Market Analysis), and SP-# (Strategic Plan).

1. **Executive Summary**
   Included is a narrative of where the City of Mountain View is located, the purpose and eligible uses of the federal funds, and for whom the funds are intended to benefit. There is a summary of the objectives and outcomes identified in the Consolidated Plan Needs Assessment (such as Housing Needs, Comprehensive Housing Affordability Strategy (CHAS) data results, and a brief summary of the results of the Needs Assessment section).

   The Needs Assessment NA-# section explores if there are any disproportionate needs of the residents or ethnicities, to what degree families are cost burdened by high housing costs, increases or decreases in the City homeless population, community facilities and economic development needs or deficiencies, past performance on CDBG and HOME funds, and a brief overview of the citizen participation process. The outcome of this Consolidated Plan process is

the development of the recommended City Goals. At the end of Executive Summary section is an evaluation of past performance. Each section of the Executive Summary and Consolidated Plan sequentially addresses specific HUD required topics and questions.

2. **Process**
   The planning and engagement process is very important to the City as well as HUD. HUD mandates that social services, residents, municipal officials, local housing and financial entities and City staff are consulted during the planning process. The process also requires the City to hold official public meetings, public review period, and a Council hearing. A robust engagement process as initiated in partnership with Santa Clara County. This section follows the alphanumeric designation PR-#, following the HUD required naming convention. Some leading paragraphs in bold denote the HUD prescribed questions.

3. **Needs Assessment**
   Housing in terms of conditions, race disparities, household cost burden, large and small family trends, public housing issues and needs, issues related to special needs populations, and community facilities needs are reviewed in detail. Special needs populations includes homeless families and individuals, elderly, victims of domestic violence, persons living with HIV/AIDS, and persons with physical or mental disabilities. This section is denoted with the alphanumeric designation NA-#, following the HUD required naming convention. Some leading paragraphs in bold denote the HUD prescribed questions. These sections use HUD-specified Census data, which also includes specialized Census data that is only available from 2015/2016. Where possible/available, Census data is supplemented by local and more current information.

4. **Housing Market Analysis**
   This analysis reviews both rental and owner-occupied housing affordability. Therefore, housing costs and household incomes are studied in a variety of ways to determine overall affordability. Mapping is developed to review the areas of the City to identify pockets of affordability and or prominent race or ethnicities found to be most in need of housing assistance. This analysis also records trends in new units, tenure and vacancy rates. This section works in conjunction with the City's Analysis of Impediments ("AI") to identify barriers or impediments to affordable housing. Some leading paragraphs in bold denote the HUD prescribed questions. These sections use HUD-specified Census data, which also includes specialized Census data that is only available from 2015/2016. Where possible/available, Census data is supplemented by local and more current information.

5. **Strategic Plan**
   This section provides the recommended Priorities and Goals for the Consolidated Plan based on based on a synthesis of various quantitative and qualitative data, information, and analyses of regional and local perspectives, including the following 2 out of the 4 City's Major Council Goals, that are applicable to the Consolidated Plan:

   - Goal #1: Promote a Community for All with a focus on strategies to protect vulnerable populations and preserve Mountain View's socioeconomic and cultural diversity.

   - Goal #2: Improve the quality of diversity & affordability of housing by providing opportunities for subsidized, middle-income, and home ownership housing.

6. **Annual Action Plan**
   The first Annual Action Plan for the 2020-25 five-year cycle is included as part of this five-year Consolidated Plan as required by HUD.

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Located in the northern part of Santa Clara County on the San Francisco Bay, the City is at the heart of Silicon Valley, an area renowned for its technology-based business sector. Spanning just over 12 square miles and with a total population of approximately 77,975[1], the City is home to strong neighborhoods, engaged citizens, and a thriving business community. The City is known for being a regional center of technological innovation and job creation. As a result, major technology-based employers are located in the North Shoreline and North Whisman neighborhoods of the City. The strength of the local economy and the presence of high-paying jobs in the technology sector allows a key portion of the workforce to be able to afford housing near where they work. However, the supply of housing has not kept up with the increased demand for housing.

At the same time, the recent economic growth has also increased the number of lower-wage jobs. For employees in these positions, finding affordable housing in Mountain View and the region is very difficult, as they lack the wages and/or assets to compete in the local and regional housing market. This challenging situation is also true for households with special needs. This often results in such households needing to find more affordable housing options much farther away from Mountain View or live in overcrowded or substandard conditions.

The City of Mountain View (City or Mountain View) as defined by HUD, is an entitlement community, because it receives annual funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs of the U.S. Department of Housing and Urban Development (HUD). The City invests these funds in housing and community development-related activities to support lower-income individuals and households and/or those with special needs.

CDBG funding helps jurisdictions address their community development needs to support neighborhood revitalization, economic development, and improved housing opportunities and community services. Specifically, entitlement community grantees are eligible to use CDBG funds for the provision of public services, public facility and infrastructure projects (Capital Improvement Projects), housing rehabilitation, energy efficiency improvements, and job creation and retention activities.[2] These eligible activities are principally focused on addressing the needs of the HUD defined low- and moderate-income ("LMI") households in the community. LMI are households are those whose income do not exceed 80 percent of the area median family income (AMI), with adjustments for household size.

[1] 2011-2015 American Community Survey (ACS) five-year estimates
[2] The U.S. Department of Housing and Urban Development. "CDBG Entitlement Program Eligibility Requirements." https://www.hudexchange.info/programs/cdbg-entitlement/cdbg-entitlement-program-eligibility-requirements/

HOME funding is intended to be used for various housing-related programs and activities that address the housing needs of low- and very low-income households. Typically, HOME funds are used to address the housing needs through the preservation or creation of affordable housing. Eligible activities also include tenant-based rental assistance and financial assistance to homebuyers.[3]

Federal funds provided through HUD's CDBG program are intended to primarily focus on activities that will benefit LMI households whose incomes do not exceed 80 percent of the area median family income (AMI), with adjustments for household size. HUD defines LMI households to include the following three income tiers below:

- Extremely Low-Income: households earning 30 percent or less than the AMI
- Very Low-Income: households earning 50 percent or less than the AMI
- Low-Income: households earning 80 percent or less than the AMI

Moderate-income households, although not labeled in the HUD defined income tiers above, are included within the tier 'Low-Income'. HUD defines Moderate Income as a household/family whose income is equal to or less than 80% of AMI but greater than Section 8 Very Low Income (50% of AMI) established by HUD.

Within the City, over one-third of all households, or approximately 11,285 households are LMI, with the following breakdown:

- 13.9 percent (4,560 households) are extremely low income
- 9.2 percent (3,010 households) are very low income
- 11.4 percent (3,715 households) are low income

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Federal funding that assists many low income households and special needs populations has been steadily declining over the past decade. As such, it is important to strategically invest these funds to provide the greatest impact to address Mountain View's community needs. The City has assessed housing, incomes, homelessness, development and population trend data as well as documented resident engagement and has identified goals and strategies for how to use the federal funds it receives to benefit lower-income households and neighborhoods.

The majority of data analyzed in the Needs Assessment and Housing Market Analysis was provided by the U.S. Census Bureau for HUD for the purpose of preparing this Consolidated Plan. HUD annually receives custom tabulations of data from the U.S. Census Bureau that are not widely available through its standard products. Known as Comprehensive Housing Affordability Strategy (CHAS) data, these are special cross-tabulations that are based on annual Census data known as the American Community Survey (ACS). These special Census tabulations provide more detailed insight into a jurisdiction's housing and community development needs, principally for lower-income households. CHAS data is used by local governments to help communities plan expenditures of HUD funds, and may also be used by HUD to distribute grant

[3] The U.S. Department of Housing and Urban Development. "The HOME Program: Home Investment Partnerships." https://www.hud.gov/hudprograms/home-program

funds.[4] For this plan, as specified by HUD, CHAS data for the 2006-2010 & 2011-2015 period was utilized. When this CHAS data was not available for this plan, other Census data was utilized including decennial, ACS 2013-2017 data.

The sections below in bold provide a brief summary of the results of the Needs Assessment section, which is discussed in more detail in each corresponding section of the Consolidated Plan.

Housing Needs. Rising market rents continue to be a problem for the City, as housing cost burden is a trying issue for the area residents. The rising market rents leads to a higher percentage of renters, especially those in the low-income categories, dealing with housing problems such as being housing cost-burdened, when compared to homeowners. According to the Department of Housing and Urban Development (HUD), a household is housing cost burdened when it spends over 30% of its income on housing. People who spend over 50% of their income on housing are said to be severely housing cost burdened. Important data for this section is as follows:

- 45.0 percent of LMI households experience at least one of the following housing problems identified below, as categorized by HUD. The majority (56.8 percent) of LMI households have incomes at or below 30 percent AMI.

- More renter households (4,145) reported having one or more of the below housing problems than owner households (1,250).

- The most common housing problem throughout the City is housing cost burden; 32.2% of all City households are cost burdened, including 67.8% of LMI households.

- There are 3,330 renter households at or below 80 percent AMI experiencing severe cost burden; these LMI renter households could be at-risk of homelessness as market rents continue to increase, particularly for the 2,135 extremely low-income households.

Disproportionately Need/Housing Problems. As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percentage points or higher than the jurisdiction as a whole. Minority populations experience housing problems at differing rates, however, certain AMI brackets for Black/African American and Asian populations are affected at a higher rate than others:

- Black/African American households, within the 30-50 percent and 50-80 percent AMI income tiers, and Asian households, within the 50-80 percent income tier experience, a disproportionate amount of housing problems compared to the jurisdiction as a whole.

Disproportionately Need/Severe Housing Problems. For severe housing problems, a few groups were affected at disproportionate rates. These included:

- Hispanic households in the 0-30 percent AMI income tier and Asian households in the 50-80 percent AMI income tier are disproportionately affected by severe housing problems compared to the jurisdiction as a whole.

[4] The U.S. Department of Housing and Urban Development. "Consolidated Planning/CHAS Data." https://www.huduser.gov/portal/datasets/cp.html

Disproportionately Need/Cost Burden. Black/African American households were disproportionately impacted by housing problems and housing cost burden:

- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent of the City's household as whole with a housing burden, 21.1 percent of Hispanic households are severely cost burdened.

Public Subsidized Housing. The Santa Clara Housing Authority (SCCHA) assists thousands in the County through Section 8 Housing Assistance Payment offered through the Housing Choice Vouchers Program (HCV) and Project Based Voucher (PBV) program. The lack of affordable housing units coupled with the demand for affordable housing creates long waiting list for programs such as the HCV program. The HCV program currently has over 5,260 individuals on the waitlist. The HCV waiting list has been closed for several years and remains currently closed and not accepting new applicants:

- SCCHA assists approximately 336 households in Mountain View through the Housing Choice Voucher program.

Homeless Needs. The City, as well as other jurisdictions in the County, have unhoused populations and those living in vehicles, highlighting a need for homelessness response in the area:

- The County of Santa Clara is home to the fifth-largest population of homeless people and the third-highest percentage of total unsheltered homeless persons of major metropolitan areas.

- As of the 2019 Point-in-Time Homeless Survey, Mountain View had 606 homeless persons, with over 94 percent unsheltered and living in a place not meant for human habitation. Mountain View homeless represent approximately 6.2 percent of the County's homeless population, or approximately 0.7 percent of the total Mountain View population are homeless. The City of Mountain View total resident population according to Census Bureau QuickFacts as of July 1, 2019 is approximately 82,739.[5]

Non-Homeless Special Needs. Services for those with special needs, including those with disabilities and senior services are a priority for the area. A summary of pertinent data is as follows:

- Nearly one-quarter of Mountain View households (22.5 percent or 7,355) contain at least one person age 62 or older.
- Elderly households are more likely to be LMI; of all Mountain View elderly households, 53.2 percent (3,910 households) have incomes at or below 80 percent AMI, as compared to 34.5 percent for the City as a whole.
- More than half (53.7 percent) of elderly LMI households are cost burdened and 29.7 percent are severely cost burdened.
- The elderly are disproportionately disabled with more than two-thirds (67.5 percent) of the 65 and older population having a disability, compared to 14.4 percent of the jurisdiction as a whole.
- Within the City, 5.7 percent of households are large-family households comprised of five or more persons.

[5] https://www.census.gov/quickfacts/mountainviewcitycalifornia

- 7.5 percent of all City households are single parent, female-headed households with children under the age of 18.
- In 2017, there were 3,502 persons living with HIV in the Santa Clara County, more than 80 percent of which were male. From 2013 to 2017, there were 755 new cases of HIV reported countywide.
- According to the most recent Santa Clara County HIV/AIDS needs assessment survey in 2011, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey.

Non-Housing Community Development Needs. The following high Priority Needs represented in the three categories below, are based on the feedback received from residents and stakeholders through the public community engagement process:

- Public Services: food assistance and nutrition programs for vulnerable populations, year-round activities for youth, health care services for seniors and low-income families, and services for homeless persons.
- Public Facilities: increased homeless facilities, youth centers, rehabilitation of senior centers, and recreational facilities.
- Public Improvements: complete streets that accommodate multiple transportation modes, pedestrian safety, ADA curb improvements, and increased access to parks and open space amenities.

Goals. Informed by both quantitative and qualitative data collected during the development of the Consolidated Plan and City staff review, the following below are recommended City goals. The impact of COVID-19 is severe and anticipated to only increase the need to address all the goals identified below which are purposefully broad to remain flexible in response to the prevention the spread and mitigation of COVID-19:

GOALS	EXAMPLE OF SUPPORTING CONSOLIDATED PLAN SECTIONS
Increase Affordable Housing	NA-10; NA-35; NA-40; NA-45; MA-05; MA-10;
Respond to Homelessness	All the above items and NA-40; MA-30;
Support Social Services	NA-50; MA-35;
Enhance Physical Infrastructure	NA-50; MA-45;
Address and Promote Fair Housing	NA-15; NA-20; NA-25; MA-40; MA-50;
Promote Economic Resiliency	NA-05; MA-50;

3. Evaluation of past performance

The City complies with all rules and regulations of HUD's CDBG and HOME entitlement programs. In recognition of these rules, the City must evaluate its past performance to ensure that the City and any subrecipients are effectively implementing programs and activities that align with the goals and strategies set forth in the FY 2015-2020 Consolidated Plan. The City's Annual Action Plans and CAPERs provide information regarding funding allocations and projects and programs launched and/or completed by the City using these funds during the past five years.

From program years 2015 through 2019, the City received more than $2.6 million in CDBG funds and nearly $1.5 million in HOME funds as detailed in the following table.

Table 1 – CDBG and HOME Funding Allocations from FY 2015-2020

Program Year	Fiscal Year	CDBG Funding Allocation	HOME Funding Allocation
2015	2015-2016	$538,838	$203,491
2016	2016-2017	$486,827	$204,093
2017	2017-2018	$483,532	$192,852
2018	2018-2019	$536,360	$281,994
2019	2019-2020	$564,388	$263,732
	Total	$2,609,945	$1,146,162

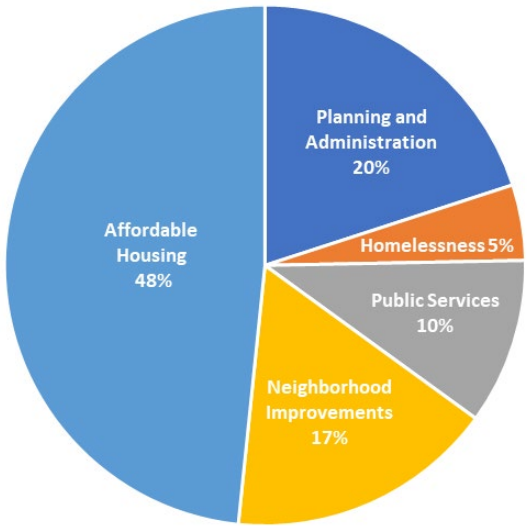
Over the last 5-year allocation period from 2015 to 2019, the City received an average of $521,989 in CDBG funds, and $229,232 in HOME funds. Totals for the past year (FY 2019) stood at $569,388 for CDBG and $263,732 for HOME. While totals were above average in 2019, *overall funding has decreased since the past decade*. In the previous 5-year period from 2010 to 2014, funding was higher for both CDBG and HOME, averaging $593,543 (CDBG) and $313,246 (HOME) per year. One decade ago, single year totals for 2010 were $741,398 (CDBG) and $469,145 (HOME). This gradual decrease in funding over the last decade has made it more difficult for the City to accomplish its goals set forth in the Consolidated Plan.

In accordance with the City's previous 5 years Annual Action Plans and annual CAPER reports, CDBG funds have been spent in the following manner:

- Completion and occupancy of the 48 studio apartments at 819 Rengstorff, which consists of 27 units for developmentally disabled adults. The City contributed $920,000 in HOME funds to assist the developer with site acquisition.

- Renovation completed at Tyrella Gardens Apartments, a 56-unit subsidized family rental complex and for Ginzton Terrace Apartments, a 107-unit subsidized senior rental complex. Repairs and upgrades include new energy efficient hot water heaters, bathroom fans, flooring, cabinets, vanities (Tyrella Gardens), and new energy efficient windows (Ginzton Terrace Apartments). About $497,000 in CDBG and $838,000 in HOME funds were used for the rehabilitation activities.

PY 2019 CDBG Disbursements



- Rehabilitation of the Fountain Apartments, a senior affordable housing development. The City provided $1.125 million in CDBG funds to renovate the kitchens of the 124-unit complex. The work included updating the cabinetry, flooring, appliances, and other improvements to the units.

- The City has reserved available HOME funds in program years 2017 and 2018, including the Community Housing Development Organization (CHDO) funds, for site acquisition to construct 62 new subsidized units with 50 net new affordable units at Shorebreeze Apartments. The developer is a qualified CHDO.

- Through the Rebuilding Together Minor Home Repair Program, the Peninsula neighborhood non-profit that serves low-income homeowners, provided thirty-three households with funds for home improvements including accessibility, safety, and maintenance improvements.

- Energy Efficient upgrades completed at a local youth shelter serving approximately 40 homeless and foster children under eighteen years of age. Upgrades consisted of new windows, flooring, appliances and paint to the kitchen and dining areas where the majority of the activities and meetings take place.

- Installation of energy efficient lighting was completed at Rengstorff Park, a community park located in an eligible area with $350,000 in CDBG funds and roughly $240,000 in local funding. The new lighting is intended to increase safety and deter crime and nuisances in dimly or unlit areas and enhance the surrounding neighborhood, as stated in the Park's Master Plan.

- In addition to the activities listed above, using CDBG funds, the City continues to fund and support emergency shelter and homeless assistance programs that annually serve 3,000 homeless and households at risk of becoming homeless. The City also continues to fund public service programs that provide basic need services to 2,000 non-homeless residents including lower-income families, the elderly, foster care youth, and the disabled. Examples of services include employment referrals, free legal help, fair housing services, counseling, and assistance with basic needs and healthcare-related equipment.

As reported in the City's most recent Annual Action Plan for program year 2019, the following chart represents Mountain View's most recent planned disbursements of its CDBG entitlement funds by needs addressed. Fair housing services are supported through Mountain View's general fund. All HOME funds for this program year are for the development of the new affordable housing units at 950 W. El Camino Real and grant administration, the latter of which did not exceed 10 percent. There are two CDBG-funded capital improvement projects scheduled in program year 2019: an HVAC replacement project at the Community Health Awareness Council (CHAC) Clinic addressing neighborhood improvement needs and the new affordable units at 950 W. El Camino Real addressing affordable housing needs. The developer for 950 W. El Camino Real subsequently found other funding sources and declined the use of CDBG funds these funds were reallocated for the COVID-19 rental relief program (C-19 RRP).

As indicated in the 2015-2020 Consolidated Plan, the highest community priorities focus on the provisions and maintenance of affordable housing for low-income renters, preventing and ending homelessness, and the provision of basic services for low-income families, seniors, and disabled households. The City of Mountain View continues to identify and fund projects and programs that address the City's highest

priorities as evidenced by the above-listed major accomplishments and disbursements of federal expenditures.

4. Summary of citizen participation process and consultation process

The City was one of the participating jurisdictions as part of the regional process to develop a Consolidated Plan. The regional process, facilitated by the County of Santa Clara's Office of Supportive Housing, included the following comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan:

- A total of four regional public forums were each held in Morgan Hill, Palo Alto, Cupertino, and San Jose in November 2019. Numerous individuals attended regional public forums and community meetings for the County at-large.

- Countywide Community Needs Survey: The community needs survey was distributed to various entities, organizations, persons directly engaged via email; outreach flyers and survey links posted on websites of the Entitlement Jurisdictions of the County. One thousand nine hundred fifty (1,950) individuals completed the regional needs survey,

Additionally, the City conducted additional public outreach specifically for Mountain View. This local process included the following:

- Provision of public notice of the a local Community Needs Survey as well as the regional survey, regional public forums, and local community meetings through various outreach methods, including newspaper postings, the internet, social media, and hard copy fliers distributed to various organizations and at local community centers.

- Two Mountain View-specific community meetings were held and was attended by a total of 37 people. Spanish translation services were available at these meetings.

- 184 residents responded to the regional Community Needs Survey and identified themselves as specifically City of Mountain View residents.

Additionally, the City released its current Housing Element in 2014. Since the Consolidated Plan and Housing Element both address housing and community development needs, the priorities and goals in the 2020-25 Consolidated Plan were formulated to complement the City's Housing Element policies and programs

5. Summary of public comments

A summary of all comments received and staff's response to those comments can be found in Appendix A: Community Engagement Summary, as well as PR sections.

6. Summary of comments or views not accepted and the reasons for not accepting them

Not applicable. All comments were accepted.

7. Summary

Please see summaries above.

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following agency/entity is responsible for preparing the Consolidated Plan and for administration of each grant program and funding source.

Table 2 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	MOUNTAIN VIEW	Community Development Department
HOME Administrator	MOUNTAIN VIEW	Community Development Department

Narrative

Lead and Responsible Agencies

The City, a HUD entitlement community, has designated the Housing and Neighborhood Services Division responsible for the administration of HUD's CDBG and HOME entitlement funds. As required by federal law, the City must submit to HUD a five-year Consolidated Plan and Annual Action Plans listing priorities and strategies for the use of these federal entitlement funds.

The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its population. For the 2020-2025 Consolidated Plan process, the City worked collaboratively with the County of Santa Clara (County) and other participating jurisdictions in the County to collect regional data and qualitative information on housing and community development needs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Public participation plays a central role in the development of the Consolidated Plan. The County, its consultant, and participating jurisdictions facilitated a comprehensive consultation process engaging affordable housing providers, Housing Authority of Santa Clara County, Continuum of Care, legal advocates, private and governmental health agencies, mental health service providers, and other stakeholders that utilize funding for eligible activities, projects, and programs. The County also consulted with the City of San Jose, who receives HOPWA and ESG funding and distributes that funding to the County's public service departments. This group of jurisdictions, referred to within this document as the "Santa Clara County Entitlement Jurisdictions" or simply "Entitlement Jurisdictions," includes:

- City of Mountain View
- City of Cupertino
- City of Gilroy
- City of Palo Alto
- City of Sunnyvale
- City of San José
- City of Santa Clara
- Santa Clara Urban County

Citizen outreach was conducted through various avenues, including a Community Needs Survey, regional public forums, local community meetings, and pop-up events throughout the County. Mountain View hosted two public meetings to help determine local Priority Needs, one meeting was held in Spanish. The input received from these efforts, combined with quantitative data, was used to create a Strategic Plan for the City.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The following engagement meetings and or activities included discussions and questions that helped determine the issues or problems related to housing, mental and physical disabilities, and other needed services.

Survey. A Community Needs Survey was administered Countywide. Survey results were also broken down by local jurisdiction in order to determine needs for each City. This input determined levels of priority for community needs, housing needs, and homeless needs for the City. Future funding allocation determinations as outlined in the Strategic Plan and Goals for the City were influenced by the Survey. In total 1,718 results were collected Countywide, including 184 respondents directly from Mountain View.

Regional Public Forums. Santa Clara County and other participating jurisdictions held four regional public forums to gather housing and community development needs data. At the Forums, a brief overview of the planning process for the Analysis of Impediments to Fair Housing Choice (AI) and the 2020-2025 Consolidated Plan was provided along with listening sessions and live polling. The regional public forums were held in the Cities of Morgan Hill, San Jose, Palo Alto, and Cupertino on the following dates:

- November 4, 2019 @ Morgan Hill, City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San Jose, California

Mountain View Community Meetings. In addition to regional public forums, Mountain View held two local community meetings to solicit public input on issues, needs and priorities specific to Mountain View. One meeting was led in Spanish for the Spanish speaking community. Local community meetings were held in Mountain View in tandem with the regional public forums to expand the outreach process and gather specific place-based input. Attendees from the local community meetings, included residents, service providers, nonprofit representatives, and interested stakeholders.

Meeting 1. The local priorities identified from the first public meeting including the following, among others:

- Housing for low-income and very-low income households
- Preserve diversity of the community
- Services for seniors (both case management and legal services)
- Immigration Services
- Expansion of Homeless centers

Meeting 2. A second community meeting was also held specifically for Spanish speaking populations in Mountain View. Attendees identified the following priorities:

- Increase mental health services
- Improve unsheltered RV conditions
- Create policies that support rent control
- Increase homeless shelter capacity /support /services
- Support existing and new youth sport programs
- Offer multicultural parenting classes
- Increase family accessibility to childcare
- Create and maintain safer schools

Stakeholder Consultation. Numerous entities, organizations, agencies, and persons were directly engaged via outreach efforts and asked to share materials with their beneficiaries, partners, and contacts – including many of these agencies that provide services that benefit Mountain View residents. These stakeholders were also encouraged to promote attendance at the regional public forums and community meetings and to distribute and respond to the Needs Survey. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, social media posts, and personalized requests from City staff. Each participating jurisdiction, including Mountain View, also promoted the regional public forums and regional survey links on their respective websites and announced the Consolidated Plan process through electronic mailing lists. Outreach materials and the survey links (including materials in Spanish, Chinese and Vietnamese) were emailed to entities, organizations, and residents.

Engagement Promotion. Printed flyers providing public notice about the regional forums, local community meetings, and the Community Needs Survey were widely distributed in Mountain View. Efforts included postings at City Hall, the Library, Community Center, Senior Center, and through the City's Outreach Division to neighborhood and community groups and facilities. Flyers were available in English

and Spanish. Regionally, there were print newspaper display ads posted in the *Mountain View Voice* (English), *El Observador* (Spanish), *La Oferta* (Spanish), *Thoi Bao* (Vietnamese), *Philippine News* (Tagalog), *World Journal* (Chinese) and *San Jose Mercury News* (English). In addition, an online display ad was placed in the *San Jose Mercury News* to reach readers electronically.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County Continuum of Care (CoC) Board is comprised of the same individuals who serve on the Destination: Home Leadership Board. Destination: Home is a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as the backbone organization for the CoC and is responsible for implementing by-laws and protocols that govern the operations of the CoC. Destination Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH).

In 2019 the CoC identified the following regional Priority Needs and actions:

- **Increase efforts and programs directed towards homeless prevention**. Over the last five years, the region has increased its Permanent Supportive housing by 72 percent and Rapid Rehousing units by 113 percent in the last five years. Nevertheless, the number of homeless individuals continues to increase outpacing the number of permanent or rapid rehousing units being created. Such increases are happening at a rate of 340 percent in the last five years.
- **Increase shelter space**. Although local homeless shelters have increased their space by 126 percent in the last five years, there is still more need.

Destination Home and the CoC released a **Community Plan to End Homelessness** in the County (2014), which outlines a roadmap for community-wide efforts to end homelessness in the County by 2020. The City of Mountain View Community Development Department and City Manager's Office is a participant in the process to develop the Community Plan to End Homelessness. The Plan identifies strategies to address the needs of homeless persons in the County, including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. Additionally, it also intended to address the needs of persons at risk of homelessness. The Plan was created to guide the County, cities, nonprofits, and other community members as they make decisions about funding, programs, priorities, and needs. This plan was updated in 2019. Progress efforts since the 2014 are:

- A supportive housing system was established
- 6,937 people found a home
- $950 million was procured through the County Measure A Housing Bond
- 1,537 apartments with supportive services were built
- Created a new homelessness prevention system and increased capacity by 340 percent.

To address the needs of homeless individuals and individuals at risk of homelessness, the Plan aims to implement the following strategies: 1. Disrupt systems: Develop disruptive strategies and innovative prototypes that transform the systems related to housing homeless people; 2. Build the solution: Secure the right amount of funding needed to provide housing and services to those who are homeless and those at risk of homelessness; 3. Serve the person: Adopt an approach that recognizes the need for client-

centered strategies with different responses for different levels of need and different groups, targeting resources to the specific individual or household.

Mountain View Housing and Neighborhoods Services Division staff regularly attends and participates on CoC functions. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The County is not an ESG entitlement jurisdiction. The County of Santa Clara's Office of Supportive Housing is the Homeless Management Information System (HMIS) Lead for the County CoC. The project meets and exceeds HUD's requirements for the implementation and compliance of HMIS Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, including the CoC's Coordinated Assessment System and UPLIFT, the CoC's free transit pass program. In 2015, the County assumed the role of HMIS Lead, and led the CoC through a change in software and system administration. Both software and system administration are now provided by Bitfocus, Inc. The County and Bitfocus work jointly to operate and oversee HMIS. Funding for HMIS in the County comes from HUD, the County of Santa Clara, and the City of San Jose.

Although the City is currently not an ESG entitlement jurisdiction, the City's Housing and Neighborhood Services Division staff provides input on Plans to use or that impact ESG funds during the comment periods. The City also coordinates with those jurisdictions that receive ESG funds on projects and programs that benefit the homeless.

The HMIS SCC project is administered by Community Technology Alliance (CTA) and has served the County since 2004. The project meets and exceeds HUD's requirements for the implementation and compliance of Homeless Management Information System Standards. The project has a rich array of service provider participation and is utilized to capture information and report on special programming, such as Housing 1000, the County VTA free bus pass program, and prevention service delivery. Many non-profit agencies also implement their own internal systems that provide information about available affordable housing, and also gather and track additional data specific to the populations they serve to enhance their service delivery.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

In August 2019, the Entitlement Jurisdictions contracted with Michael Baker International (MBI) to develop the Consolidated Plan for fiscal years 2020-2025. In partnership with the participating jurisdictions, MBI launched an in-depth, collaborative effort to consult with elected officials, City/County departments, community stakeholders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the five-year plan.

Table 3 provides a list of all agencies, groups and organizations that participated in the regional public

forums and local community meetings, or in stakeholder interviews. Several of the agencies, groups and organizations identified in the table attended multiple forums. A comprehensive list of all stakeholders and local service providers contacted to provide input into the planning process at the Consolidated Plan regional and community meetings is included in Appendix A. This list includes consultations for the County and City.

Table 3 - Organizations

OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS		
1	**Agency/Group/Organization**	**City of Gilroy, Recreation Department**
	Agency/Group/Organization Type	Local Government
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted and provided e-mailed feedback.
	Website	http://www.cityofgilroy.org/340/Recreation-Department
2	**Agency/Group/Organization**	**CommUniverCity San Jose**
	Agency/Group/Organization Type	Education Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/25/19. Agency attended Regional Public Forum meeting in San Jose on 11/20/19.
	Website	http://cucsj.org/
3	**Agency/Group/Organization**	**Community Services Agency**
	Agency/Group/Organization Type	Senior Services, Community/Family Services and Organizations, Cultural Organizations
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/15/19.
	Website	https://www.csacares.org/
4	**Agency/Group/Organization**	**Destination Home**
	Agency/Group/Organization Type	Homeless Services (strategic initiatives)
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Stakeholder consultation on via telephone meeting on 11/11/19.
	Website	https://destinationhomesv.org/
5	**Agency/Group/Organization**	**Health Trust**
	Agency/Group/Organization Type	Services-Health, HIV/AIDS Services, Disabled Services
	What section of the Plan was addressed by Consultation?	Needs Assessment and Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation meeting on 11/21/19.
	Website	https://healthtrust.org/
6	**Agency/Group/Organization**	**Heart of the Valley**
	Agency/Group/Organization Type	Senior Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted through interview questions covering a range of issues such as: community needs, areas in need of neighborhood revitalization, housing needs, low-mod income vulnerabilities, CDBG and HOME funding priorities. Agency provided e-mailed feedback.
	Website	https://servicesforseniors.org/
7	**Agency/Group/Organization**	**Rebuilding Together (Silicon Valley)**
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation conference call meeting on 11/21/19.
	Website	https://rebuildingtogethersv.org/

8	**Agency/Group/Organization**	**Asian Americans for Community**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder meeting in San Jose, Ca on 11/13/19 from 9-10 AM.
	Website	https://aaci.org/
9	**Agency/Group/Organization**	**Bridge Housing**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder interview.
	Website	https://bridgehousing.com/
10	**Agency/Group/Organization**	**Charities Housing**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder interview in San Jose, Ca on 11/14/19 from 1-2 PM.
	Website	https://charitieshousing.org/
11	**Agency/Group/Organization**	**Downtown Streets Team**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder interview on 11/26/19 at 10 AM.
	Website	https://streetsteam.org/index
12	**Agency/Group/Organization**	**Eden Housing**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a conference call on 11/13/19 from 1-2 PM.
	Website	https://www.edenhousing.org/
13	**Agency/Group/Organization**	**Grid Alternatives**
	Agency/Group/Organization Type	Environmental Sustainability Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder interview on 11/13/19.
	Website	https://gridalternatives.org/
14	**Agency/Group/Organization**	**WeHOPE**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Conference Call on 11/21/19 from 2-3 PM.
	Website	https://www.projectwehope.org/

15	**Agency/Group/Organization**	**Vista Center for the Blind and Visually Impaired**
	Agency/Group/Organization Type	Disabled
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended stakeholder consultation via audio meeting on 12/9/19.
	Website	https://www.vistacenter.org/
16	**Agency/Group/Organization**	**Housing Choices**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/11/19.
	Website	http://www.housingchoices.org/
17	**Agency/Group/Organization**	**LifeMoves**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
	Website	https://lifemoves.org/
18	**Agency/Group/Organization**	**Loaves and Fishes**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/12/19.
	Website	https://www.loavesfishes.org/
19	**Agency/Group/Organization**	**Santa Clara Family Health Plan**
	Agency/Group/Organization Type	Health Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Conference Call on 11/12/19 from 4-5 PM.
	Website	https://www.scfhp.com/
20	**Agency/Group/Organization**	**Silicon Valley FACES**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment Strategic Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in Stakeholder Interview on 11/13/19 from 11-12 PM.
	Website	https://www.svfaces.org/
21	**Agency/Group/Organization**	**Silicon Valley Leadership Group**
	Agency/Group/Organization Type	Community Organization
	What section of the Plan was addressed by Consultation?	Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in a Stakeholder Interview on 1/3/20 from 12-1 PM.
	Website	https://www.svlg.org/

22	**Agency/Group/Organization**	**Santa Clara County Housing Authority (SCCHA)**
	Agency/Group/Organization Type	Housing Services
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided data and participated in a stakeholder interview. They provided information on public housing services countywide.
	Website	https://www.scchousingauthority.org/
23	**Agency/Group/Organization**	AT&T Internet
	Agency/Group/Organization Type	Broadband provider
	What section of the Plan was addressed by Consultation?	MA-60
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	A regional representative of AT&T was consulted during the community engagement process. They provide general data on internet providers, coverage, affordability, and future needs.
	Website	https://www.at&tcommunityforums.net

Identify any Agency Types not consulted and provide rationale for not consulting.

Not applicable. All agency types were consulted. See PR-10.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Table 4 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Regional Continuum of Care Council	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the goal of the Strategic Plan to support activities to prevent and end homelessness.
City of Mountain View Housing Element (2015-2023)	City of Mountain View	The Housing Element serves as a policy guide to help the City meet its existing and future housing needs. Both the Housing Element and Strategic Plan have the goal of creating and preserving affordable housing stock within the City.
2013-2017 Comprehensive HIV Prevention & Care Plan	Santa Clara County HIV Planning Council for Prevention and Care	This plan provides a roadmap for the Santa Clara County HIV Planning Council for Prevention and Care to provide a comprehensive and compassionate system of HIV prevention and care services for the County. This effort aligns with the goal of the Strategic Plan to support activities that provide basic needs services to lower income households and special needs populations.
Housing Funding Landscape and Local Best Practices	Cities Association of Santa Clara County and Housing Trust Silicon Valley	This report provides a comparison of the different funding strategies available for affordable housing in the County, and the best practices for funding new affordable housing. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households.
RHNA Plan for the SF Bay Area: 2014-2022	Association of Bay Area Governments	This plan analyzes the total regional housing need for Santa Clara County and all of the Bay

		Area. This effort aligns with the goal of the Strategic Plan to support affordable housing for low income and special needs households.
Community Plan to End Homelessness in Santa Clara	Destination: Home	The Community Plan to End Homelessness in the County is a five-year plan to guide governmental actors, nonprofits, and other community members as they make decisions about funding, programs, priorities and needs. This effort aligns with the goal of the Strategic Plan to prevent and end homelessness.
City of Mountain View General Plan 2030	City of Mountain View	The 2030 General Plan for the City specifies goals and policies created to support and booster the local economy. The overarching theme of both plans is to provide a framework for the City to grow economic development opportunities.
Santa Clara County Hazard Mitigation Plan, 2017	County of Santa Clara, Operational Area Local Hazard Mitigation Plan Working Group, Office of Emergency Services	The 2017 Plan, requires data from many stakeholders and is prepared with a robust engagement program. This plan includes maps of floodplains for the City, as well as areas of fire risk and increased risk of shake potential during Earthquakes.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Mountain View and other Santa Clara County jurisdictions are collaborating on preparation of their 2020-2025 Consolidated Plan. The outreach and the regional needs assessment for these jurisdictions was a coordinated effort. The Continuum of Care agencies were involved in the formation of the Consolidated Plan and will be integral in its implementation.

In addition, Mountain View's Housing and Neighborhood Services Division staff also attends quarterly CDBG Coordinators and Regional Housing Working Group meetings. During these meetings, projects benefitting the homeless and special needs housing are discussed as is pending legislation and local initiatives that impact affordable housing and services for lower income households.

On an on-going basis, Mountain View's Housing and Neighborhood Services Division staff coordinates with Santa Clara County and other jurisdictions to implement the countywide biennial Homeless Census. Results from the Census are used to identify homeless populations throughout the County and to implement strategies and service priorities to address their needs.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

The City participated in a County-wide community engagement activity that included four regional public forums between November 4 and November 20, 2019. These included a listening session with live polling. An online survey was conducted for Mountain View that garnered 184 responses. Additionally, two stakeholder outreach meetings were held. The first community meeting was held with 12 participants and the second meeting, held for Spanish speaking persons, was attended by over 20 persons.

Santa Clara County Regional Public Forums.

Four regional public forums were held throughout Santa Clara County in the Cities of Morgan Hill, San Jose, Palo Alto, and Cupertino. The Regional Meetings were held

- November 4, 2019 @ Morgan Hill, City Hall, California
- November 7, 2019 @ Palo Alto City Hall, California
- November 12, 2019 @ Cupertino Community Hall, California
- November 20, 2019 @ Roosevelt Community Center, San Jose, California

Santa Clara County Stakeholder Interviews.

Throughout the County twenty-one stakeholder interviews were held, typically at their place of business. The following provides a collective summary of the overarching themes associated with the eight questions mentioned on page two of this Community Engagement Summary. The following entities were interviewed:

- Asian Americans for Community
- Bridge Housing
- Charities Housing
- Community Services Agency
- CommUniverCity San Jose
- Destination Home
- Downtown Streets Team
- Eden Housing
- City of Gilroy Recreation Department
- Grid Alternatives
- WeHOPE
- Health Trust Involvement
- Heart of the Valley
- Housing Choice
- LifeMoves
- Loaves and Fishes
- Rebuilding Silicon Valley
- Santa Clara Family Health Plan
- Silicon Valley FACES
- Silicon Valley Leadership Group
- Vista Center

Santa Clara County Focus Group Meetings

There were two focus groups held on November 7 and 18, 2019. There were a total of 7 attendees. Each of the attendees were from social service entities:

- Boys and Girls Clubs of Silicon Valley
- Healthier Kids Foundation
- Live Oak Adult Day Services
- San Jose Conservation Corps Charter

Mountain View Stakeholder Outreach

The County held an outreach meeting at the Mountain View Public Library on December 9, 2019 with twelve participants. In addition, a Spanish speaking outreach meeting was held on December 17, 2019. There were over twenty participants.

Community Survey

An online survey was conducted for the residents of Mountain View as part of the Santa Clara County outreach effort. There were 184 participants.

Citizen Participation Outreach

Table 5 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Regional Public Forums and Local Public Meetings	County-wide participation	4 Regional public forums 2 local community meetings	See Community Engagement Summary	N/A	
2	Stakeholder Interview	County-wide service providers	Twenty one individual interviews	See Community Engagement Summary	N/A	
3	Focus Groups	Service providers	There were seven attendees representing service organizations	See Community Engagement Summary	N/A	
4	Stakeholder Outreach	City of Mountain View	There were over thirty participants representing stakeholders within the City	Provide housing for low- and extremely-low income residents, provide services for seniors, zoning changes for increased density, SRO dorm/ hostel living and intergenerational	All comments were accepted.	

				facilities, provide efficient and fair public transportation choices.		
5	Online Survey		184 residents of Mountain View	Needs identified, in order of importance are: 1. Create additional affordable housing for low-income residents, esp. rental housing supply and rental assistance. 2. Improve non-profit community services especially emergency housing assistance, mental health services and homeless assistance 3. Create more jobs for low-income residents and job training for homeless 4. Improve public facilities that provide public services, especially homeless facilities, mental health facilities and for facilities for children who are neglected/abandoned	All comments were accepted.	

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

This Needs Assessment will look within the following subsequent sections at housing- and income-related data to assess the City's needs pertaining to disproportionately greater need (sections NA-15 through NA-30), public housing (NA-35), homeless needs (NA-40), non-homeless special needs (NA-45), and non-housing community development needs (NA-50).

As previously mentioned in the Consolidated Plan, a challenge is the shortage of available housing, coupled with the positive growing presence of high-paying jobs in the technology sector, is creating an incredible overall demand for housing. One result of this housing imbalance is the urgent need for affordable housing specifically for lower-income households. The quantity of lower-income households in the City of Mountain View is noticeable, findings show that more than one-third of all City of Mountain View households (34.5 percent or 11,285 households) are LMI with incomes ranging from 0-80% AMI. Below is the AMI range for the more than one-third LMI households in the City.

- 13.9 percent (4,560 households) at 0-30 percent AMI
- 9.2 percent (3,010 households) at 30-50 percent AMI
- 11.4 percent (3,715 households) at 50-80 percent AMI

In general, all funding sources, including federal funds used to support resident services that address the growing issue of housing opportunity and that special needs populations has been steadily declining. To help strategically address these and other community needs, the City has assessed (through a survey and community outreach) and identified priorities and goals for how to use the federal funds it receives to benefit lower-income households and neighborhoods.

Data and analysis in this section shows there is a large gap between the high income households and LMI income household. Lower income households typically struggle with housing cost burden, due to a competitive housing market. With a diverse and growing population in the City, maintaining and improving upon housing affordability will be critical for the prosperity of the region.

Methodology. In preparing the Consolidated Plan the data within the Needs Assessment and the Housing Market Analysis was reviewed and analyzed. Highlights of the analysis is provided to show the changes, since 2015 and as compared to the region. The Consolidated Plan also provides data on the surrounding agencies that work to reduce poverty and homelessness. The majority of data analyzed in the Needs Assessment was provided by HUD for the purpose of preparing this Consolidated Plan. Known as Comprehensive Housing Affordability Strategy (CHAS) data, these tabulations are intended to indicate the extent of housing issues and needs, principally for lower-income households.

For this plan, CHAS data for the 2011-2015 period were utilized. When CHAS data was not available for this plan, other data was utilized including 2000 and 2010 U.S. Census data, American Community Survey

(ACS) 2011-2015 five-year estimates or more recent ACS data. ACS five-year estimates reflect a larger sample size and are generally considered more reliable and precise as compared to one-year estimates.[6]

Federal funds provided through HUD's CDBG program are intended to primarily focus on activities that will benefit LMI households whose incomes do not exceed 80 percent of the area median family income (AMI), as established by HUD, with adjustments for household size. As previously mentioned in earlier sections of this Consolidated Plan, although Moderate Income is not labeled in the HUD defined income tiers below, HUD does define Moderate Income as a household/family whose income is equal to or less than 80% of AMI but greater than Section 8 Very Low Income (50% of AMI) established by HUD. LMI households include the following three income tiers below:

- Extremely Low-Income: households earning 30 percent or less than the City AMI
- Very Low-Income: households earning 50 percent or less than the City AMI
- Low-Income: households earning 80 percent or less than the City AMI

Within the City, more than one-third of all households (34.5 percent or 11,285 households) are LMI with incomes ranging from 0-80% AMI.

- 13.9 percent (4,560 households) at 0-30 percent AMI
- 9.2 percent (3,010 households) at 30-50 percent AMI
- 11.4 percent (3,715 households) at 50-80 percent AMI

The risk of homelessness for LMI households is greater than non LMI households because they are more significantly impacted by a job loss or increase in rents. HUD qualifies individuals and families as homeless if they are 1) homeless; 2) at imminent risk of homelessness; 3) homeless under other Federal statues; and 4) fleeing/attempting to flee domestic violence.

[6] The United States Census Bureau. "When to Use 1-year, 3-year, or 5-year Estimates." https://www.census.gov/programs-surveys/acs/guidance/estimates.html

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

The Comprehensive Housing Affordability Strategy (CHAS) data below is a special tabulation of American Community Survey (ACS) data derived from the U.S. Census Bureau and is provided by HUD to be used by the City in its Consolidated Plan.

For the 2015 -2020 City of Mountain View Consolidated Plan, HUD provided 2005 – 2009 data, and for this 2020 – 2025 Consolidated Plan period, HUD provided 2011 – 2015 data. When HUD provided data is not required, more current data such as ACS 2011-2015 or 2013-2017 is utilized.

Summary of Housing Needs

This section provides an overview of the housing needs present in the City, including the degree and distribution of housing problems within multiple income brackets. According to the California Health and Safety Code, Division 13, Part 1.5 Regulation of Buildings Used for Human Habitation, a Substandard Building is one where there exists any of the conditions listed in section 17920.3 to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof.

Within the CHAS data, HUD identifies several housing problems:

- Substandard housing lacking complete kitchen facilities
- Substandard housing lacking complete plumbing facilities
- Overcrowded housing with 1-1.5 persons per room
- Cost burdened households paying more than 30 percent of income toward housing costs, including utilities

In addition, HUD defines severe housing problems as:

- Severely overcrowded housing with more than 1.5 persons per room
- Severely cost burdened households paying more than 50 percent of income toward housing costs, including utilities

As shown in Table 6, the Mountain View population and the number of households in the City continue to grow. As a total percentage, household growth, which is at 8%, is outpacing population growth at 5%. In addition, data shows a rise in the average household size by 3.5% from 2010 to 2015 (from 2.30 to 2.38). Median income has increased substantially reflecting the job growth in the high-paying technology sector. For further reference, AMI is defined as the Area Median Income for Mountain View, and the HUD Area Median Family Income ("HAMFI") for the Mountain View area. The City of Mountain View, the median household income in 2018 dollars, is $128,252 based on 2014-2018 U.S. Census Bureau, American Community Survey (ACS), a 5-year Estimate. The 2018 Median Income increased approximately 24% since 2015.

Table 6 - Housing Needs Assessment Demographics

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	74,066	77,975	5%
Households	30,201	32,715	8%

Median Income	$86,616	$103,488	19%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

Table 7 shows that just over one-third (34.5 percent or 11,285) of all Mountain View households are LMI households with income ranging from 0-80 percent AMI. Of the total Mountain View LMI households which there are 11,285, 13.9 percent or 4,560 households are extremely low income with incomes less than 30 percent AMI. More than one-third (34.6 or 3,910) of LMI households contain at least one person over the age of 62 years.

Table 7 – Total Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,560	3,010	3,715	2,405	19,025
Small Family Households	1,350	1,130	1,290	870	9,565
Large Family Households	165	270	240	135	815
Household contains at least one person 62-74 years of age	725	605	660	385	2,325
Household contains at least one person age 75 or older	1,085	480	355	250	485
Households with one or more children 6 years old or younger	579	555	635	275	2,390

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)
   Table 8 which is based on 2015 ACS data shows us that over 61% of renter households with up to 30% AMI are housing cost burdened, spending greater than 50% of their income for rent. This means a household of four earning $42,480 (based on 2020 HUD income limits)

spends over half of their income on rent and the remainder for everyday expenses.

Table 8 – Housing Problems

	Renter						Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total		0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS											
Substandard Housing – Lacking complete plumbing or kitchen facilities	20	10	25	10	65		45	4	0	0	49
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	190	160	110	0	460		0	0	30	0	30
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	230	160	195	60	645		0	20	0	35	55
Housing cost burden greater than 50% of income (and none of the above problems)	1,820	790	280	85	2,975		580	230	180	125	1,115

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	305	805	1,090	470	2,670	170	310	155	300	935
Zero/negative Income (and none of the above problems)	260	0	0	0	260	130	0	0	0	130

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden). 50% of the total households of Renter and Owners between 0-30% of AMI equally experience one or more of four housing problems.

Table 9 – Housing Problems

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having housing problems one or more of four	2,260	1,120	610	155	4,145	625	250	210	165	1,250
Having none of four housing problems	785	1,065	1,995	1,320	5,165	505	570	905	760	2,740
Household has negative income, but none of the other housing problems	260	0	0	0	260	130	0	0	0	130

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%. The number of households who are impacted by a cost burden greater

than 30% is three times more for Renters than Owners.

Table 10 – Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	930	920	555	2,405	135	80	90	305
Large Related	135	175	100	410	20	24	55	99
Elderly	750	290	185	1,225	385	375	115	875
Other	720	525	685	1,930	230	65	105	400
Total need by income	2,535	1,910	1,525	5,970	770	544	365	1,679

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%. Similarly, the number of households who are impacted by a cost burden greater than 50% is three times more for Renters than Owners.

Table 11 – Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	825	320	95	1,240	125	45	50	220
Large Related	90	45	0	135	20	4	30	54
Elderly	515	120	65	700	260	150	50	460
Other	705	420	130	1,255	195	30	80	305
Total need by income	2,135	905	290	3,330	600	229	210	1,039

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room). There are 16% more Renters than Owners who experience crowding. The number of LMI renter households with children present, experiencing overcrowding is ten times higher than Owner households.

Table 12 – Crowding Information – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	420	260	225	60	965	0	20	30	10	60
Multiple, unrelated family households	0	50	60	10	120	0	0	0	30	30

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	4	0	20	0	24	0	0	0	0	0
Total need by income	424	310	305	70	1,109	0	20	30	40	90

Data Source: 2011-2015 CHAS

Table 13 – Crowding Information – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	565	470	585	1,620	14	85	50	149

Data Source: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.

Within the City, there are approximately 32 sheltered homeless individuals, according to the 2019 homeless census, this is less than 5% of the City's total homeless population being sheltered.

The County 2019 PIT count counted 9,706 homeless individuals (total sheltered and unsheltered) across the County, which included 2,470 chronically homeless individuals, 653 homeless veterans, and 1,456 transition-age youth. [7] The PIT count identified 606 individuals experiencing homelessness in the City of Mountain View.

Many programs target special needs populations (e.g., chronically homeless, veterans, transition-age youth). However, most single homeless adults do not fall into any of the special needs populations, and actually make up 67 percent of the homeless population nationwide. [8]

All single homeless individuals (regardless of whether they belong to a special needs population) need housing that is affordable, and no housing barriers. Many homeless individuals have zero income, some have a criminal background, and some have pets, these are some examples of potential barriers to housing because landlords/owners may have tenant verification and leasing requirements. Most homeless shelters do not allow pets.

In addition to housing, homeless individuals need supportive services, which may differ by special needs group. Supportive services may include assessment of service needs, assistance with moving costs, case management, child care, education services, employment assistance and job training, food, housing

[7] Santa Clara Office of Supportive Housing. 2019 Santa Clara County Point in Time Count (PIT) & Survey. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf

[8] 9 https://endhomelessness.org/homelessness-in-america/homelessness-statistics/state-of-homelessness-report/

search and counseling services, legal services, life skills training, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, and utility deposits.[9]

In addition to homeless households, there are single-person one-income households, many of which may be elderly households. Elderly households have a need for affordable housing as they tend to be on a fixed income. Typically, elderly households have a need to be on the first floor and may need an accessible housing unit.

The 2011-2015 ACS reveals that in 2015 there were 32,714 occupied households in the City, and of those households, 6,000 (18.3 percent) have at least one person 62 or older. Of the City households with an elderly person, 28.2 percent are extremely low-income, 15.9 percent are very low-income households, and 14.7 percent are low-income. This would mean the City would need to have approximately 3,528 affordable senior housing units available, if providing senior housing for 58.8% of the 6,000 households that have at least one person 62 years of age or older. Based on the above data, there is a need for additional affordable housing for the elderly and frail elderly population in the City. The 2017 ACS data shows that 10,903 (32.5 percent) of Mountain View households are single-person households.[10] Of the single-person households in the City, 2,789 households (25.6 percent) are persons 65 years and older.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities:

According to 2013-2017 ACS five-year estimates, there are at least 5,070 of Mountain View residents living with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty). Individuals aged 65 or older make up the most significant portion of Mountain View's disabled population. Overall, 28.1 percent of individuals in this age group have disability, according to ACS.

Domestic Violence Households

According to the 2019 Santa Clara County Homeless Census and Survey, six percent of all survey respondents experiencing homelessness (approximately 82 persons countywide) reported also currently experiencing domestic/partner violence and abuse.[11]

During stakeholder interviews, it was reported that the County has seen an increase in the number of victims of domestic violence and there is a need for additional services. The City does not have the exact count of people facing domestic violence in the City. However, the 2019 County PIT count identified 6 percent of homeless individuals in the County as currently experiencing domestic/partner violence or abuse. Households who experience domestic violence, dating violence, sexual assault, and stalking need emergency housing and potentially long-term housing, as well as specialized case management services. Survivors of domestic violence may need to be housed outside of the City or their jurisdiction, in an

[9] 24 CFR 578.53
[10] https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF
[11] Ibid.

undisclosed location, or must move one or more times to stay in a safe housing situation. The City funds programs to support survivors of domestic abuse.

Currently, the CoC partners with local victim service providers to offer training for all staff that work with homeless clients. Staff are trained on a trauma-informed, victim-centered approach, which is the current best practice. They also discuss safety and planning protocols for serving survivors of domestic violence, dating violence, human trafficking, sexual assault, and stalking, as well as the Violence Against Women Act requirements. The City also provides CDBG public service funding to two organizations that provide services to persons of domestic violence.

What are the most common housing problems in the City of Mountain View?

1. *Housing Cost Burden*

   Cost burden occurs when a household pays 30 percent or greater of their income toward their gross housing costs. Out of all Mountain View households, 32.2 percent are cost burdened (Table 10), however households with incomes at or below 80 percent AMI (low-income households) are cost burdened at a high rate of 67.8 percent. The number of households who are impacted by a cost burden greater than 30% or greater for their housing costs is three times more for Renters than Owners.

2. *Severe Housing Cost Burden*

   The second most common single housing problem is severe housing cost burden, defined as households paying more than 50 percent of their income on housing costs. Per Table 8 this problem affects 15.4 percent of all households within the City. Of the households with incomes at or below 80 percent AMI (low-income households), 38.7 percent are severely cost burdened. Overall, 88.7 percent of all severe housing cost burden cases in the City are affecting low-income households.

3. *Overcrowding*

   While the majority of housing problems relate to housing costs (82.0 percent of housing problems reported in Table 8), the third most common housing problem is overcrowding.

   The most common measure of overcrowding is persons-per room in a dwelling unit. Other definitions include, total number of persons in a unit, regardless of unit size, the ratio of persons to floor space in square feet, and the person-to-size ratio adjusted for household composition, structure, type, location, or lot size. Overcrowding may indicate a lack of affordable larger units or may indicate households doubling-up due to difficult financial circumstances.

   Of the total number of housing problems reported in Table 8, 7.5 percent are households with 1.01-1.5 persons per room. Overcrowding occurs most often in renter households; approximately 92 percent of households with overcrowding are renters.

Are any populations/household types more affected than others by these problems?

In the City, more renter households (4,145) reported having one or more of the four housing problems than owner households (1,250). Of the total number of renter households experiencing one or more housing problems, more than half (54.5 percent) are extremely low-income and 27.0 percent are very low-income. This indicates that renter households with incomes at or below 50 percent AMI are more likely to experience housing problems. As discussed above, renter households and households with incomes at or below 50 percent AMI are also more likely to experience the three most common housing problems in Mountain View.

As shown in Table 11, severe housing cost burden is more prevalent for renter households. Of the total renter households with severe cost burden, the majority (64.1 percent) are extremely low-income. Additionally, 38.6 percent of these extremely low-income renter households are identified as small, related households and another 24.1 percent are elderly. Similarly, renter households are more likely to be cost burdened as evidenced in Table 10. Of the renter households that are cost burdened, 40.3 percent are small, related households and another 20.5 percent are elderly. The distribution of cost burdened renter households across income tiers is more evenly dispersed: 42.5 percent are extremely low-income, 32.0 percent are very low-income, and 25.5 percent are low-income.

Of the total households that are overcrowded, the vast majority are renters and have incomes at or below 30 percent AMI as shown in Table 12. Additionally, overcrowding occurs most frequently in single-family households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals, families with children who are at imminent risk of homelessness, and households that are eligible for rapid re-housing (RRH) have similar characteristics and can be discussed together. In all cases, the primary focus is helping the household solve its immediate crisis, in order to stay housed or find and secure housing. Subject matter experts believe these populations can be successful without long-term supportive services. RRH rapidly connects families and individuals experiencing homelessness to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services. The three components include housing identification, rent and move-in assistance, and RRH case management and supportive services. Providing financial assistance and services for a shorter period allows for flexibility and a far less costly program overall.

Compared to permanent supportive housing, RRH programs need only provide one, two, or three of the available components, and assistance may be as short as a one-time move-in payment of help with a deposit, or as long as two years of rental assistance or 36 months of supportive services. The program is based on a client's particular needs and does not provide services that are not needed.

Since RRH only provides the minimum of needs, costs are kept to a minimum, which allows a program to serve a greater number of participants than a permanent supportive housing program. RRH programs are also extremely flexible in that not only are they tailored to the client's particular needs, but a client that needs additional assistance can return and obtain that assistance later. RRH programs allow for a onetime

rental deposit, 24 months of rental assistance, and six additional months of supportive services after the completion of rental assistance.

The County 2019 PIT count found that the primary cause of first-time homelessness was job loss. When asked what may have prevented homelessness, the answer was rent or mortgage assistance, and then employment assistance.

Rapid-rehousing

The City does not have its own RRH program. Although there are no RRH programs managed or funded by the City, the City offers transitional housing programs.

Unlike RRH, transitional housing programs do not provide services for persons at imminent risk of homelessness, but only for those that meet HUD's definition of homelessness, as discussed in NA-05. Although transitional housing facilitates the movement of homeless individuals and families to permanent housing within 24 months of entering, as RRH does, it does not offer supportive services after the rental assistance stops, and does not offer the same flexibility as a RRH program, which is discussed in further detail below.

The CoC's RRH programs offer housing-focused case management from program entry. RRH is a Housing First program with a goal of helping households obtain permanent housing as quickly as possible, with "just enough" financial assistance to help the household become stable (based on their needs). Housing may be in an apartment, shared housing/room rental, subsidized housing, or living with friends or family members. RRH programs build a client-centered plan that prioritizes employment, builds sustainable support systems, and encourages case management. RRH participants are eligible for continued case management, even after rental assistance is complete.

Populations At-Risk of Homelessness

From 2012-2019 there have been a total of 807 naturally affordable market rate units demolished in the City of Mountain View, this creates an At-Risk of Homelessness situation for already low-income households.

As shown in Table 11, 3,330 renter households at or below 80 percent of AMI were experiencing severe cost burden as these LMI renter households spend 50 percent or more of their income on housing cost, an economically stressful situation to be in as market rents continue to increase. Of the 3,330 renter households, the situation is direr for 2,135 extremely low-income households. To mitigate the displacement faced by low income tenants, the City enacted a local Tenant Relocation Assistance Ordinance (TRAO). The City TRAO provides cash assistance to low-income tenants facing displacement due to redevelopment and who are not eligible for federal or state relocation assistance in securing another residence. Mountain View has also been studying ways to address the rise in homelessness and residents living in vehicles, such as RVs. Strategies include providing basic human services designed to start those in need on the path to more permanent future housing:

- Mobile showers, laundry, and an ADA compliant portable toilet

- Free RV and similar vehicle waste-tank caps to prevent leaks, with further analysis of additional waste management options
- Regular street cleaning in areas with RV parking
- Support for exploring cold weather shelter or safe parking programs by faith-based organizations
- On-going review of RV parking areas to assess visibility and safety
- A mobile Outreach Worker based at CSA and a Caseworker for the chronically homeless in coordination with the County to link homeless individuals to services.

In March 2017, the City Council extended several of the solutions mentioned above including funding for continuing programs like the funding of a mobile Outreach Worker based Community Services Agency (CSA) and a Caseworker with the County through June 2019. These new programs helped to connect residents to support and stable housing options and services. In 2019, the City Council allocated additional funding to continue programs related to connecting those in need to services including homeless prevention and re-housing services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Persons at imminent risk of homelessness include an individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place; and

(iii) Meets one of the following conditions:

a. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

b. Is living in the home of another because of economic hardship;

c. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

d. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals;

e. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

f. Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

g. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan. [12]

[12] 24 CFR § 91.5

The CoC reviewed local data and national trends regarding imminent risk of homelessness. These risk factors are used along with the Prevention Vulnerability Index - Service Prioritization Decision Assistance Tool (VI-SPDAT) to assess a household's eligibility for the County's Homelessness Prevention System (HPS). [13] The VI-SPDAT is a survey administered to homeless persons and those at imminent risk of homelessness to prioritize for services. Ongoing PIT count data show eviction, lack of employment, and low or no income as primary causes of homelessness.

Nationally, people living in poverty who struggle to afford necessities are at the greatest risk of homelessness, which include severe cost burden and living doubled up. "In 2017, 6.7 million households spent more than 50 percent of their income on rent. They were experiencing a 'severe cost burden' 4.4 million people in poor households were 'doubled up,' which means they were living with family and friends." [14]

The CoC also cites additional factors that lead to the greatest risk of homelessness, including low or no income, mental illness, abuse, and criminal justice involvement. Based on the findings discussed above, the following eligibility criteria was created for HPS: low income; self-report of imminent risk of homelessness OR unsafe housing situation; and a Prevention VI-SPDAT score of 8 or greater. The Prevention VI-SPDAT is for those at imminent risk of homelessness and scores the following factors: income and financial health, history of homelessness, eviction risk, abuse and/or trafficking, interaction with emergency services including criminal justice, and acuity of mental and physical needs. HPS includes 13 agencies that offer financial assistance and supportive services that are targeted to client's needs. Supportive services may include working with a housing specialist to retain housing or possibly relocate.

The County Office of Supportive Housing is the HPS program manager. Other partner agencies include five local victim service providers to assist families fleeing unsafe housing; the Law Foundation of Silicon Valley for eviction prevention services; CalWorks and Supportive Services for Veteran Families (SSVF) to provide financial assistance, case management, connections to benefits, and job training; and the Bill Wilson Center to work with school district homeless liaisons and train school staff to identify at-risk families to refer to HPS. HPS tracks data and outcomes in order to continually evaluate system outcomes. In the first two years of the program, 92 percent of participants remained housed one year after assistance.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As a reminder, the data collected for this Consolidated Plan pre-dates the impacts of COVID-19 which are anticipated to amplify the increased rates of job loss and need for rental assistance in FY2020.

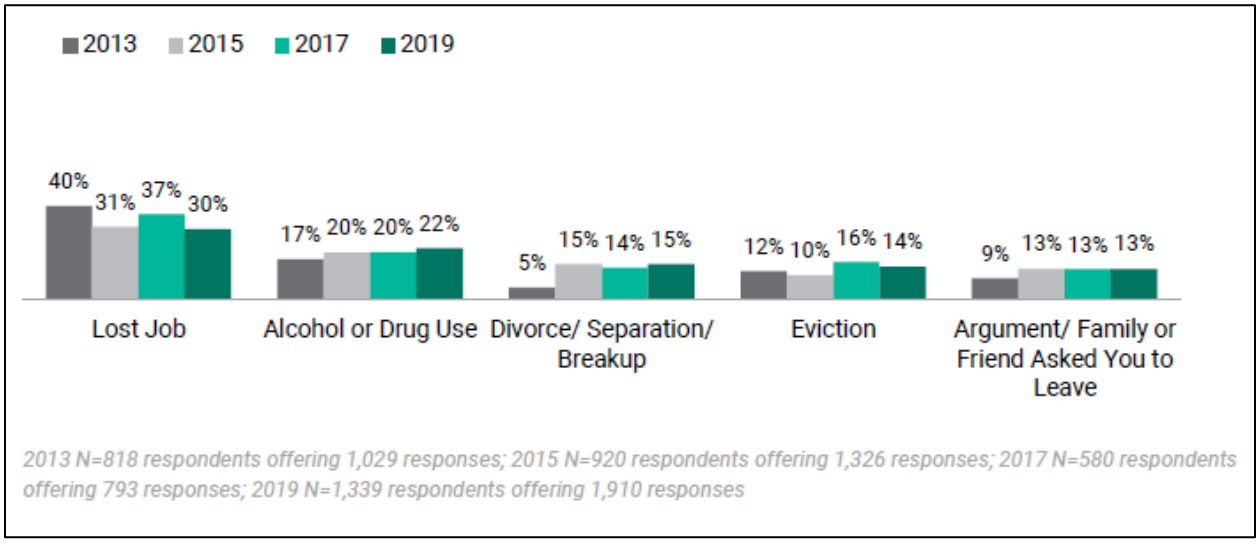
Figure 1 below displays that according to 2019 Santa Clara County Homeless Census & Survey, the primary causes of homelessness cited by respondents to the 2019 homeless census. From the census: *"Thirty percent (30%) of survey respondents reported job loss as the primary cause of their homelessness, while*

[13] San Jose/Santa Clara City & County CoC FY2019 CoC Application
[14] National Alliance to End Homelessness (2019) State of Homelessness https://endhomelessness.org/homelessness-inamerica/homelessness-statistics/state-of-homelessness-report/

22% cited alcohol or drug use, 15% cited a divorce/separation, 14% cited eviction, and 13% cited an argument with—or being asked to leave by—a family member or friend." [15]

Figure 2 shows what services survey respondents most commonly identified as what could have potentially prevented homelessness. From the census: *"When asked what might have prevented their homelessness, survey respondents most commonly reported rent or mortgage assistance (42% and an increase from 30% in 2017), followed by employment assistance (37%)."* [16] This data suggests the need for additional supportive services to help prevent homelessness, such as short-term rental assistance and employment resources, drug and alcohol rehabilitation.

Figure 1 – Primary Cause of Homelessness (Top Responses in 2019)

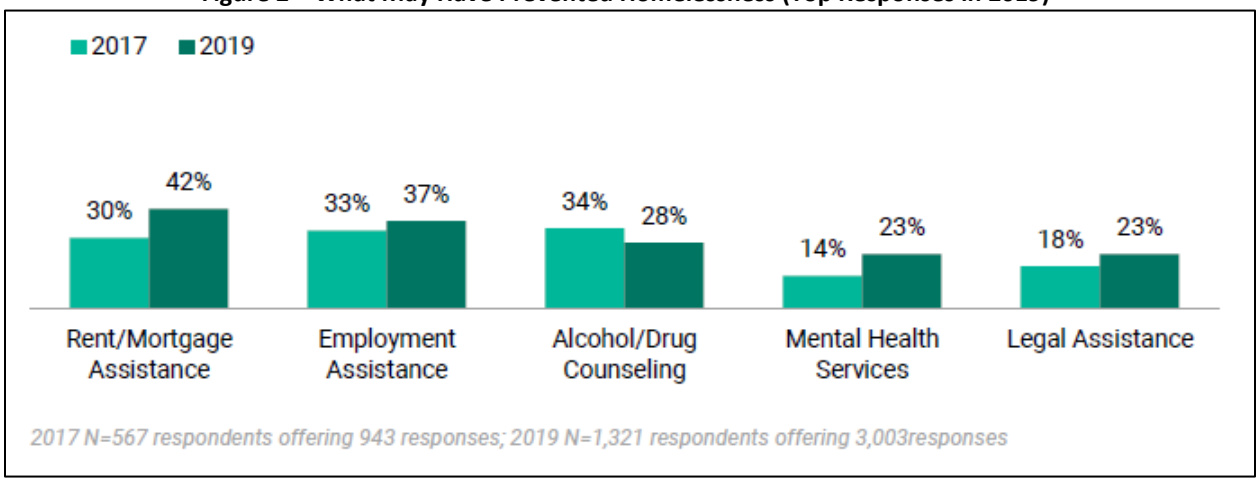


Source: 2019 Santa Clara County Homeless Census & Survey

[15] Applied Survey Research. "Santa Clara County Homeless Census & Survey Comprehensive Report." 2019. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf

[16] Ibid

Figure 2 – What May Have Prevented Homelessness (Top Responses in 2019)



Source: 2019 Santa Clara County Homeless Census & Survey

Discussion

Figures 1 and 2 shows the following:

- Drug and alcohol abuse is increasing
- Households experiencing divorce is steady
- Rents and mortgages are increasing by alarming rates
- Mental health services needs are increasing
- Legal assistance for employment and housing is increasing

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category and need as a whole.

Introduction

As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percentage points or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

0%-30% of Area Median Income

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,365	815	390
White	1,640	480	140
Black / African American	69	40	35
Asian	755	175	165
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	845	95	35

Data Source: 2011-2015 CHAS

*The Census defines the four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,490	520	0
White	1,080	285	0
Black / African American	40	0	0
Asian	550	75	0

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	800	145	0

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,070	1,650	0
White	935	735	0
Black / African American	85	0	0
Asian	465	215	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	50	0
Hispanic	520	615	0

Data Source: 2011-2015 CHAS

*The Census defines the four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,090	1,315	0
White	655	725	0
Black / African American	25	115	0
Asian	175	135	0

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	215	260	0

Data Source: 2011-2015 CHAS

*The Census defines the four housing problems as: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Alternative Table: Disproportionately Greater Need (Jurisdiction) of Households experiencing one or more Housing Problems. The summary table below is a comparison of the tables above:

Table 18 - Disproportionally Greater Need, Percent with Housing Problems

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a whole	**3,365**	**80.5%**	**2,490**	**82.7%**	**2,070**	**55.6%**	**1,090**	**45.3%**
White	1,640	77.4%	1,080	79.1%	935	56.0%	655	47.5%
Black/African American	69	63.3%	40	100.0%	85	100.0%	25	17.9%
Asian	755	81.2%	550	88.0%	465	68.4%	175	56.5%
American Indian, Alaska Native	0	-	0	0.0%	4	10.3%	0	-
Pacific Islander	0	0.0%	0	-	0	0.0%	0	0.0%
Hispanic	845	89.9%	800	84.7%	520	45.8%	215	45.3%

Data Source: 2011-2015 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The Alternate Table above shows a summary and comparison of Tables 15 to 18, which list the number of households in the City that experience one or more housing problems, sorted by ethnic/racial group and income category.

Based on HUD's definition of disproportionately greater need, the following have disproportionately greater need due to having one or more of four housing problems.

- All Black/African American households within the 30-50 percent and 50-80 percent AMI income tiers are experiencing one or more of the four housing problems, compared to 82.7 percent and 55.6 percent of the City as a whole, respectively. Therefore Black/African American households have a disproportionate need.

- Of the total Asian households within the 50-80 percent income tier, 68.4 percent are experiencing one or more of the four housing problems, compared to 55.6 percent of Mountain View as a whole within this income tier. Additionally, while not in an LMI income tier, 56.6 percent of Asian households within 80-100 percent AMI are experiencing one or more of the four housing problems, compared to 45.3 percent of the City as a whole. Therefore the 50-80 and 80-100 percent AMI Asian households are experiencing a disproportionate need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As per the HUD definition and as mentioned above, a disproportionate need exists when any group has a housing need that is 10 percent points or higher than the jurisdiction as a whole. This section analyzes the extent of severe housing problems and identifies populations that have a disproportionately greater need.

0%-30% of Area Median Income

Table 19 – Severe Housing Problems 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,885	1,290	390
White	1,325	790	140
Black / African American	69	40	35
Asian	650	275	165
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	795	145	35

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Table 20 – Severe Housing Problems 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,370	1,635	0
White	615	750	0
Black / African American	0	40	0
Asian	335	285	0
American Indian, Alaska Native	0	15	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	410	535	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Table 21 – Severe Housing Problems 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	2,900	0
White	245	1,420	0
Black / African American	0	85	0
Asian	235	440	0
American Indian, Alaska Native	0	39	0
Pacific Islander	0	50	0
Hispanic	310	830	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Table 22 – Severe Housing Problems 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	320	2,080	0
White	200	1,175	0
Black / African American	10	135	0
Asian	45	265	0
American Indian, Alaska Native	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	20	0
Hispanic	60	415	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Alternative Table: Disproportionately Greater Need (Jurisdiction) of Households Experiencing severe housing problems. The summary table below is a comparison of the tables above.

Table 23 - Disproportionally Greater Need, Percent with Severe Housing Problems

	0-30% AMI		30-50% AMI		50-80% AMI		80-100% AMI	
	#	%	#	%	#	%	#	%
Jurisdiction as a whole	**2,885**	**69.1%**	**1,370**	**45.6%**	**820**	**22.0%**	**320**	**13.3%**
White	1,325	62.6%	615	45.1%	245	14.7%	200	14.5%
Black/African American	69	63.3%	0	0.0%	0	0.0%	10	6.9%
Asian	650	70.3%	335	54.0%	235	34.8%	45	14.5%
American Indian, Alaska Native	0	-	0	0.0%	0	0.0%	0	-
Pacific Islander	0	0.0%	0	-	0	0.0%	0	0.0%
Hispanic	795	84.6%	410	43.4%	310	27.2%	60	12.6%

Data Source: 2011-2015 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The Alternative Table above shows a summary and comparison of Tables 20 through 23 which list the number of households in the City that experience one or more severe housing problems, sorted by ethnic/racial group and income category.

Based on HUD's definition of disproportionately Greater Need, the following populations have a disproportionately greater need because the population has one or more severe housing problems

Disproportionate Severe Needs Experienced by LMI Households

- Of the total Hispanic households with incomes at or less than 30 percent AMI, 84.6 percent are experiencing severe housing problems, compared to 69.1 percent of City households as a whole within this income tier.

- Of the total Asian households within the 50-80 percent AMI income tier, 34.8 percent are experiencing severe housing problems, compared to 22.0 percent of Mountain View households as a whole within this income tier.

Note: Due to insufficient HUD data, this analysis does not include Pacific Islander, American Indian, or Alaska Native racial/ethnic groups. Additionally, households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category, and need as a whole.

Introduction:

As per the HUD definition, a disproportionate need exists when any group has a housing need that is 10 percent points or higher than the jurisdiction as a whole. A household is considered cost burdened when paying more than 30 percent of its income toward housing costs, including utilities, and is severely cost burdened when paying more than 50 percent of its income toward housing costs. This section analyzes the extent of cost burden and identifies populations that have a disproportionately greater cost burden.

Housing Cost Burden

Table 24 – Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,740	5,830	4,705	430
White	11,995	3,040	2,420	170
Black / African American	335	170	69	35
Asian	6,135	1,210	1,155	175
American Indian, Alaska Native	65	4	0	0
Pacific Islander	125	0	0	0
Hispanic	2,550	1,245	1,015	45

Data Source: 2011-2015 CHAS

Alternative Table: Disproportionately Greater Cost Burden (Jurisdiction)

Table 25 – Disproportionally Greater Need, Percent with Housing Cost Burdens

	<=30%		30-50%		>50%	
	#	%	#	%	#	%
All Households in Jurisdiction	**21,740**	**67.4%**	**5,830**	**18.1%**	**4,705**	**14.6%**
White	11,995	68.7%	3,040	17.4%	2,420	13.9%
Black/African American	335	58.4%	170	29.6%	69	12.0%
Asian	6,135	72.2%	1,210	14.2%	1,155	13.6%
American Indian, Alaska Native	65	94.2%	4	5.8%	0	0.0%
Pacific Islander	125	100.0%	0	0.0%	0	0.0%
Hispanic	2,550	53.0%	1,245	25.9%	1,015	21.1%

Data Source: 2011-2015 CHAS

Discussion:

The Alternative Table uses the data from Table 25 to show which percentage of each racial/ethnic group in the City may experience a disproportionate cost burden or severe cost burden, compared to the jurisdiction as a whole. All households represented in this section earn between 0% to 80% AMI. The 'All Households in Jurisdiction' value in the table above is the total number of extremely low-, low-, and moderate income households compared to all households in the City.

Disproportionately Cost-Burdened Households

The data in Table 25 above indicate that nearly one-third (32.7 percent) of all Mountain View households spend 30 percent or more of their income on housing cost. Of the total Black/African American households in Mountain View, 29.6 percent spend between 30 and 50 percent of their income on housing costs, as compared to only 18.1 percent for the City as a whole.

Disproportionately Severely Cost-Burdened Households

The data in the above Table 25 indicate that 14.6 percent of all Mountain View households spend more than 50 percent of their income on housing cost. Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

Note: Households with no/negative income are not counted in the analysis, as they cannot by definition have a cost burden, although they still may require housing assistance.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

As defined above, a disproportionately greater need exists when the members of a specific racial/ ethnic group at a given income level experience housing problems or cost burden at a greater ratio (at least 10 percentage points or more) than that income level in the jurisdiction as a whole.

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see the discussion for NA-15, NA-20, and NA-25. In summary:

- Within the 0-30 percent AMI: 84.6 percent of all Hispanic households experience severe housing problems, compared to 69.1 percent of the jurisdiction as a whole.
- Within the 30-50 percent AMI: all Black/African American households experience one or more of the four housing problems, as compared to 82.7 percent of all Mountain View households in this income tier.
- Within the 50-80 percent AMI: all Black/African American and 68.4 percent of Asian households experience one or more of the four housing problems, as compared to 55.6 percent of all Mountain View households in this income tier; 34.8 percent of Asian households experience severe housing problems, as compared to 22.0 percent of the City as a whole.
- While not an LMI income group, within the 80-100 percent AMI income tier, 56.5 percent of Asian households experience one or more of the four housing problems, as compared to 45.3 percent of all Mountain View households in this income tier.
- Of the total Black/African American households in Mountain View, 29.6 percent spend between 30 and 50 percent of their income on housing costs, as compared to only 18.1 percent for the City as a whole.
- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

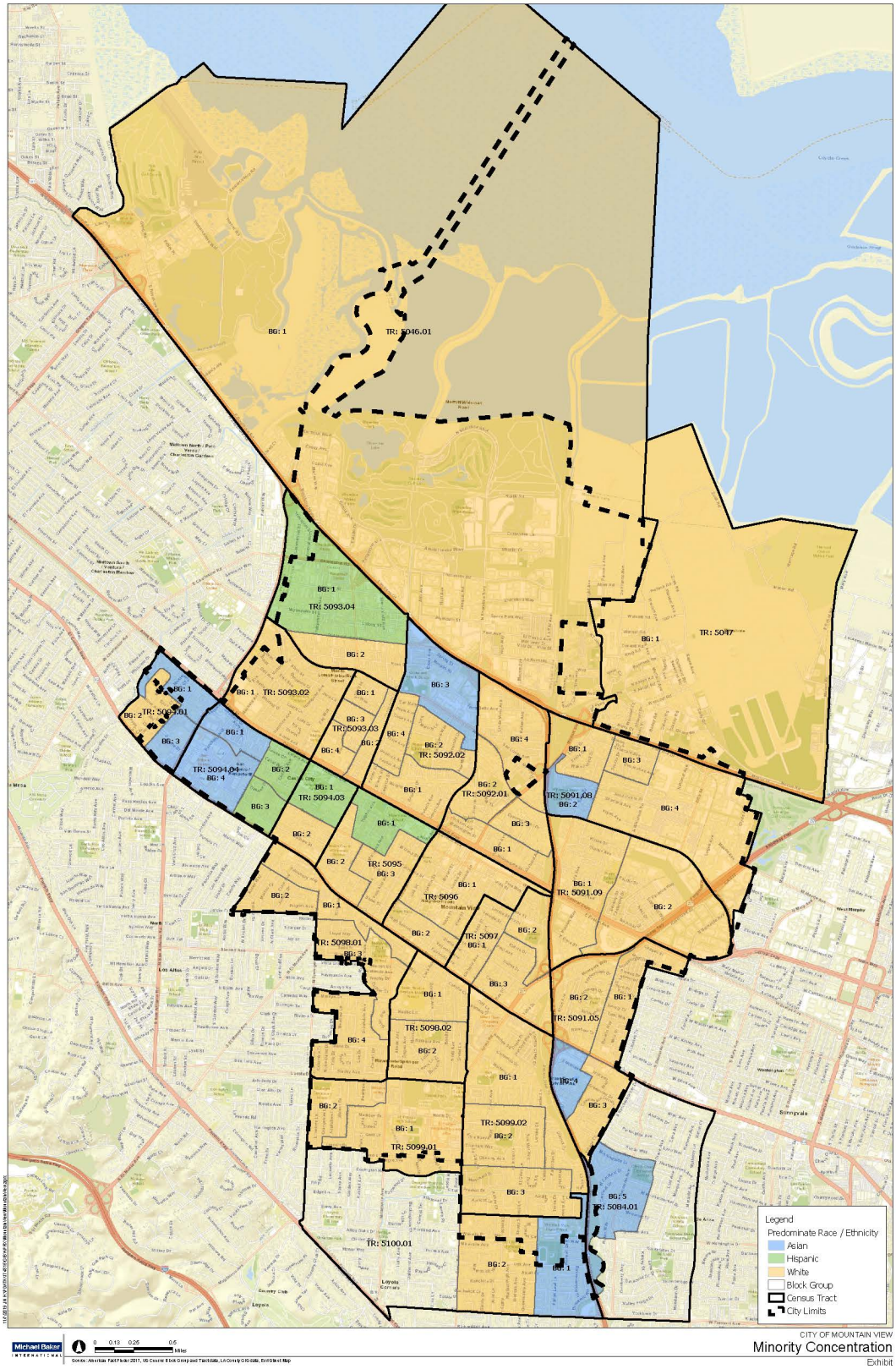
If they have needs not identified above, what are those needs?

The needs of these households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Map 1 depicts in green and blue areas of the City that have minority concentration by Census Tract and Block Group.

Map 1 – Areas of Minority Concentration in Mountain View



NA-35 Public Housing – 91.205(b)

Introduction

Within the County of Santa Clara there is no longer public housing, defined as housing that is owned and managed by the government for the purpose of providing housing to low-income families. On or about 2009, the Santa Clara County Housing Authority (SCCHA) transferred ownership of the remaining public housing properties to a Limited Partnership for the purpose to incorporate low-income housing tax credit (LIHTC) financing. For these two reasons the former public housing units are now affordable housing units under LIHTC, the County does not have "public housing units."

SCCHA administers a variety of federal rental assistance programs for use in the County of Santa Clara. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80 percent of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[17] In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[18]

The largest and most well-known federal program administered throughout the County by SCCHA is the Section 8 program comprised of: 1) the Housing Choice Voucher (HCV) Program (also known as Section 8) of which there are approximately 234 HCV in the City of Mountain View and 2) Project Based Vouchers (PBV) Program. SSCHA assists approximately 17,000 households through the HCV program. There is significant demand for HCVs – the waiting list contains 5,260 households, with an estimated 8- to 10-year wait. The waiting list is currently closed for new applicants, but SCCHA plans to reopen this list in FY2021. These HCV also known as tenant-based vouchers, provide rental subsidies for very low-income households who locate and reside in privately owned rental units and pay about 30% of their income towards rent. The balance of the rent is paid by SCCHA directly to the property owner.

PBV is the other Section 8 voucher type administered by SCCHA. The subsidy aspect of PBV is like HCV, with the exception that vouchers are assigned to specific units within an affordable housing property, to ensure the property unit provides ongoing affordability. SCCHA also develops and controls nearly 2,700 affordable rental housing units with Section 8 Project-Based Vouchers throughout the County, including 102 PBV units in Mountain View. The site-based waiting list for these PBV units is currently closed. There are more than 6,500 households on the waiting list for PBVs.

There are other voucher programs administered by SCCHA which serve other targeted populations. Some SCCHA special programs combine housing assistance with savings incentives and other include case management services provided in collaboration with community service agencies."[19]

As indicated in the SCCHA MTW FY2020 Plan, the County's rental market continues to be a challenge for leasing units to Housing Choice Voucher holders as they face high rents and reluctance from landlords to lease units. Among other efforts to address this issue, SCCHA is continuing to promote the use of Project-

[17] Santa Clara County Housing Authority. "About SCCHA." https://www.scchousingauthority.org/about-SCCHA/
[18] SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.
[19] Santa Clara County Housing Authority. "About SCCHA." https://www.scchousingauthority.org/about-SCCHA/

Based Vouchers to increase affordable housing supply. SCCHA anticipates approximately 300 PBV units will be constructed and approximately 200 new PBVs will be committed during FY2020.[20]

[20] Ibid

Totals in Use

Table 26 - Public Housing by Program Type (County)

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	48	20	10,212	692	9,267	212	0	36

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Table 27 – Characteristics of Public Housing Residents by Program Type (County)

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	$20,067	$16,342	$15,882	$13,333	$16,112	$14,199	0
Average length of stay	0	7	5	8	1	9	0	0
Average Household size	0	2	2	2	1	2	1	0
# Homeless at admission	0	0	1	15	4	4	0	0
# of Elderly Program Participants (>62)	0	10	4	3,859	502	3,315	24	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	10	6	1,784	69	1,610	85	0
# of Families requesting accessibility features	0	48	20	10,212	692	9,267	212	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 28 – Race of Public Housing Residents by Program Type (County)

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	33	11	4,885	332	4,420	117	0	14
Black/African American	0	3	3	1,358	46	1,223	80	0	7
Asian	0	11	5	3,698	303	3,375	5	0	14
American Indian/Alaska Native	0	1	1	145	7	134	3	0	1
Pacific Islander	0	0	0	95	4	84	7	0	0
Other	0	0	0	31	0	31	0	0	0

Data Source: PIC (PIH Information Center)

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Ethnicity of Residents

Table 29 – Ethnicity of Public Housing Residents by Program Type (County)

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	8	3,217	133	3,038	38	0	7
Not Hispanic	0	28	12	6,964	559	6,198	174	0	29
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									
Data Source: PIC (PIH Information Center)									

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination, based on a disability, in programs and activities conducted by HUD, or that receive financial assistance from HUD. Currently, 17 percent of HCV participant families report a disability, countywide. Additional data on the needs of those in units or on the wait-list is unavailable. However, here is some context on how SCCHA addresses the most immediate needs of public housing tenants, during the intake and recertification process.

First, the SCCHA Administrative Plan (Admin Plan) Section 1.8 defines a disability as "A physical or mental impairment that substantially limits one or more of the major life activities of an individual." [21] The applicant or participant must have a record of such impairment or being regarded as having such impairment.

Next, Section 1.8, as summarized below, also discusses the PHA's policy on reasonable accommodations, to address the immediate needs of public housing tenants either seeking an affordable accessible unit or accommodation to an existing unit:

- Reasonable Accommodation is designed so that persons with disabilities may fully access and use the housing program and related services.
- Reasonable accommodations can be requested beginning when a family applies to a waiting list.
- Applicants and participants are notified via certain PHA forms and letters of their right to apply for a reasonable accommodation.
- An applicant or participant with a disability must meet the essential obligations of the assisted housing program and the lease with the owner. This requirement can be met independently or with assistance from another person or agency.

[21] https://www.scchousingauthority.org/assets/1/6/Chapter_1_-_Policies_and_Objectives_rev._03-22-18.pdf

• An applicant or participant, or a person on their behalf, must first request in writing or verbally the reasonable accommodation before the PHA will provide an accommodation.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

SCCHA randomly samples its Section 8 participants to better understand the types of services and/or resources needed to increase their self-sufficiency. Approximately 400 participants responded. Affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources were among the top most-identified services. Most of these services are related to workforce training, showing the need for economic development among Section 8 participants. The selection of affordable healthcare as the highest need indicates the need for additional health-related services.

More recently, the 2019 Point-in-Time homeless count for the County identified top barriers to affordable housing. In order, they were:

- High Rent Costs
- No employment/income
- No available housing
- No money for moving costs

How do these needs compare to the housing needs of the population at-large?

The needs of public housing and Section 8 tenant-based rental assistance households, who are seeking self-sufficiency, mirror the needs of the general population who also seek economic achievement. High on their list of needs are:

- More housing options for both low-income households and voucher holders
- Affordable healthcare
- Job Training
- Basic Computer Skills
- Job Placement
- Higher Education

Discussion

The SCCHA is the regional Public Housing Authority (PHA) for the City of Mountain View. The City works collaboratively with SCCHA to serve LMI families and find affordable housing options and solutions in the community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

As was previously discussed, the Santa Clara region is home to a large population of homeless individuals (9,706 single individuals), and a high percentage of unsheltered homeless (81.6 percent). Given the transient nature of homelessness, the issue is primarily evaluated from a regional or countywide perspective. The homeless assistance program network and supportive housing system is governed by the Santa Clara Continuum of Care (CoC). Between 2013 and 2018, Destination: Home, a public-private partnership, served as the CoC Board of Directors. During that time, they worked with regional partners to develop the 2020 Community Plan to End Homelessness. The membership of the CoC is a collaboration of representatives from local jurisdictions comprised of community-based organizations, SCCHA, governmental departments, health service agencies, homeless advocates, consumers, the faith community, and research, policy and planning groups. Mountain View's Housing and Neighborhood Services Division staff participates on the CoC. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness. The homeless services database system utilized by the CoC is referred to as the Homeless Management Information System (HMIS). The HMIS monitors outcomes and performance measures for all the homeless services agencies funded by the County.

HMIS Methodology

Data provided in this section is for Fiscal Year 2019. CTA reports jurisdictional data based on clients' self-reported last permanent zip codes. The last permanent zip code is the zip code area that the client lived in when s/he last lived in permanent housing (e.g. rental house/apartment, own home, living with friends/relatives with permanent tenure). Numbers reported are based on actual HMIS data yet are still considered estimates as they are averages and/or include proportional representations of clients for whom no last permanent zip code was recorded. Mountain View clients – those who report that their last permanent zip code was in Mountain View – represent a very small percentage of the County's homeless clients.

Homeless Point-in-Time Census and Survey

A countywide Point-In-Time survey is conducted every two years and consists of data collected on the sheltered and unsheltered homeless population in participating jurisdictions, including Mountain View. Sheltered homeless include those occupying shelter beds on the night of the count. Data describing the characteristics of sheltered homeless persons are obtained from HMIS where possible or collected directly from providers as needed. Unsheltered homeless are counted by direct observation, and volunteers canvas the regions by car and on foot during the early morning hours of the chosen date(s). The Point-in-Time Census also includes a targeted street count of youth and young Adults, and a count of unsheltered homeless students and their families, as reported by the Santa Clara County Office of Education and participating school districts. A homeless survey of in-person interviews with sheltered and unsheltered

homeless individuals is conducted in the weeks following the general street count to help refine the Point-in-Time Census estimates.[22]

The Santa Clara 2019 Homeless Point-in-Time Census and Survey was performed using HUD recommended practices for counting and surveying homeless individuals. This study included a field enumeration of homeless individuals residing in Santa Clara County on January 29 and January 30, 2019. Figure 3 shows the geographic distribution of sheltered and unsheltered homeless persons in Santa Clara County. It is significant to note that Mountain View has the fourth largest sheltered homeless population and second largest unsheltered homeless population in the County based upon the 2019 Point-In-Time count.

Figure 3

JURISDICTION	UNSHELTERED		SHELTERED		TOTAL		'17-'19 % CHANGE
	2017	2019	2017	2019	2017	2019	
Total Incorporated	5,259	7,652	1,775	1,594	7,034	9,246	31%
City of Campbell	94	74	0	0	94	74	-21%
City of Cupertino	127	159	0	0	127	159	25%
City of Gilroy	295	345	427	359	722	704	-2%
City of Los Altos	6	76	0	0	6	76	*
City of Los Altos Hills	0	2	0	0	0	2	*
Town of Los Gatos	52	16	0	0	52	16	*
City of Milpitas	66	125	0	0	66	125	89%
City of Monte Sereno	0	0	0	0	0	0	*
City of Morgan Hill	388	114	0	0	388	114	-71%
City of Mountain View	411	574	5	32	416	606	46%
City of Palo Alto	256	299	20	14	276	313	13%
City of San José	3,231	5,117	1,119	980	4,350	6,097	41%
City of Santa Clara	199	264	73	62	272	326	20%
City of Saratoga	12	10	0	0	12	10	*
City of Sunnyvale	122	477	131	147	253	624	147%
Total Unincorporated	189	270	113	89	302	359	19%
Confidential Locations	NA	NA	58	101	58	101	74%
Total	**5,448**	**7,922**	**1,946**	**1,784**	**7,394**	**9,706**	**31%**

**Note: Percentage change was not calculated for rows with less than 50 individuals.*

Source: 2019 Santa Clara County Homeless Census & Survey

The following definitions provide the methodology for Table 30 below:

- # Experiencing Homelessness Each Year – unduplicated count of all persons enrolled during the program year
- # Becoming Homes Each Year – unduplicated count of persons appearing in HMIS for the first time

[22] Applied Survey Research. "Santa Clara County Homeless Census & Survey Comprehensive Report." 2019. https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Documents/2015%20Santa%20Clara%20County%20Homeless%20Census%20and%20Survey/2019%20SCC%20Homeless%20Census%20and%20Survey%20Report.pdf

during the year

- # Exiting Homelessness Each Year – unduplicated count of persons exiting programs to a permanent destination as defined by HUD
- # of Days Persons Experience Homelessness – average of the sums of the lengths of stay for each person

Homeless Needs Assessment

Table 30 - Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	700	221	921	332	-	-
Persons in Households with Only Children	31	179	220	79	-	-
Persons in Households with Only Adults	170	964	1,134	408	-	-
Chronically Homeless Individuals	371	2,099	2,470	889	-	-
Chronically Homeless Families	204	65	269	97	-	-
Veterans	209	444	653	235	-	-
Unaccompanied Youth/Young Adult	96	1,782	1,878	676	-	-
Persons with HIV	29	165	194	70	-	-

Data Source Comments:

This data above reflects reports for all HMIS clients who self-declared that their last permanent zip code was in the Urban County, as well as the all clients whose last permanent zip code was outside of Santa Clara County. Night estimates are derived by taking average from four points in time. For unsheltered populations, the data presented is aggregate for the County - current methodologies do not break down subpopulation data by jurisdiction.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless

individuals and families, families with children, veterans and their families, and unaccompanied youth):

While data for each specific homeless subpopulation is not available, the point-in-time count did include broad data referring to the amount of days spent homeless for the population at large. However, the data is not presented to estimate a total number of days for the entire population, instead it lists by percentage the length of homelessness in a few brackets. The data for 2019 is as follows:

- 7 Days or Less – 2%
- 8-30 Days – 4%
- 1-3 Months – 6%
- 4-6 Months – 12%
- 7-11 Months – 9%
- 1 Year or More – 67%

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The City does not have an estimate of the number and type of families or veterans experiencing homelessness in the area, however using HMIS data, the number of 'families with children' and 'veterans' that hold Housing Choice Vouchers in the City of Mountain View can be identified.

Figure 4

Housing Choice Vouchers & Public Housing Units	
Voucher Recipients	**Housing Choice Vouchers**
Number of Families on Waiting List	83
Extremely Low Income (0-30% AMI)	301
Very Low Income (31-50% AMI)	24
Low Income (51-80% AMI)	0
Income Above 80% AMI	2
Families with Children	22
Elderly Families	213
Families with Disabilities	210
Veterans	43
Race:	
White/Not Hispanic or Latino	181
Black	30

Asian	70
American Indian/Native Hawaiian	6
Unknown/Multiple	9
White/Hispanic	40

Source: HMIS data

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Out of the countywide homeless population of 9,706 individuals, according to the 2019 Santa Clara County Housing Inventory County, 44 percent of homeless individuals were White, followed by 43 percent who were Hispanic. The third largest percentage of homeless individuals were Black or African American at 19 percent of the total number of homeless individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to data from the 2019 Santa Clara County Housing Inventory Count, out of the 9,706 homeless persons in the County at-large, 81.6 percent of individuals were unsheltered, with the remaining 18.4 percent sheltered. Overall, the homeless population has increased in total by 31 percent since 2017. Since 2017, the total number of sheltered homeless persons has decreased by 8 percent, while the total number of unsheltered homeless persons has increased by 45 percent.

Discussion:

The City has been actively studying and taking actions to address the challenging rise in homelessness and unstably housed individuals over the past four years. Since 2016, there have been eleven Council Reports on City initiatives for homelessness and unstably housed individuals. The City is a committed and recognized leader in addressing the regional problem of insufficient housing supply, looking at all options, and taking meaningful actions by leading in areas such as:

- Adopting a shelter crisis declaration
- Supporting the startup of a local non-profit to provide safe parking services
- Working to secure five active safe parking lots for Mountain View participants
- Funding and completing the significant site preparations for three of these lots
- Creating our own innovative safe parking ordinance to ensure the public's safety
- Establishing a streamlined safe parking lot permit/approval process during a shelter crisis
- Serving as a regional resource on the complex issue of safe parking
- Expanding land use options for sheltering
- Pursuing longer-term state legislative solutions to promote safe parking for all cities

The City Council's core strategy includes a focus on authorizing programs that enable the City to: learn more about our residents in need; develop solutions that meet their immediate needs; increase access to, and supply more stable housing; and address the impacts of people living in the City's rights-of-way land (peripheral lands often used for utility and other public infrastructure). The City refers to this as the City's "three-pronged strategy," with most of the services becoming operational in the last three years.

Elements of the three-pronged approach include funding basic hygiene services, outreach to assess needs and link people to comprehensive health and social services, and assistance to find housing. The City has also partnered with community-based organizations to develop short-term housing solutions including establishing a safe parking program.

The City has made great strides to institute plans, policies, and investments to increase the supply of affordable housing over the last four years. The efforts to date are highlighted by program are below.

- CSA provides a variety of services, from food and nutrition to rental assistance for all people living in poverty, not only homeless clients. CSA also provides mobile outreach to individuals living in vehicles. The Council approved funding for a Mobile Outreach Worker based at CSA in October 2016 and continued funding it through Fiscal Year 2019-20, sharing the cost with the County.

- The Homelessness Prevention Program aims to provide funds to keep individuals in stable housing to prevent homelessness. In 2016-17 *Destination Home* was awarded $3.3 million, including the $1 million grant from Google for Mountain View and Sunnyvale, administered by Sacred Heart Community Services to distribute funding to the consortium of seven Emergency Assistance Network (EAN) agencies (including CSA) to provide a Homelessness Prevention pilot program.

- According to CSA, in recent years, the number of rental assistance clients has steadily decreased due to Mountain View residents moving out of the area because they are not able to afford the rents. However, the amount of funds spent to keep people housed has increased over the years due to increasing rents. To increase the use of the Rent Assistance Program, in the March 2018 meeting, the Council approved $70,000 in added funding. Additionally, the City Council appropriated $1.13 million in CDBG as allowed by the CARES Act to fund the City's COVID-19 Rent Relief Program, which is included in the FY2020-21 Annual Action Plan.

- The Rapid Rehousing Program (RRH) provides short-term financial assistance and support to quickly rehouse homeless households in their own independent permanent housing. The City entered into an agreement with the County in early 2019 to supplement this program with $100,000 of additional funds to rehouse Mountain View-affiliated households.

- Permanent Supportive Housing (PSH) provides longer-term rental assistance, case management, and supportive services to the most vulnerable and chronically homeless individuals and families in the community. PSH is funded by the County and the City, which has provided $125,000 per year since 2017 through Peninsula Healthcare Connections (PHC).

- The total shelter capacity in Mountain View is approximately 63 persons, with the County's Cold Weather Shelter Program for Mountain View and North County residents having capacity to serve fifty (50) people total (consisting of 10-15 families and single women); Graduate House

(transitional shelter, having capacity for five (5) adults; and Quetzal House youth shelter, having capacity for 8 youth (6 for foster youth and 2 for emergency use for homeless youth).

- As planned and implemented by the City in over the last three-years, five Safe Parking Lots are now online to serve Mountain View participants – resulting in Mountain View having the largest safe parking capacity in the County. The current capacity for safe parking is 67 Oversized Vehicles (OVs) and up to 18 spaces for cars/passenger vehicles. The two largest lots are operated on City-owned/controlled lots at Shoreline Amphitheatre and on Evelyn Avenue at the former VTA lot. A third is set to be operated on Terra Bella Avenue, which is provided in partnership with the Palo Alto Housing Corporation. Two smaller lots are operated on private faith-based organizations' property.

Another example of great strides implemented by the City of Mountain View include May 2017 when the Mountain View Police Department's Neighborhood Event Services (NES) unit established a Community Outreach Officer (COO) position which acts as a liaison between social service providers and the homeless. The approach of the COO is to balance compassion with enforcement when addressing the issues that come up with this vulnerable population.

To help with coordinating social services, NES developed and implemented an MVPD/Community Service Agency (CSA) Referral and Consent to Release Information Form. This form authorizes the COO to learn from CSA whether a homeless subject is participating in required programs to collect assistance from CSA. Since its inception, NES has identified 1,111 homeless subjects who have had some type of incident or contact by MVPD. Of these homeless that were not already connected to CSA, 233 homeless were given a formal CSA Referral by NES.

NES also addresses homeless encampments, where many were established throughout the Steven's Creek Trail prior to the inception of NES. The COO worked with the homeless in these encampments to get them social services, offered to take them to a shelter, and subsequently worked with City staff, Caltrans and PG&E to remove the encampments. These encampments are often near Steven's Creek, which poses an environmental hazard if left unchecked. Since NES' inception, 141 encampments have been removed from/around the Steven's Creek Trail.

In addition, NES, in partnership with the Santa Clara County District Attorney's Office, created the Community Outreach Association (COA) to work with vulnerable populations within Santa Clara County and provide training to other Law Enforcement Agencies on various topics related to homelessness. NES also has collaborated with the nonprofit group Community Cycles of California (CCOC). CCOC recruits and trains homeless individuals with skills such as bike maintenance, sales, advertising, customer service and finance. As of today, MVPD has donated over 200 bicycles to CCOC. These bicycles are unclaimed bicycles that would regularly be sold at auction or discarded. At least 4 Mountain View homeless have been hired by CCOC.

Since the latter part of 2017, the COO worked directly with the Palo Alto Review/Recovery Court (PAR Court) to ensure those who were arrested and met the PAR Court requirements were provided a voice and access to recovery services. When in session, the COO would participate in PAR court to help support the needs of the subject who was arrested.

An example includes the journey of a homeless person who was addicted to narcotics and as a result committed burglary to support his addiction. He was arrested and was subsequently referred by the COO to PAR Court. The COO recommended drug rehabilitation and a recovery home for the person, instead of incarceration. The presiding Judge and District Attorney supported this recovery approach, as did the formerly homeless person. As a result of this rehabilitation approach, six months later the formerly homeless person broke his addiction and landed a full time job. The subject stated he would not have had this life changing experience if it was not for MVPD.

The Neighborhood Event Services (NES) unit is also a community outreach, public education and cannabis business compliance unit. In 2019 alone, NES has conducted over 60 community outreach events. These events include Coffee with a Cop, Crime Prevention Meetings, Neighborhood Association Ice Cream Socials, police department tours, Drug Take-Back, Shred Event, and school visits.

In September 2019, the Council Neighborhoods Committee of the Mountain View City Council released a meeting update. In this update, the Council highlighted the City's response to homelessness and residents living in vehicles. This excerpted section reads as follows:

> *"Over the past three years, the City Council has pursued a multi-pronged approach to help unhoused residents in need and maintain the quality of life for our neighborhoods. During this time, the City has committed nearly $2 million dollars and dedicated significant staff resources to the issue. This includes the City providing startup and operational funding, in conjunction with the County, to MOVE, a new local safe parking program provider, as well as supporting Community Services Agency (CSA), Mountain View's largest service provider for people in need, Hope's Corner and the cold weather shelter at Trinity United Methodist Church, Graduate House transitional shelter, and the Quetzal House youth shelter."*

COVID-19 Crises Response

The City's actions have helped the City respond quickly to the COVID-19 crises. The City has worked with community nonprofits and other government stakeholders to provide assistance to homeless and unstably housed individuals during the COVID-19 crisis. These efforts include: modified overnight 24/7 Safe Parking lots to offer 24/7 services in collaboration with the County; disbursed information packets, masks, hygiene kits and food to homeless/unstably housed; created an Emergency Grocery Gift Card Program; redeployed staff to deliver food & multilingual assistance to seniors in need; funded increased mobile showers to CSA; facilitated the County Mobile Medical Unit access in downtown; and provided portable restrooms and hand wash washing stations around the City.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

For the purposes of the Consolidated Plan, this section will address special needs populations as defined by HUD. The following section addresses the needs of persons who are not homeless but require supportive housing. The special needs populations considered in this section are the following:

- Elderly households (defined as 62 and older)
- Persons with disabilities (mental, physical, and/or developmental disabilities)
- Persons with alcohol or other drug addiction
- Large households
- Female-headed Families
- Persons living with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

Describe the characteristics of special needs populations in your community:

Elderly Households

HUD defines elderly as age 62 and older and frail elderly as persons who require assistance with three or more activities of daily living such as eating, bathing, walking, and performing light housework. The U.S. Census commonly defines older adults as those aged 65 and older. For the purposes of this analysis, the term elderly refers to those aged 62 and older.

Elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. Unit sizes and access to transit, health care, and other services are important housing concerns for this population. Housing affordability is a key issue for seniors, many of whom are living on fixed incomes. The demand for senior housing serving various income levels is expected to increase as the baby boom generation ages. By 2030, one in five people will be at least aged 65.[23]

Residents over the age of 62 represent 13.0 percent of the total Mountain View population (10,139 individuals),[24] while 22.5 percent of total households (7,355) contain at least one person age 62 or older. These elderly households are more likely to experience housing problems, due to circumstances mentioned in the above paragraphs such as unique housing needs, physical limitations, and rising cost of health care. Of all Mountain View elderly households, 53.2 percent (3,910 households) have incomes at or below 80 percent AMI, as compared to 34.5 percent for the City as a whole. More than half (53.7 percent) of elderly LMI households are cost burdened and 29.7 percent are severely cost burdened. Outreach efforts in the City also indicated more attention should be given to elderly needs and services.

Table 31 – Elderly Households by AMI

[23] Joint Center for Housing Studies. "Housing America's Older Adults: Meeting the Needs of an Aging Population." 2014. https://www.jchs.harvard.edu/sites/default/files/jchs-housing_americas_older_adults_2014-ch1_0.pdf

[24] 2011-2015 ACS

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,560	3,010	3,715	2,405	19,025
Household contains at least one person 62-74 years of age	725	605	660	385	2,325
Household contains at least one person age 75 or older	1,085	480	355	250	485

Data Source: 2011-2015 CHAS

Persons with Disabilities

HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with the accommodations they need. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Access to transit, health care, services, and shopping also are important factors for this population.[25] Additionally, ambulatory disabilities are more common among lower-income households. In the U.S., 25 percent of households earning less than $15,000 a year include someone with an ambulatory disability, which is three times the percentage of those earning at least $75,000.[26] But despite widespread need for accessible housing, only one percent of the national housing stock offers five basic universal design features: no-step entry, single-floor living, extra-wide hallways and doorways, electrical controls reachable from a wheelchair, and lever-style handles on faucets and doors. With the older population poised to increase dramatically in the coming decades, many more homes will require accessibility-related modifications.

Persons with a disability make up 14.4 percent (8,853 persons) of the total City population.[27] As shown in Table 32 below, individuals age 65 and older are disproportionately disabled, with more than two-thirds (67.5 percent) of individuals 65 years and older in the City experiencing a disability. Of the disabled population 65 year and older, 9.8 percent (793 individuals) have a self-care difficulty and 15.4 percent (1,241 individuals) have an independent living difficulty, resulting in over 2,000 elderly individuals who may require supportive housing accommodations.

[25] National Council on Disability. "The State of Housing in America in the 21st Century: A Disability Perspective." January 2010. http://www.ncd.gov/publications/2010/Jan192010

[26] Joint Center for Housing Studies of Harvard University. "The State of the Nation's Housing." 2017. https://www.jchs.harvard.edu/sites/default/files/harvard_jchs_state_of_the_nations_housing_2017.pdf

[27] 2013-2017 ACS

Table 32 – Disability Status of Population

Status	Number	Percent
Population 18 to 64 years	53,598	
With a hearing difficulty	643	1.2%
With a vision difficulty	330	0.6%
With a cognitive difficulty	780	1.5%
With an ambulatory difficulty	609	1.1%
With a self-care difficulty	362	0.7%
With an independent living difficulty	685	1.3%
Total With a Disability (18-64 Years Old)	**3,409**	**6.4%**
Population 65 years and over	8,070	
With a hearing difficulty	972	12.0%
With a vision difficulty	248	3.1%
With a cognitive difficulty	650	8.1%
With an ambulatory difficulty	1,540	19.1%
With a self-care difficulty	793	9.8%
With an independent living difficulty	1,241	15.4%
Total With a Disability (65+ Years Old)	**5,444**	**67.5%**
Total Population with a Disability	**8,853**	**14.4%**

Data Source: 2011-2015 CHAS

Large Households

The U.S. Census Bureau defines large households as those with five or more persons. Large households may face challenges finding adequately-sized affordable housing. This may cause larger families to live in overcrowded conditions and/or overpay for housing. In 2015, the average household size in the City is 2.38 people. Table 33 shows that just over 5 percent of all households are large households with five or more persons.

Table 33 – Household Size

Size	Number	Percent
1 Person	10,597	32.4%
2 Persons	10,671	32.6%
3 Persons	5,358	16.4%
4 Persons	4,226	12.9%
5 or More Persons	**1,862**	**5.7%**
Total Households	**32,714**	**100.0%**

Data Source: 2011-2015 ACS

Female-Headed Families

Single mothers may have a greater risk of poverty than single fathers due to factors such as the wage gap between men and women, insufficient training and education for higher earning jobs, and inadequate or expensive child support services.[28] In 2016, throughout the U.S. one in three female-headed families lived in poverty, and were much more likely to live in poverty than male-headed and married couple families.[29] Therefore, female-headed families with children may have unique housing needs such as ease of access to child care, health care, and other supportive services.

In 2015, single parent, female-headed households with children under the age of 18 accounted for 7.5 percent of all City households (2,470).[30]

Persons Living with AIDS/HIV and Their Families

In 2017, there were 3,502 persons living with HIV in the County, 77.8 percent of which were receiving care. From 2013 to 2017, there were 755 new cases of HIV reported in Santa Clara County. During this same period, 194 deaths among persons diagnosed with HIV were reported in the County.[31] According to the most recent Santa Clara County HIV/AIDS needs assessment survey in 2011, the majority of respondents living with HIV/AIDS represented renter households (71 percent), and 30 percent reported experiencing difficulty getting housing in the six months prior to the survey. One third of the respondents reported having difficulty staying housed, of which 20 percent indicated that this was the result of housing costs.[32] According the Santa Clara County Department of Public Health, 0.2 percent of the County's population is living with HIV. Based on Mountain View's 2015 population,[33] there are an estimated 156 individuals living with HIV in Mountain View.

[28] U.C. Berkeley. "Serving Low income Families in Poverty Neighborhoods Using Promising Programs and Practices." September 2004. http://cssr.berkeley.edu/pdfs/lowIncomeFam.pdf
[29] National Women's Law Center. "National Snapshot: Poverty Among Women & Families, 2016." September 2017. https://nwlc.org/wp-content/uploads/2017/09/Poverty-Snapshot-Factsheet-2017.pdf
[30] 2011-2015 ACS
[31] California Office of AIDS. "HIV/AIDS Surveillance in California." March 2019. https://www.cdph.ca.gov/Programs/CID/DOA/CDPH%20Document%20Library/California%20HIV%20Surveillance%20Report%20-%202017.pdf
[32] Santa Clara County HIV Planning Council for Prevention and Care. "2012-2014 Comprehensive HIV Prevention & Care Plan for San José." 2011.
[33] 2011-2015 ACS

Victims of domestic violence, dating violence, sexual assault, and stalking

City level data is not available, however state-level data is available through the National Coalition of Domestic Violence. In California, 32.9 percent of women[34] (1 in 3 women) [35] and 27.3 percent of men[36] (1 in 4 men) [37] experience intimate partner physical violence, intimate partner sexual violence, and/or intimate partner stalking in their lifetimes. Domestic violence is most common among women between the ages of 18 and 24. [38]

What are the housing and supportive service needs of these populations and how are these needs determined?

Stable and affordable housing that is available to persons living with HIV/AIDS and their families is a primary need and helps ensure they have consistent access to the level of medical care and supportive services that are essential to their health and welfare. Stable and affordable housing can also result in fewer hospitalizations and decreased emergency room care. In addition, housing assistance, such as short-term help with rent or mortgage payments, may prevent homelessness among persons with HIV/AIDS and their families.[39]

Housing affordability remains a key issue for seniors, many of whom are living on fixed incomes. Approximately 6,000 households in the City have at least one person 62 or older. Of this household count 28.2 percent are extremely low-income, 15.9 percent are very-low income households, and 14.7 percent are low income. Some illustrative examples of housing and supportive services for Seniors the City is actively addressing include, supporting a robust pipeline of new construction and preservation of existing affordable housing for individuals, families and seniors; continued support of non-profit community partners such as Rebuilding Together Peninsula which provide home improvement assistance for low-income applicants; partnering with CSA which provides a variety of community services such as the senior lunch and nutrition program.

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[34] Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

[35] Santa C0 Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010- a.pdf.lara County Housing Authority. "About SCCHA." https://www.scchousingauthority.org/about-SCCHA/

[36] Centers for Disease Control and Prevention (2014). Lifetime prevalence of rape, physical violence, and/or stalking by an intimate partner by state of residence—U.S. women, NISVS 2010. Retrieved from http://www.cdc.gov/violenceprevention/nisvs/state_tables_74.html.

[37] 0 Black, M.C., Basile, K.C., Breiding, M.J., Smith, S.G., Walters, M.L., Merrick, M.T., Chen, J., & Stevens, M. (2011). The national intimate partner and sexual violence survey: 2010 summary report. Retrieved from http://www.cdc.gov/violenceprevention/pdf/nisvs_report2010- a.pdf.

[38] iiTruman, J. L. & Morgan, R. E. (2014). Nonfatal domestic violence, 2003-2012. Retrieved from http://www.bjs.gov/content/pub/pdf/ndv0312.pdf.

[39] National AIDS Housing Coalition. http://nationalaidshousing.org/housing-and-health/

The needs of the City's senior population is determined through community outreach via partners such as CSA, Rebuilding Together Peninsula, through outreach at the local Senior Center, and general City outreach.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV

Countywide in 2017, males represented 86 percent and persons between the ages of 45 and 64 represented 54 percent of the population living with HIV. Of the total persons living with HIV 34 percent were White, 40 percent were Latinx, 11 percent were African American, and 12 percent were Asian/Pacific Islander. Of newly reported HIV cases countywide in 2017, 85.3 percent were male, 28.8 percent of individuals were between 30 and 39 years of age, and 41.7 percent were Latinx.[40]

AIDS

As of December 2017, more than three-quarters (76 percent) of all persons with HIV were diagnosed with AIDS. From 2010 to 2016, the percentage of individuals with late HIV diagnoses, defined as those having onset of AIDS within three months of the HIV diagnosis, has decreased countywide. These patients are more likely to be female and individuals over the age of 40. Additionally, African American (38 percent), Asian (36 percent), and Latinx (32 percent) individuals were more likely to have a late HIV diagnosis than White (25 percent) individuals.[41]

Discussion:

Community stakeholders addressed needs and priorities that encompass all special needs populations. This includes using funding for training counselors and referral personnel and creating life skills training in affordable housing buildings.

[40] County of Santa Clara Public Health Department. "HIV Epidemiology Annual Report." December 2018. https://www.sccgov.org/sites/phd/hi/hd/Documents/hiv-report-2017.pdf
[41] Ibid

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Annually Mountain View spends between 15 and 20 percent of its CDBG funds on public facilities. Such funds have been used to make improvements or upgrades on local social service(s) agency's facilities. Respondents ranked the following public facilities as high priority in regard to adding additional or updated locations in the City. The data is listed in order based on survey ranking averages:

- Homeless facilities (64%)
- Facilities for children who are abused, abandoned and/or neglected (62%)
- Mental health care facilities (58%)
- Educational facilities (48%)
- Drop-in day center for people who are homeless (47%)

Regional Public Forums and Local Community Meetings

Regional public forums and local community meetings were conducted to engage community members to document what participants felt were areas in need of future funding. Participants in these engagement activities ranked the following important needs:

- Increase affordable housing
- Respond Homelessness
- Support Social Services
- Enhance Neighborhoods
- Promote Fair Housing
- Promote Economic Resiliency

Regional Community Needs Survey

To gain additional insight on high-priority needs a regional Community Needs survey was conducted.

Public facility improvements most needed:

1. Mental health care facilities
2. Facilities for abused/abandoned/neglected children
3. Educational and healthcare and childcare facilities

How were these needs determined?

Feedback was gathered from the community needs survey and regional public forums, and local community meetings where residents and stakeholders of the City provided input community needs. Please see **Appendix A: Community Engagement Summary** for more detail.

Describe the jurisdiction's need for Public Improvements:

Local community meetings were conducted to engage City community members to document what participants felt were areas in need of future funding. Participants in these engagement activities identified the following needs:

- Increase affordable housing
- Respond Homelessness
- Support Social Services
- Enhance Neighborhoods
- Promote fair housing
- Promote Economic Resiliency

Regional Needs Survey

Survey respondents rated the level of need for infrastructure improvements. The highest rated improvement was the cleanup of contaminated and or abandoned properties and buildings. Other high priorities identified include:

1. Street improvements
2. Lighting improvements
3. Water/sewer improvements

How were these needs determined?

Feedback was gathered from the City community meetings, the Regional Community Needs Survey and Regional Public Forums, where residents and stakeholders of the City provided input community needs. Please see Appendix: Community Engagement Summary for more detail.

Describe the jurisdiction's need for Public Services:

The following community outreach activities provided direct information on the services needed in Mountain View.

Regional Public Forums and Local Community Meetings

During the forums and community meetings, participants emphasized the need to support a broad range of community services. The need to increase services for the homeless and homeless prevention was a key concern identified by community members. Other priorities included providing enhanced services for special needs populations such as:

- Support is needed for other at-risk homeless due to high cost of living. i.e. college students, former homeless, those who cannot live alone, and those with a criminal history.
- Develop a comprehensive Wrap-Around Services program for a variety of social service organizations to use.
- Increase the number of shelters in the County.
- Greater communication and integration of social service entities.

Regional Community Needs Survey

Survey respondents prioritized several public services that are needed most in the County. Highest priority services include:

1. Mental health
2. Abused/abandoned/neglected children
3. Homeless prevention
4. Emergency housing assistance for homeless
5. Neighborhood cleanups

How were these needs determined?

Feedback was gathered from the Regional Community Needs Survey and Regional Public Forums and local Community Meetings, where residents and stakeholders of the County provided comprehensive input community needs. Please see **Appendix A: Community Engagement Summary** for more detail.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Housing that is affordable for a wide range of individuals and households is vital for the sustainability and livability of a city and region. Affordable housing enables businesses to attract and retain employees, provides opportunities for lower-income households to live where they work, and prevents homelessness in the City and surrounding County. Additionally, when incomes do not keep pace with increasing housing costs, the need for more affordable housing increases, not just for the lowest income residents, but also for a large number of low-to-moderate income working families.

Mountain View is in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), one of the most expensive rental markets in the nation. Renters in this HMFA must earn at least $54.60 an hour to afford a two-bedroom apartment for $2,839 FMR in 2019.[42] For 2020, according to Rent Jungle.com, the average rent in the City of Mountain View for a two-bedroom apartment is $3,851 per month, a 35% increase from the previous year and substantially higher than FMR rates. Rental housing throughout the County has becoming increasingly more expensive with a widening affordability gap.

Market analysis and public engagement activities indicated there is a tremendous need for additional affordable housing units to satisfy the housing needs of the homeless, households in transition and cost burdened population earning below 80% Area Median Income (AMI). While this is true for the County as a whole, the issue of affordable housing appears to be paramount in the City. Survey respondents listed the community's top need to be "creating additional affordable housing available to low-income residents."

Rising home prices are a response to an imbalance between supply and demand. An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. The need for more affordable housing is demonstrated by the large difference between income and housing costs for LMI households. There is also a strong need for a diverse mixture of new housing stock to serve the needs of the region's current and future population.

The following is a brief overview of the housing outlook and shift from 2010, demonstrating how changes in the area have caused affordability issues. The HMFA has some of the highest housing costs in the nation, with median home values and median contract rents rising exponentially in the last decade. From 2010 to 2017, home values experienced a 38.5 percent increase and median rent increased by 47.4 percent.[43] According to the Santa Clara County Association of Realtors, as of May 2020 the average price for a single family residence in the Mountain View City was $2.17 million ($1,262 per square/foot) and for a condo & townhome $1.1 million ($900 per square/foot).[44] According to CHAS data, the City would need approximately 1,112 additional affordable housing units to match the housing needs of the population earning below 80% AMI. Home values and rent prices are projected to continue to rise during this period

[42] National Low-Income Housing Coalition. "Out of Reach." 2019. https://reports.nlihc.org/sites/default/files/oor/OOR_2019.pdf

[43] 2006-2010 ACS and 2013-2017 ACS

[44] https://www.sccaor.com/pdf/stats/May.pdf

of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

The cost of housing has risen to the point where 32.2 percent of the County's households pay more than 30 percent of their income toward housing costs and 14.4 percent of households pay more than 50 percent of their income toward housing costs. For the City of Mountain View, as previously described in Table 8, over 61% of 30% AMI renter households are housing cost burdened, spending greater than 50% of their income for rent.

Compared to the County as a whole, the City has a higher proportion of units in large multi-family buildings and a smaller percentage in single-family homes. The City also has a lower average household size than neighboring communities.[45] The following provides a brief overview of the results of the Market Analysis, with more detail included in each corresponding section of this chapter:

- The City's housing stock is predominantly comprised of multi-family units, with most being renter-occupied. Compared to the County as a whole, the City has a higher rate of multi-family units, and overall supply is tight (Vacancy rates of 0.4% for owner-occupied and 3.6% for renter-occupied).

- Housing cost burden is the most common housing problem in the area, affecting nearly one third of City households. This shows an affordability problem within the City, with a need of approximately 1,112 additional affordable units to meet the needs of the population earning below 80% AMI.

- Approximately 72 percent of City's housing stock is over 40 years old (built prior to 1980) and therefore are potential Lead-Based Paint Hazards, however, the tight rental market has resulted in numerous apartment upgrades City-wide.

- The Santa Clara County Housing Authority assists with housing in the City and County and has developed 45 MTW activities approved by HUD since 2008.

- While bed counts for homeless populations within City itself are low (approximately 30) not including the additional beds available during the activated County's Cold Weather Shelter Program. There was a total of 7,750 available beds for homeless populations across the County.

- The City and County both supply special needs supportive services and facilities to the elderly, persons with disabilities, persons with alcohol or other drug addictions, and others that require special facilities and services to ensure they receive appropriate supportive housing.

- The City like other Bay Area jurisdictions share some common barriers to affordable housing, such as limited City funding given the need, limited developable land, and an increase in construction and development related costs that lead to an expensive housing market.

- The population in the Mountain View region and City are well-educated, with 64.8 percent of residents age 25 an older having obtained at least a bachelor's degree. This population earns

[45] 2011-2015 ACS

approximately twice as much as those with a less education. Yet, over a third of the City population is LMI or below.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Mountain View's housing stock is predominantly composed of multi-family units, and the majority of housing units are occupied by renters. Of the total occupied housing units in the City in 2015, 58.7 percent are occupied by renter households. Overall, the City's housing stock consists of 41 percent single-family homes, 56 percent multi-family developments, and 3 percent mobile homes. As of 2015, the City had a total housing stock of 34,214 units, representing a 3.6 percent increase from 2011.[46]

Compared to the County as a whole, the City's housing market has a significantly higher number of units in multi-family residential developments. Within Mountain View, 47.2 percent of all housing units are in multi-family developments of five or more units, compared to only 26.1 percent countywide. Even with the higher amount of multi-family housing units, the demand for affordable housing in the City exceeds supply. In 2015, California's homeowner vacancy rate was at a low 1.4 percent and the vacancy rate for rental housing was a low 4.1 percent. In the City, the vacancy rates are even lower at 0.4 percent for owner-occupied housing and 3.6 percent for rental housing. A rental vacancy rate of less than 5 percent is commonly used to denote a tight housing market.

In Mountain View, rental units are more likely to be smaller than owner-occupied units. As shown in Table 36, the vast majority (79%) (Table 36 sum of one and two bedrooms) of rental units have one or two bedrooms, while the majority (69%) of owner-occupied units have three or more bedrooms. The smaller rental units is a contributing factor to the crowding experienced by LMI renters with children present.

Table 34 – Units in Multi-Family Developments with Five or More Units

Jurisdiction	Number of Units	% of Units
Santa Clara County	168,335	26.1%
City of Mountain View	**16,157**	**47.2%**
City of Cupertino	5,130	23.9%
City of Gilroy	2,245	14.7%
City of Palo Alto	8,462	30.7%
City of San Jose	80,531	24.8%
City of Santa Clara	18,335	40.3%
City of Sunnyvale	20,837	36.4%

Data Source: 2011-2015 ACS

All residential properties by number of units

Table 35 shows that approximately 48% percent of the residential properties in the City of Mountain

[46] 2007-2011 and 2011-2015 ACS

View have between 5 and more than 20 units, and close to 30% are detached 1 unit structures.

Table 35 – Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	10,085	29%
1-unit, attached structure	4,210	12%
2-4 units	2,720	8%
5-19 units	6,360	19%
20 or more units	9,800	29%
Mobile Home, boat, RV, van, etc.	1,039	3%
Total	***34,214***	***100%***

Data Source: 2011-2015 ACS

Unit Size by Tenure

Table 36 – Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	80	1%	1,420	7%
1 bedroom	505	4%	7,765	40%
2 bedrooms	3,620	27%	7,430	39%
3 or more bedrooms	9,305	69%	2,585	13%
Total	***13,510***	***101%***	***19,200***	***99%***

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Subsidized Rental Units

According to data from the Housing Element, there are 1,116 assisted housing units currently in the City and 74 more assisted units under construction during the time of the Housing Element. The properties are owned by affordable housing developers. Many of these housing developments also provide on-site support services. The City helped fund the development of these units using federal CDBG and HOME funds Low Income Housing Tax Credits, and local Below Market Rate (BMR), Housing Set Aside, and Housing Impact Fee funds.[47]

Table 37 – Affordable Rental Units

% Units affordable to Households earning	Renter
30% HAMFI	985
50% HAMFI	1,975
80% HAMFI	5,885

[47] City of Mountain View. "2015-2023 Housing Element." May 2014.

% Units affordable to Households earning	Renter
100% HAMFI	No Data
Total	***8,845***

Data Source: 2011-2015 CHAS

Below Market Rate (BMR) Rental and Ownership Units

To help fund new affordable units, the City implemented a Below Market Rate (BMR) Housing Program, which requires developers to reserve a percentage of units for lower-income households or pay an in-lieu fee. In June 2019, Mountain View completed a two-phase process to update the City's BMR Program requirements. Updates to the requirements included increasing the rental percentage requirement to 15 percent, increasing the ownership percentage requirement to 15 percent for all housing types except rowhouses and townhouses, and requiring that rowhouses and townhouses must meet a 25 percent on-site requirement. As part of these updates, the City prioritized the provision of BMR units on-site, increased the in-lieu fee rates, and provided additional flexibility for alternative mitigations.

Updates to income targeting included the following:

- Affordable rental units must be provided to low- and moderate-income households (50-120 percent AMI), and units must be provided to a minimum of two income levels for a weighted average of 65 percent of AMI.
- Other than rowhouses or townhouses, affordable ownership units must be provided for households with incomes between 80-120 percent AMI, and at a minimum of two income levels for a weighted average of 100 percent AMI.
- Rowhouses and townhouses must meet the 25 percent on-site requirement with 15 percent affordable to households with incomes between 80-120 percent AMI for a weighted average of 100 percent AMI and 10 percent affordable to households between 120-150 percent AMI with a weighted average of 135 percent AMI. In both cases, the units must be eligible to at least two income levels within the range.

Most developers have previously opted to pay the in-lieu fee. With the 2019 updates to the BMR Program requirement, the City seeks to facilitate more affordable rental and ownership units within the next five years within mixed income developments. When units are not constructed on-site, the BMR in-lieu fees collected are pooled with Housing Impact Fees assessed on new office, industrial, hotel, and retail development. The City had implemented a Rental Housing Impact Fees assessed on new market-rate rental developments. However, because recent State law reaffirmed the ability of jurisdictions to implement inclusionary housing programs, the City reinstituted its BMR program and deactivated its Rental Housing Impact Fee program. The pooled funds are then leveraged with Low Income Housing Tax Credit (LIHTC) and CDBG and HOME to develop subsidized rental units.

SCCHA Properties in Proximity of Mountain View

Although, SCCHA does not own or operate any affordable housing properties within the City, it owns and operates the affordable public housing elsewhere in the County.

Lower-income households in Mountain View can also receive rental assistance through the countywide HCV program, which is funded through HUD and administered by SCCHA. Under the HCV program, SCCHA issues a voucher to an eligible household and the household selects a unit of its choice. SCCHA, through

the HCV, pays a portion of the tenant's monthly rent based on their household income and the tenant pays the remaining share. Santa Clara County residents receive preference over nonresidents when applying for HCVs. Assistance is targeted as follows: 75 percent entering the program must be at 0-30 percent AMI and the remaining 25 percent must be no higher than 50 percent AMI. As of 2019, there were 200 existing HCV holders in Mountain View. The waiting list has been closed since 2006.

HUD also provides Section 8 Project-Based Vouchers (PBVs) associated with particular developments. SCCHA also administers the PBV program through an agreement with the property owner who deed-restricts a certain number of units as affordable to lower-income households. More information on the Section 8 voucher programs is provided in NA-35 Public Housing. As of 2019, there were 102 total PBV units in the City.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units at risk of conversion within this five-year planning period.

Does the availability of housing units meet the needs of the population?

Based on the number of cost burdened and severely cost burdened households and the estimated number of households with incomes between 0-80 percent AMI identified in the Needs Assessment, the demand for affordable rental units exceeds the supply. Demand for affordable units is particularly pronounced for households earning below 50 percent AMI (extremely low- and very low-income households), which is approximately 7,570 households in Mountain View. To help meet the demand for subsidized rental units, the City has updated its BMR program, and implements a robust affordable housing program to produce subsidized rental units that primarily serve households with incomes between 30 percent and 60 percent AMI. Units developed under the BMR ownership program target households earning between 80-150 percent AMI with a weighted average of 100 percent AMI, while BMR rental units are restricted to households between 50-120 percent AMI with a weighted average of 65 percent AMI.

Regional Housing Need Plan for the San Francisco Bay Area: 2015-2023

While the City has been proactive in working to meet the affordable housing needs, the demand and resources have historically been out of balance due to the extreme cost of living in the Bay Area. Santa Clara County's housing need allocation for four income groups[48] during the 2015-2023 planning period is 58,836 units categorized as follows:[49]

- 0-50% AMI: 16,158 units
- 51-80% AMI: 9.542 units
- 81-120% AMI: 10,636 units
- Above 120% AMI: 22,500 units

[48] California Department of Housing and Community Development. "Income Limits." https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml
[49] Association of Bay Area Governments. "Regional Housing Need Plan, San Francisco Bay Area, 2015-2023." https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf

As shown in Table 38, the City's total housing need for the current Regional Housing Need Allocation (RHNA) period is 2,926, approximately five percent of the countywide regional housing need. The City is not required to construct the units but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.

Table 38 – 2015-2023 Regional Housing Need Allocation for Mountain View

Income Group	Number of Units Needed	Percent of Total
Very Low (0-50% AMI)	814	26%
Low (51-80% AMI)	492	15%
Moderate (81-120% AMI)	527	17%
Above Moderate (120% AMI +)	1,093	42%
Total	**2,926**	**100%**

Data Source: RHNA

Describe the need for specific types of housing:

As discussed in the Needs Assessment, affordable housing in general is needed in addition to affordable housing for the special needs populations such as the homeless or at-risk of homelessness, large households, and female-headed households with children, seniors and disabled individuals.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs and affordability are important factors to consider when evaluating the housing market conditions. Based on HUD's standards, housing is considered affordable when households pay no more than 30 percent of their gross income toward housing costs, including utilities. This section provides an overview of the overall cost of housing in the City.

As stated in the Needs Assessment, severe cost burden is the most common housing problem. In Mountain View, 17.8 percent of households spend between 30 and 50 percent of their income on housing costs, and 14.4 percent of households pay more the 50 percent of their income on housing. Of the total LMI households, 67.8 percent are experiencing either cost burden or severe cost burden.

As discussed in the prior section MA-05, the City of Mountain View, which is included in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), is the second most expensive rental market in the nation.[50] Renter households must earn at least $54.60 an hour to afford the average, market-rate rent for a two-bedroom apartment. This hourly pay rate translates to require an annual income of $113,560 or 4.5 jobs at the current minimum wage to afford a two-bedroom apartment in the City.[51] With strong projected growth in households with an annual incomes less than $30,000 and the rental housing in Mountain View becoming increasingly more expensive, the housing affordability gap is widening. Additionally, with increasing median home value outpacing the median income level, homeownership also remains out of reach for many households. According to the Santa Clara County Association of Realtors as of May 2020 the median price of a single family residence in the City of Mountain View is $2.07 million and for a Condominium & $1.05 million for a Townhome, which is an increase of over 200% for single family homes and 20% higher for Condominium & Townhomes in a span of only 5 years.

Cost of Housing

Table 39 – Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	$758,800	$882,300	16%
Median Contract Rent	$1,328	$1,724	30%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Table 40 - Rent Paid

Rent Paid	Number	%
Less than $500	1,035	5.4%
$500-999	1,215	6.3%
$1,000-1,499	4,580	23.9%
$1,500-1,999	6,525	34.0%

[50] National Low-Income Housing Coalition. "Out of Reach." 2019. https://reports.nlihc.org/sites/default/files/oor/OOR_2019.pdf

[51] Ibid

Rent Paid	Number	%
$2,000 or more	5,840	30.4%
Total	***19,195***	***100.0%***

Data Source: 2011-2015 ACS

Housing Affordability

Table 41 – Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	985	No Data
50% HAMFI	1,975	490
80% HAMFI	5,885	838
100% HAMFI	No Data	1,087
Total	***8,845***	***2,415***

Data Source: 2011-2015 CHAS

Table 42 – Affordable Housing Supply

Description	Total Units
Existing Affordable Units – 100% Affordable Projects	1,358
Existing Affordable Unit – BMR Rental Units	76
Existing Affordable Unit - BMR Ownership Units	13
Subtotal	1,447
Pipeline Affordable Units Total - 100% Affordable Project	635
Pipeline Affordable Units Total – BMR Rental Units	337
Pipeline Affordable Units Total – BMR Ownership Units	17
Subtotal	989
Total	2,436

Data Source: City of Mountain View, Affordable Housing Units

*Non-Subsidized Affordable means no City Subsidy, but units are deed restricted through the BMR or Density Bonus program.

Monthly Rent

Table 3 – Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,952	$2,316	$2,839	$3,829	$4,394
High HOME Rent	$1,281	$1,372	$1,646	$1,902	$2,122
Low HOME Rent	$1,611	$1,728	$2,074	$2,389	$2,645

Data Source: 2019 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels in the City of Mountain View at this time, however the City continues to take strides to increase the affordable housing supply by working with developer partners and creating units through the BMR program or Density Bonus. For example, Table 42 shows there are close to 1,447 new units coming online and 2,436 in the pipeline for LMI households.

While the City has been proactive to help meet the affordable housing needs, the demand and resources to build and preserve affordable housing have historically been out of balance, due in part to the high cost of living in the Bay Area and limited affordable housing financing.

Since the lack of affordable housing is a regional and overall State problem, per State law, the Regional Housing Need Allocation Plan (RHNA) is in process of identifying each jurisdiction's responsibility to meet the housing need within an eight-year period. Each community must plan to address their need for housing by focusing on four income categories that encompass all levels of housing affordability. The City's allocation housing need for the four income groups[52] during the 2015-2023 period is[53]:

- 0-50% AMI: 814 units
- 51-80% AMI: 492 units
- 81-120% AMI: 527 units
- Above 120% AMI: 1,093 units

The City's total housing need for the current RHNA period is 2,926. The City is not required to construct the units but must show that the adequate zoning or land use policies are in place to accommodate future housing growth.[54]

How is affordability of housing likely to change considering changes to home values and/or rents?

Rising housing costs continue to outpace household income growth within the City. From 2010-2017 home prices increased 38.5 percent and rents increased 47.4 percent. During the same period of time, the median household income increased 36.4 percent (from $88,244 to $120,351). Additionally, during this period, household growth (11.6 percent) outpaced the percent increase (8 percent) in new housing units.[55] As previously discussed, Mountain View is part of the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area, which the second most expensive rental market in the nation. The City anticipates that the cost of market-rate housing will continue to increase with the growing economy within the Silicon Valley region, which has led to household growth outpacing the production of new housing units and additional upward pressure on housing costs.

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[52] California Department of Housing and Community Development. "Income Limits." https://www.hcd.ca.gov/grants-funding/income-limits/index.shtml

[53] Association of Bay Area Governments. "Regional Housing Need Plan, San Francisco Bay Area, 2015-2023." https://abag.ca.gov/sites/default/files/2015-23_rhna_plan.pdf

[54] City of Mountain View. "2015-2023 Housing Element." May 2014.

[55] 2006-2010 ACS and 2013-2017 ACS

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

For nearly all unit sizes, the 2019 HOME rent limits are considerably lower than the median rents experienced by households in the City. The gap between high HOME rents and 2020 average market rate rents is quite large with the rent for a two-bedroom market rate apartment is now $3,851 per month. For reference, the 2020 high HOME rent limit for a two bedroom apartment is $2,241.

In a competitive and high-priced market, strategies that preserve or produce additional affordable housing help to ensure long-term affordability for LMI residents. Programs such as HCVs that provide tenant-based rental assistance may also be an option given that market rents are similar to FMR limits. However, as reported in the SCCHA's MTW FY2020, the rental market countywide continues to be a challenge for leasing units to HCV holders as they face high rents and reluctance from landlords to lease units. These leasing challenges are also compounded by a HCV waiting list in the County of Santa Clara that has been oversubscribed and closed for over a decade.

The City is actively taking steps to respond to housing challenges such as housing displacement with strategies that include: Preserving Naturally Affordable Housing by helping finance them with HOME funds which with HOME rents that are considerably lower than those found throughout the City, will preserve tenants in place;

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HUD defines housing "conditions" similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

1. More than one person per room
2. Cost burden greater than 30 percent
3. Lack of complete plumbing
4. Lack of complete kitchen facilities

Definitions

The City defines substandard housing as buildings or units that meet any of these conditions[56] from Section 108 of their Property Maintenance Code:

- Unsafe structures – An unsafe structure is one that is found to be dangerous to the life, health, property, or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- Imminent danger – When the City building code official determines there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith.
- Unsafe conditions – If a building has conditions that are unsafe it shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required.

Standard housing condition is defined as being in compliance with the conditions listed above.[57]

Condition of Units

Table 44 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,505	26%	6,820	36%
With two selected Conditions	60	0%	1,020	5%
With three selected Conditions	0	0%	25	0%

[56] City of Mountain View. Property Maintenance Code Section 108.
[57] Ibid

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,945	74%	11,335	59%
Total	***13,510***	***100%***	***19,200***	***100%***

Data Source: 2011-2015 ACS

Year Unit Built

Table 45 – Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,385	10%	1,135	6%
1980-1999	3,130	23%	3,540	18%
1950-1979	7,715	57%	12,960	67%
Before 1950	1,285	10%	1,575	8%
Total	***13,515***	***100%***	***19,210***	***99%***

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Table 46 – Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,000	67%	14,535	76%
Housing Units built before 1980 with children present	1,555	12%	830	4%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

Table 47 - Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	–	–	–
Abandoned Vacant Units	–	–	–
REO Properties	–	–	–
Abandoned REO Properties	–	–	–

Data Source: Data on vacant units or suitability for rehabilitation is not collected by the City

Table 48 – Occupancy Status

	Number of Units	Percent of Total Units
Occupied Housing Units	32,714	95.6%
Vacant Housing Units	1,499	4.4%
Total Housing Units	34,213	100%

Data Source: 2011-2015 ACS (Total Units)

Need for Owner and Rental Rehabilitation

Characteristics commonly used to evaluate the housing supply and the potential need for rehabilitation include the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint. While the majority of the City's occupied housing units (71.9 percent) were built prior to 1980 and are now over 40 years old, which generally due to the age of the property it would be a candidate ready for maintenance and repair. However, the tight rental market resulted in numerous apartment upgrades by investors, leading to a supply of housing units that are generally in good condition.[58]

In 2018, the City initiated a process to evaluate the extent that soft story structures might exist in Mountain View. The initial evaluation identified 488 "soft story" structures -- most of which are residential -- containing a total of 5,123 housing units (16 percent of the city's housing stock) that may have structural vulnerabilities that, in the event of a quake, could cause the buildings to collapse. Soft-story structures typically have a ground floor that's open on one or more sides for parking and commercial uses and are vulnerable to the lateral back-and-forth motions of an earthquake, putting them at risk of "pancaking" if the first floor collapses. The vast majority of Mountain View's soft-story structures are two- and three-story housing with parking stalls tucked underneath. In 2019 Council directed staff to evaluate and develop a seismic retrofit program, which is still in process, for landlords to evaluate soft story buildings.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Building age is used to estimate the number of homes with lead-based paint (LBP), as LBP was prohibited for use on residential units built after 1978. For the purposes of this plan, units built before 1980 are used as a baseline for units that contain LBP. Table 45 shows that 71.9 percent of all units (23,535 units) were built before 1980. Additionally, as explained in the Needs Assessment, 34.5 percent of households within the City are LMI. Assuming LMI households are spread equally throughout potential LBP and non-LBP units and using this percentage as a baseline, LMI families could occupy approximately one-third or 8,118 units with LBP risk. It is important to note that many of these potential LBP units have been substantially rehabilitated where lead and other hazards were abated as part of that process, but the exact number of abated LBP units is uncertain.

Discussion

Children six years of age and younger have the highest risk of lead poisoning as they are more likely to place their hands and other objects into their mouths. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 46, approximately 2,385 households live in housing units with risk of LBP and have children age six or younger.

The City has an LBP Management Plan and carries out projects according to this plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners.

[58] City of Mountain View. "Housing Element." 2015-2023.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As discussed in the Needs Assessment, SCCHA administers federal rental assistance programs. These programs are targeted toward low-, very low-, and extremely low-income households, more than 80 percent of which are extremely low-income families, seniors, veterans, persons with disabilities, and formerly homeless individuals.[59] Information on public housing units and vouchers for the City through these programs can be found in the table below.

Table 49 – HCV Vouchers

Housing Choice Vouchers & Public Housing Units	
Voucher Recipients	**Housing Choice Vouchers**
Number of Families on Waiting List	83
Extremely Low Income (0-30% AMI)	301
Very Low Income (31-50% AMI)	24
Low Income (51-80% AMI)	0
Income Above 80% AMI	2
Families with Children	22
Elderly Families	213
Families with Disabilities	210
Veterans	43
Race:	
White/Not Hispanic or Latino	181
Black	30
Asian	70
American Indian/Native Hawaiian	6
Unknown/Multiple	9
White/Hispanic	40

Source: HMIS Data

In 2008, SCCHA was designated a Moving to Work (MTW) agency. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance.[60] Through this designation, SCCHA has used Low Income

[59] Housing Authority of Santa Clara County. "About SCCHA." https://www.scchousingauthority.org/about-SCCHA/
[60] SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.

Housing Tax Credit (LIHTC) financing to transform and rehabilitate its public housing units. There are only four public housing units in the County, none of which are located in Mountain View.

Totals Number of Units

Table 50 – Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	48	20	10,635	815	9,820	1,964	0	465
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments located in Mountain View.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable.

Public Housing Condition

Table 51 - Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

SCCHA has been an MTW agency since 2008. In this time the agency has developed 45 MTW activities approved by HUD. The majority of their successful initiatives have been aimed at reducing administrative inefficiencies, which in turn open up more resources for programs aimed at assisting LMI families.[61]

An example of such a program is SCCHA's Family Self Sufficiency (FSS) Program designed to provide assistance to current SCCHA Section 8 families to achieve self-sufficiency. As per the SCCHA. "the FSS program provides case management and advocacy to current program participants in order to help them attain self-sufficiency goals. Families enroll and sign a five-year contract to participate in the program. After enrolling in the program, participants set goals such as finishing their education, obtaining job training, and/or employment. During the contract term, participants who increase their earned income can receive cash bonuses. When the family reports an increase in earned income, SCCHA calculates a monthly bonus amount that is deposited into an 'escrow' account which the family can receive upon program graduation.[62]

Families eligible for the FSS program are those receiving SCCHA assistance through the HCV program. As reported in SCCHA's MTW FY2019 Plan, there were 232 actively enrolled in the program.[63]

Discussion:

Please see above

[61] SSCHA. "Moving to Work FY2020 Annual Plan." October 16, 2019.
[62] SSCHA. "Family Self Sufficiency (FSS)." https://www.scchousingauthority.org/section-8-current-participants/housing-choice-voucher-current-participants/family-self-sufficiency-fss/
[63] SSCHA. "Moving to Work FY2019 Annual Plan." June 12, 2018.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Various organizations within the County provide housing facilities and services for the homeless, including Community Services Agency (CSA) of Mountain View, Los Altos and Los Altos Hills, Abode Services, Catholic Charities of Santa Clara County, Community Solutions, HomeFirst, and LifeMoves, among others. Housing facilities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, and safe havens. Housing services available include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veteran services, public assistance benefits and referrals, family crisis shelters and childcare, domestic violence support, personal good storage, and personal care/hygiene services.

Facilities and Housing Targeted to Homeless Households

Table 52 – Santa Clara County Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	205	0	144	466	0
Households with Only Adults	437	571	441	3,041	0
Chronically Homeless Households	0	0	0	2,251	0
Veterans	50	0	149	1,315	0
Unaccompanied Youth	23	0	0	0	0

Data Source Comments: List includes DV Shelters. Numbers are duplicate for Unaccompanied Youth and Unaccompanied Children. Data includes entire continuum capacity and is aggregate for the County; Table 52 reports on homeless facilities for the entire County.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Regional programs that highlight and demonstrate mainstream service connections for the homeless population include:

- Community Services Agency (CSA) has been providing vital social services for residents of Mountain View since 1957. CSA's Homeless Prevention Services (HPS) program, helps members of our community who are on the brink of homelessness as well as those who are currently unhoused. HPS provides financial assistance with rent and utility bills plus wrap-around services to help low-income individuals, families, seniors and the unhoused attain and retain stable housing.
- Hope's Corner Inc. is a local City of Mountain View non-profit organization which through the facility also known as Trinity United Methodist Church located at 748 Mercy Street has become a

hub or programs serving the homeless and low-income people. Hope's Corner provides free meals and showers to anyone in need.

- The Valley Homeless Healthcare Program (VHHP) is part of the Santa Clara Valley Health and Hospital system and provides a variety of services for homeless people, including primary care, urgent care, and backpack medicine for people in encampments, medically focused outreach, and connection to an SSI advocate through the County's Social Services Agency. VHHP also connects people to the public behavioral health system and connects people with or enrolls people in Affordable Care Act benefits. VHHP also manages a Medical Respite program for homeless who are being discharged from hospitalizations, including from the County hospital. The organization provides services to over 7,000 people every year.
- The Social Services Agency has an expedited review process for Supplemental Nutrition Assistance Program (SNAP) (food stamps) applications for homeless people such that they can be approved for benefits within three days.
- The Social Services Agency and the Workforce Investment Board (work2future) in San Jose are piloting an employment program for recipients of General Assistance who are homeless.
- The Department of Behavioral Health Services (DBHS) has several programs that connect homeless people to housing or shelter assistance, as well as several programs in which homeless people are connected to DBHS for treatment.
- The DBHS and the Office of Reentry Services, as well as Social Services and VHHP, have partnered on services through the County's Reentry Resource Center (RRC) to provide services to people who have a history of incarceration, including those who were recently released and who are homeless. Through the RRC, clients can get expedited connections/referrals to treatment services, housing, and other mainstream benefits.
- The County Mental Health Department is dedicating a significant portion of its State Mental Health Services Act funds to housing. Since 2007, $21 million has been dedicated to housing in the form of construction assistance or operational subsidies. This investment will result in at least 150 new housing units for mentally ill households who are homeless, chronically homeless or at risk of homelessness (depending on the housing project). Of these units, 109 units are currently occupied, five are under construction and 36 are in the planning stages.
- The County's Office of Supportive Housing's (OSH) mission is to increase the supply of housing and supportive housing that is affordable and available to extremely low income and/or special needs households. OSH supports the County's mission of promoting a healthy, safe, and prosperous community by ending and preventing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following is a list of facilities that provide a total of 7,750 beds for homeless individuals and families in the County. As of 2017, the total number of beds provided to target populations of individuals and families was:[64]

- Households with children (HC): 1,109
- Single females (SF): 61
- Single females and households with children (SFHC): 86
- Single males (SM): 401
- Single males and females (SMF): 1,630
- Single males and females and households with children (SMF+HC): 4,132
- Unaccompanied youth males and females (YMF): 23
- Domestic violence (DV): 308

There are also a few local options within the City totaling about 30 beds, including:

- LifeMoves – Graduate House (Single Adults: Emergency/Transitional housing)
- LifeMoves– North County Inns (Permanent Supportive Housing)
- Quetzal House – Bill Wilson Center-Mountain View (Transitional Housing)

In addition to shelter, the City offers a variety of services for the homeless population, including:

- Community Services Agency – Mountain View (Homeless support/services)
- City of Mt. View - Supporting the startup of a local non-profit to provide safe parking services
- City of Mt. View - Working to secure five active safe parking lots for Mountain View participants
- Hope's Corner – Providing food, showers, and shelter
- City Mt. View – Funding a Community Outreach and Community Case Worker to work with the homeless to find shelter and services.
- City of Mt. View - Funded programs that provide homeless prevention services and rental assistance via CSA, rapid rehousing with the County, permanent supportive housing with Peninsula Healthcare Connections and other sheltering and safe parking opportunities.

[64] Santa Clara County Continuum of Care. "2017 Housing Inventory County (HIC) Inventory List." https://www.sccgov.org/sites/osh/ContinuumofCare/ReportsandPublications/Pages/Housing-Inventory-Count-HIC-Reports.aspx

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This chapter will provide statistics on the special needs facilities in the City, County and surrounding area. Facilities for the elderly, persons with disabilities, and HIV/AIDS. The County is a significant funder of housing for special needs persons, such as seniors, the mentally ill, substance abusers, and those with HIV/AIDS conditions that receive supportive services from the County. The County funds and provides emergency shelters, transitional and supportive housing, and housing for other special needs populations countywide. The City offers a number of resources for seniors, persons with disabilities, and other special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing for the elderly, frail elderly, persons with disabilities, and those living with HIV/AIDS is designed to allow the individuals to live as independently as possible (See NA-45). Supportive housing services generally involve more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. More challenging or on-going conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.

Elderly/Frail Elderly

Results and recommendations of engagement activities include supporting elderly services, housing assistance and assistance with food delivery. Participants of engagement activities stated that seniors need better support systems so they can age in place in their own home. Elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising costs of health care. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities-rich communities, as well as more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost-effective strategy for a growing older adult population.

For the elderly, when aging in place or living alone is no longer possible, there are a number of other housing types and services that cater to the specific needs of elderly residents. These housing types and services include, but are not limited to shared housing, senior condos, senior residential communities, life care communities, continuing care, assisted living, residential care, nursing facilities, and hospice care.

Persons with Disabilities

The City assists 22 persons with disabilities through the Project-Based Section 8 Voucher program and an additional 236 persons with disabilities through the Housing Choice Voucher Program. Persons with a disability may 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.

HIV/AIDS

In California, the number of HIV individuals was 135,082 in 2017. In 2017, 156 individuals were reported as newly diagnosed making the total residents living with HIV infection 3,361 in the County (Source: HIV Epidemiology Annual Report, 2017 County Report). The fatality rate due to HIV/AIDS has significantly declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services, such as housing and food, to ensure they adhere to the medications necessary to prolong their lives.

The Health Trust AIDS Services (THTAS), a program of The Health Trust, serves persons living with HIV/AIDS in the County. THTAS receives and administers contract funding for its housing subsidy program (Housing for Health) from HOPWA and HOPWA-PSH from the City of San Jose (grantee) and County General Funds through the Public Health Department. In addition to tenant-based rental assistance (TBRA), these contracts include placement and support services provided by Case Managers, Registered Nurses and Master's prepared Social Workers for the more medically acute clients. Housing clients are also eligible for additional services provided by Ryan White Care Act funding.

While the majority of effort is placed on helping subsidized clients remain permanently housed (including required annual re-certifications and inspections, and advocating with landlords), support is also provided to clients not receiving a subsidy in order to keep them stably housed. The main goals of THTAS case management are to assist clients in: (1) accessing medical care, (2) accessing benefits and income, and (3) attaining and maintaining stable housing. The HOPWA contract specifically funds the provision of TBRA, Permanent Housing Placement, and Support Services to achieve those goals.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

This includes the following licensed care facilities:

- Small Family Homes

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

- Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

- Adult Residential Facility

Adult Residential Facilities (ARF) are 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.

- Residential Care Facilities for the Elderly

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under age 60 with compatible needs. RCFEs may also be known as assisted living facilities, nursing homes, and board and care homes. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

- Social Rehabilitation Facility

A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

The following is a list of specific organizations that address supportive housing in Santa Clara County and the area surrounding the City:

Program Name	Services	Impact
Housing Services (Transitional, Emergency, Support)		
Bill Wilson Center	Since 1973, the organization has provided services to children, youth, young adults and families in Santa Clara County, reaching over 30,000 clients.	- Assisted more than 4,100 people through counseling, housing, education, foster care, mental health, shelter and basic needs programs. - Helped 154 students and families on the verge of homeless remain in their homes - Helped 238 runaway and homeless youth with counseling and housing services
InnVision, Transitional Shelter Program	Operates as one of 17 facilities maintained by LifeMoves. Provides adults with children under 18 (families) with	- In 2018, the organization overall provided 9,350 families and individuals

	emergency and transitional housing.	experiencing homelessness with shelter, food, clothing, and comprehensive supportive services
Family Supportive Housing	For thirty years the organization has helping homeless single- and two-parent families with children remain intact, providing support for food, shelter, employment, and education.	- In 2018, provided 52,000 shelter nights and 186,000 meals to 237 adults and 393 children
InnVision, Julian Street Inn	Operates as one of 17 facilities maintained by LifeMoves. Provides adult men and women that are referred with a mental health issue and associated diagnosis.	- In 2018, the organization overall provided 9,350 families and individuals experiencing homelessness with shelter, food, clothing, and comprehensive supportive services
Sacred Heart Community Service, Homelessness Program	Funded by Destination: Home, this program is designed to help vulnerable families avoid homelessness through consistent access, assessment and intervention services.	- In their second year of the program in 2018, they assessed 1,693 households and assisted 215 households with an average of $3,600 each
Project Sentinel	Since 1976, they have developed and promoted fairness and equality of housing opportunities for all persons and advocate peaceful resolution of disputes for community welfare and harmony.	- In charge of over 50 programs to assist people with housing issues including housing discrimination, tenant-landlord dispute resolution, and housing counseling.
Domestic Violence Services		
Community Solutions, La Isla Pacifica Shelter for Urban County Battered Women and Children	Since 1972, they have provided support through housing services, specifically treating victims of domestic violence and creating solutions to violence programs.	- Assisted 4,636 persons through care, support, and resources in 2018
Next Door Solutions to Domestic Violence	Works to reduce and end domestic violence in the County through	- On average per year, the organization answers 15,000 crisis calls and serves 3,000

	comprehensive, compassionate and bilingual services.	survivors of domestic violence
Disabled Services		
Silicon Valley Independent Living Center	A non-profit, non-residential organization which serves all people with all types of disabilities including seniors.	- Assisted many disabled persons in the area through housing assistance, advocacy and service

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Countywide, the diminishing amount of funds to meet underserved needs continues to be the most significant obstacle to addressing the needs of underserved populations. The County supplements its federal funding with other resources and funds, such as:

- The Housing Trust Silicon Valley Trust (Trust) is a public/private venture dedicated to increasing affordable housing in the county. The Trust makes available funds for developers to borrow for the construction of affordable units.
- Mortgage Credit Certificates (MCC), a federal program issued by the County, allows homeowners to claim a federal income tax deduction equal to the amount of interest paid each year on a home loan. Through an MCC, a homeowner's deduction can be converted into a federal income tax credit that reduces the household's tax payments on a dollar for dollar basis, with a maximum credit equal to 15 percent of the annual interest paid on the borrower's mortgage.
- McKinney Vento Homeless Assistance Funds are distributed by the County to organizations that provide services to homeless persons and persons at-risk of homelessness.
- Rental assistance provided by SCCHA will continue to be available to Urban County residents through the Moderate Rehabilitation Program, and the Section 8 Program.
- The County Affordable Housing Fund, which was established to assist in the development of affordable housing, especially for extremely low income and special needs people throughout the County.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)): N/A

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Facilitating affordable housing opportunities for a wide range of needs is a key priority in Mountain View, as it is for the region and the State. Yet, while the need is clear, accomplishing the goal is a challenging task. Because the market on its own does not provide housing for lower-income households and special needs populations, particularly in high-cost regions like Silicon Valley, an affordable housing delivery system distinct from the for-profit housing system has been required. This affordable housing system has required a significant amount of public funding sources/mechanisms and innovative financing approaches, mission-oriented (typically non-profit) developers, and public/land use policies and programs to achieve the goal of building affordable housing.

As such, the overall housing system, including both market-rate and affordable housing, is complex, and this could lead to barriers to affordable housing and residential investment, such as the following:

- High cost of land – One of the most challenging aspects of developing affordable housing in Silicon Valley and in Mountain View specifically is the high cost of land. Estimates vary but residentially zoned land in Mountain View has can cost $10 million/acre to $20 million/acre and non-residentially zoned land could cost up to $15 million/acre. These are historically high land values and has been the primary cost driver of residential construction in recent years.

- "Stickiness" of land prices – In soft markets or during recessions, land costs may not necessarily decline from their highs achieved during economic up-cycles. Landowners could still be wishing for/expecting high land prices even if mismatched with current conditions, or they may choose to hold their land off the market until the economy recovers. Therefore, it is not necessarily so that development costs sufficiently decline in economic down-cycles, in large part due to the "stickiness" of land prices, even while it could be more challenging to develop housing (both market-rate and affordable) during these down-cycles.

- Suitability/Availability of land – Suitable and available land is necessary for the development of affordable housing, In urbanizing areas such Silicon Valley and Mountain View, this requires land use policies that align with housing development that is more urban in scale, as well as skilled developers with infill development expertise. Additionally, because it is desirable for housing, especially affordable/special needs housing to be close to jobs, transit, services, and amenities, these sites are competitively sought after, making them scarcer in supply and higher in cost.

- Competition for land – Even though affordable housing developers must deed-restrict their units to not exceed certain rents/sales prices, they must nevertheless compete with for-profit developers (who can charge what the market can bear) on the open market for residential sites. Without sufficient resources/subsidies, it is difficult for non-profit developers to outbid for-profit developers, making it more difficult to acquire sites for affordable housing. This is especially true for more desirable but higher-cost infill sites close to amenities, as noted above.

- Shortage of skilled labor – The economic and construction boom in Silicon Valley over the past several years has led to a significant shortage of skilled labor, including construction workers. This has made it difficult not only in securing workers to build housing, but it has also led to increases

in labor costs, making it more challenging to finance residential projects, especially for affordable housing.

- Overall cost of residential development – Over the past several years, the overall cost of residential development has significantly increased, including land and labor as mentioned above but also the market cost of materials. As such, the average cost of development per rental unit has increased from approximately $450,000/unit – $500,000/unit to $700,000/unit – $750,000/unit in Mountain View. Local fees (i.e. public fees in general not just in Mountain View) have also been noted to add to the cost of development. In Mountain View specifically, fees such as parkland fees and school fees have been noted as adding to the cost of development, and on a case-by-case basis may be waived for affordable housing development. These examples highlight the complexities of balancing the economics of residential development and the needs/requirements for facilitating the development of public resources and assets such as parks and schools: housing and public resources are both important but there is not necessarily a simple way to facilitate the provision of both.

- Much higher subsidies required – The overall cost of development has led to a much higher per-unit subsidy amount for affordable housing. In Mountain View, the average subsidy per unit has increased from approximately $160,000/affordable unit to $250,000/unit -- $300,000/affordable unit in recent years.

- Insufficient public resources availability – Despite the significant increase in development cost and per-unit subsidy needed for affordable housing, the availability of public resources has not increased commensurately. To meet the needs, a significant increase in public resources is needed.

- Lack of diverse, long-term affordable housing capital – To supplement public resources for affordable housing, there has been increased efforts to call upon other sector of society to fund affordable housing, including the private sector, technology corporations, philanthropic organizations, and others. There have been several affordable housing funds created by Silicon Valley technology companies, which is a great initial step towards a multi-sectoral approach to fund the affordable housing delivery system. At the same time, these funds are geared primarily for initial, short-term financing strategies (typically between one to five years) that soon need another funding source to "take out" the private capital, given the desire for the private capital to recycle multiple times and go towards other projects. However, the primary need for capital is long-term funding willing to stay in a project for the duration of an affordable housing development (typically 55 years). To-date, public funding is essentially the only source for such long-term capital. Unless long-term public funding is substantially increased and/or a multi-sectoral long-term approach is realized, the need for affordable housing will continue to exceed the resources available to build such housing.

- Tenant displacement: Over the past two years, tenants have been displaced due to the redevelopment of rent-stabilized units into higher-end for-sale housing given the market demand for such housing. This has led to the loss of "naturally" affordable rental housing and the displacement of primarily lower-income renter households from the community. Addressing this issue through a displacement response strategy is a top workplan priority for the City (See Major Council Goals section below).

- Fair housing – Even when affordable housing opportunities exist, there may be barriers to such opportunities that could result from discrimination, lack of access to information, limited English proficiency, regional inequities, or other fair housing concerns. The City's Analysis of Impediments to Fair Housing (AI)/Assessment of Fair Housing (AFH) includes policies and strategies to promote fair housing, and this Consolidated Plan also includes promoting fair housing as one of the City's priorities/goals for the 2020-2025 cycle.

The City has taken a leadership role in addressing the need for affordable housing, including:

Major Council Goals

- Every two years, the City Council sets its Major Council Goals and this process forms the basis of the City's and staff's priority workplan items during each two-year cycle. For the past few cycles, the City Council has included Major Goals to support a diverse community and to facilitate affordable housing. For FY 2019-21, there are four Major Goals, with Goals 1 and 2 related to promoting a safe and diverse community, as well as facilitating affordable housing:

    - Goal #1: "Promote a Community for All with a Focus on Strategies to Protect Vulnerable Populations and Preserve Mountain View's Socioeconomic and Cultural Diversity."

    - Goal #2: "Improve the Quality, Diversity, and Affordability of Housing by Providing Opportunities for Subsidized, Middle-Income, and Ownership Housing."

- For the FY 2019-21 cycle, the following housing-related priority workplan items were identified:

    - Hold a Study Session on a displacement response strategy and net loss; develop a work plan for any desired follow up actions.

    - Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated row house guidelines.

    - Develop strategies for middle-income persons to afford different housing types.

    - Examine and potentially develop an ordinance that controls mobile home park space rents and addresses other issues.

    - Update City documents, including the Density Bonus Ordinance, to implement new housing laws.

    - Facilitate the development of affordable housing, including in partnership with the regional transit authority as well as the redevelopment of a City-owned Downtown parking lot for affordable housing.

Affordable Housing Programs

The City has several affordable housing programs to facilitate the development of such housing, including:

- In 1999, the City adopted a Below Market Rate Housing program, which requires developers to set aside a portion of the total development as affordable to lower-income households. All BMR units must be comparable to the market-rate units in terms of size and design. In June 2019, Mountain View completed a two-phase process to update the City's BMR Program requirements. Updates to the requirements included increasing the rental percentage requirement to 15 percent, increasing the ownership percentage requirement to 15 percent for all housing types except rowhouses and townhouses must meet a 25 percent on-site requirement. Alternative mitigations to providing the units on-site are allowed, but must be requested by a market-rate developer, have a greater value than providing the units on-site, and be approved by the City Council.

- The City has two housing impact fees charged on new commercial development. Also known as commercial linkage fees, these fees are based on the affordable housing needs generated by commercial and office development.

- Affordable housing project development program – The City implements a robust program to finance the development of 100 percent affordable housing developments through the use of the City's fee programs as mentioned above. Over 1,000 deed-restricted affordable units have been developed in Mountain View through this program, and currently there are several projects in the pipeline comprising several hundred affordable housing units.

Tenant-Related Programs

- Tenant Relocation Assistance Ordinance (TRAO) – the City implements a tenant relocation assistance ordinance for eligible tenants displaced from their rental unit.

- Community Stabilization and Fair Rent Act – In 2016, the voters passed Measure V known as the Community Stabilization and Fair Rent Act (CSFRA), which provides rent stabilization and just cause protections for tenants in properties with three or more units built before 1995. The CSFRA also provides just cause protections for rental units built up to 2016.

- Displacement response strategy – As mentioned above, the Council identified evaluation of a displacement response strategy as a top workplan priority for FY 2019-21. Evaluation is currently underway to evaluate a comprehensive, six-pronged strategy to address tenant displacement.

Land Use and Zoning Ordinances and Policies

The City's General Plan and zoning ordinance includes various land use requirements, ordinances, and "gate keeping" policies to facilitate a planned land use approach to the development of housing, including market-rate and affordable housing, such as:

- 2015-2023 Housing Element Update:

    - Policy 1.5: Support the development of both rental and ownership housing serving a broad range of incomes, particularly extremely low-, very low-, and low-income households.

- Policy 4.3: When feasible, consider reducing or deferring development fees and continue streamlining the entitlement process to facilitate the provision of affordable housing.

- Policy 5.3: Encourage and support the maintenance/preservation and development of subsidized housing that serve low income households, seniors, disabled individuals, the homeless, larger households, and other special needs populations.

- Zoning changes to allow for more high-density, mixed-use development and secondary dwelling units.

- The development of precise plans to coordinate future public and private improvements on specific properties and incorporating innovative programs to incentivize the development of affordable housing. Precise Plans that significantly increased the capacity for housing by 15,000 new units (which is a 50% increase in total current units) include the North Bayshore Precise Plan, the East Whisman Precise Plan, and the El Camino Real Precise Plan, with unique strategies in each to facilitate affordable housing.

- The City has been updating the accessory dwelling unit ordinance to increase the feasibility of constructing second units.

Public Outreach

All residential developments, including market-rate and affordable housing, are required to include a public outreach component as part of the entitlement process. This allows the community to provide input on the projects, including design, programming, and other aspects that are important to the community. This has led to housing developments with excellent design, including affordable housing developments. This effective public outreach process has, in part, contributed the community's strong support for affordable housing throughout the years.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

An adequate housing supply is critical to keeping housing affordable, and affordable housing is among the most important contributors to household welfare. As housing prices increase, the value of household income decreases. One prime example is that the inflation-adjusted value of the federal minimum wage has fallen by more than a third from its peak and is currently about 20 percent less than it was in 1981. *Thus, the federal minimum wage has lost value and has not kept up with the rising cost of housing such as rent*. Even in states such as California where the state minimum wage exceeds the federal minimum wage, one full-time minimum wage job is not enough for a household to afford a two-bedroom unit. As was discussed in MA-05, in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), of which the City is a part of, renter households must earn higher than average wages in order to afford an apartment unit.

Strategies for increasing the housing supply must take into account a jurisdiction's job/housing balance, which is defined as the ratio of number of jobs to number of housing units in a given area. A more precise ratio is between the number of jobs and the number of employed residents, as some households have no workers, while others have multiple workers. *There should not only be a sufficient amount of housing at a range of prices, but also a variety of housing types appropriate for a range of needs and in locations that allow for access to transportation and employment opportunities*. If there is an imbalance of appropriate housing for the number of employees in an area, the result can be longer commute and greater traffic congestion as employees must then commute to places of employment.

Economic Development Market Analysis

In 2018, a Comprehensive Economic Development Strategy was published by the Association of Bay Area Governments (ABAG), which identified that Bay Area output grew by 37 percent between 2001 and 2015, 14 percent more than the US overall.[65] The San Francisco-Oakland-Redwood City Metropolitan Statistical Area (MSA) and the San Jose-Sunnyvale-Santa Clara MSA (which includes San Benito County, beyond the Bay Area) produce the bulk of the Bay Area's output.

In the City of Mountain View, Market Analysis results show the largest number of workers are in the following Business Sectors 1) Professional, Scientific, Management Services, 2) Education and Health Care Services 3) Information.

Business Activity

Table 53 – Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	243	71	1	0	-1
Arts, Entertainment, Accommodations	3,178	6,230	8	9	0
Construction	1,043	1,483	3	2	-1
Education and Health Care Services	5,637	8,945	15	13	-2
Finance, Insurance, and Real Estate	1,936	2,012	5	3	-2
Information	5,511	21,260	14	30	16
Manufacturing	4,427	2,614	12	4	-8
Other Services	1,057	1,397	3	2	-1
Professional, Scientific, Management Services	8,573	14,633	22	21	-2
Public Administration	0	0	0	0	0
Retail Trade	2,589	4,781	7	7	0
Transportation and Warehousing	377	190	1	0	-1
Wholesale Trade	1,301	3,450	3	5	1
Total	35,872	67,066	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 54 - Labor Force

Total Population in the Civilian Labor Force	47,085

[65] Association of Bay Area Governments. 2018. Comprehensive Economic Development Strategy. https://abag.ca.gov/sites/default/files/complete_ceds_with_all_appendices.pdf

Civilian Employed Population 16 years and over	44,220
Unemployment Rate	6.04
Unemployment Rate for Ages 16-24	15.67
Unemployment Rate for Ages 25-65	4.75

Data Source: 2011-2015 ACS

Table 55 – Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	21,265
Farming, fisheries and forestry occupations	1,315
Service	2,980
Sales and office	6,355
Construction, extraction, maintenance and repair	1,940
Production, transportation and material moving	990

Data Source: 2011-2015 ACS

Travel Time

Table 56 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	30,960	74%
30-59 Minutes	8,920	21%
60 or More Minutes	2,045	5%
Total	***41,925***	***100%***

Data Source: 2011-2015 ACS

Education - Educational Attainment by Employment Status (Population 16 and Older)

Table 57 - Educational Attainment by Employment Status

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,170	250	625
High school graduate (includes equivalency)	3,175	445	995
Some college or Associate's degree	6,055	460	1,410
Bachelor's degree or higher	27,230	1,135	4,110

Data Source: 2011-2015 ACS

Education - Educational Attainment by Age

Table 58 - Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	135	365	650	590	385
9th to 12th grade, no diploma	440	345	445	645	440
High school graduate, GED, or alternative	950	1,375	1,195	2,040	1,610
Some college, no degree	1,665	1,380	1,195	2,860	1,425

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	335	505	610	1,385	380
Bachelor's degree	1,750	5,240	3,310	5,605	2,245
Graduate or professional degree	270	7,400	5,230	5,690	1,700

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 59 – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,322
High school graduate (includes equivalency)	32,458
Some college or Associate's degree	42,980
Bachelor's degree	85,727
Graduate or professional degree	106,067

Data Source: 2011-2015 ACS

Based on the tables above, although most Mountain View residents have high school degrees or higher, however there is still a sizeable number of individuals who have not obtained a degree and may be susceptible to economic downturns. For example, according to Table 54 approximately 16% of those ages 16-24 are unemployed. Programs that promote Economic Resiliency such as job readiness programs, work force development, and job ladders would help protect individuals most vulnerable to economic downturns.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top 4 employment sectors for the jurisdiction are as follows:

1. Information 30% (21,260 jobs)
2. Professional, Scientific, Management Services 21% (14,633 jobs)
3. Education and Health Care Services 13% (8,945 jobs)
4. Arts, Entertainment, Accommodations 9% (6,230 jobs)

Describe the workforce and infrastructure needs of the business community:

During the 2015-2023 Housing Element Update process, the City identified that the business community seeks increased land use intensities, with sustainably designed, innovative business districts. A robust and diverse housing stock sufficient to meet the demand for housing by the local workforce.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

This City has had an active project pipeline that includes small and major office projects, as well as both market-rate and affordable housing projects. Additionally, the City has undertaken the development of several Precise Plans in recent years, such as the completion of the El Camino Real Precise Plan, North Bayshore Precise Plan, and East Whisman Precise Plan. These innovative Plans incorporate various strategies to facilitate economic development and residential development.

However, the most significant impact on economic conditions in the City is the COVID-19 pandemic. The social distancing and shelter-in-place requirements that have been instituted have helped to mitigate the rate of transmission in the County that may have otherwise occurred. However, it has also had a significant impact on businesses and employment in Mountain View, as with the nation. This Consolidated Plan includes a key goal regarding economic resiliency to allow the City to flexibility respond to current and emerging needs related to business and employment recovery post-COVID-19.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce for the City is educated, having a bachelor's degree or higher, and well equipped for jobs in the dominant sectors such as professional, scientific, management services, education and health care and information sector. Accordingly, 70.5% of the civilian employed population has at least a bachelor's degree or higher. Even when examining education levels for unemployed civilians and those not in the labor force, the population for the City is well-educated. Unemployed civilians in the workforce have at least a bachelor's degree at a rate of 49.6%, and those not in the labor force at all have bachelor's degrees at a high rate of 57.6%. However, with over a third of the City population at or below 80% AMI, additional economic development opportunities are encouraged to increase the economic vitality of LMI households and the City population as a whole. In addition, the data shows an unemployment rate of over 16% of the 16-24 age bracket.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City partners with NOVA to distribute its brochures and information throughout the community. NOVA is a local nonprofit agency, federally funded, that provides job seekers with resume and job search assistance, assessment, and referrals to specialized training and educational programs.

NOVA is directed by the NOVA Workforce Board which works on behalf of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara, and Sunnyvale. To support workforce mobility, NOVA provides:

- Real-time labor market information about in-demand skills

- Skill-building and enhancements to match market demand
- Navigation tools for the ever-changing and entrepreneurial new labor market
- Advocacy for necessary infrastructure to support workers between opportunities, such as unemployment insurance for all and portable benefits
- Interconnected support system for multiple career pathways for youth

To prepare potential employees for the technology driven industries in the Silicon Valley, NOVA provides necessary digital literacy training along with other services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

Please see above.

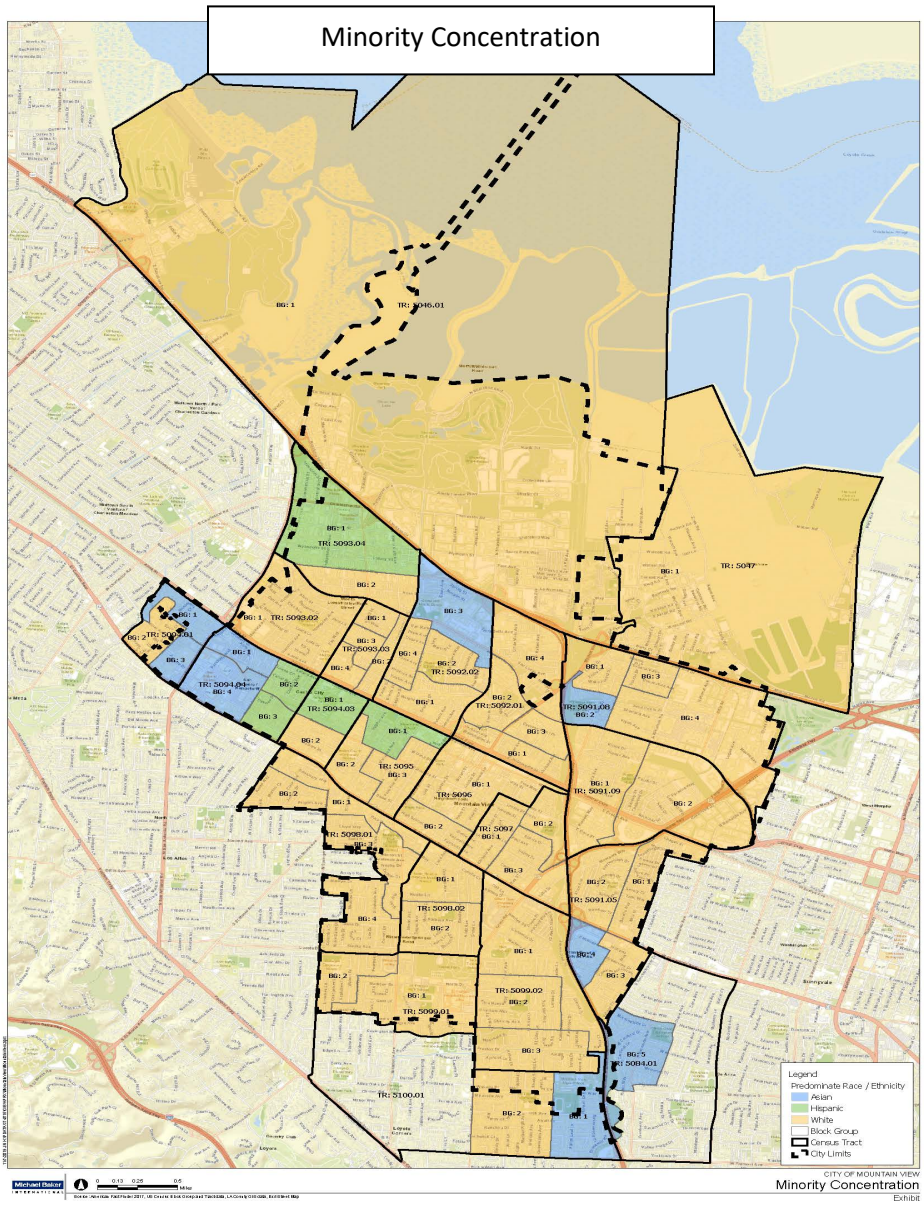
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration") A minority concentration is defined as census tracts where the percentage of individuals of a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market area. LMI concentration is defined as census tracts where the median family income is below 80% AMI.

Housing problems disproportionately affect low income and minority populations. For the disproportionate needs by racial/ethnic group, please see NA-15, NA-20, and NA-25. In summary:

- Black/African American households within the 30-50 percent and 50-80 percent AMI income tiers and Asian households within the 50-80 percent income tier experience a disproportionate amount of housing problems compared to the jurisdiction as a whole.
- Hispanic households in the 0-30 percent AMI income tier and Asian households in the 50-80 percent AMI income tier are disproportionately affected by severe housing problems.
- Black/African American households experience a disproportionate housing cost burden.
- Although no particular racial/ethnic group is disproportionately severely cost burdened, it is important to note that compared to the 14.6 percent in the City as whole, 21.1 percent of Hispanic households are severely cost burdened.

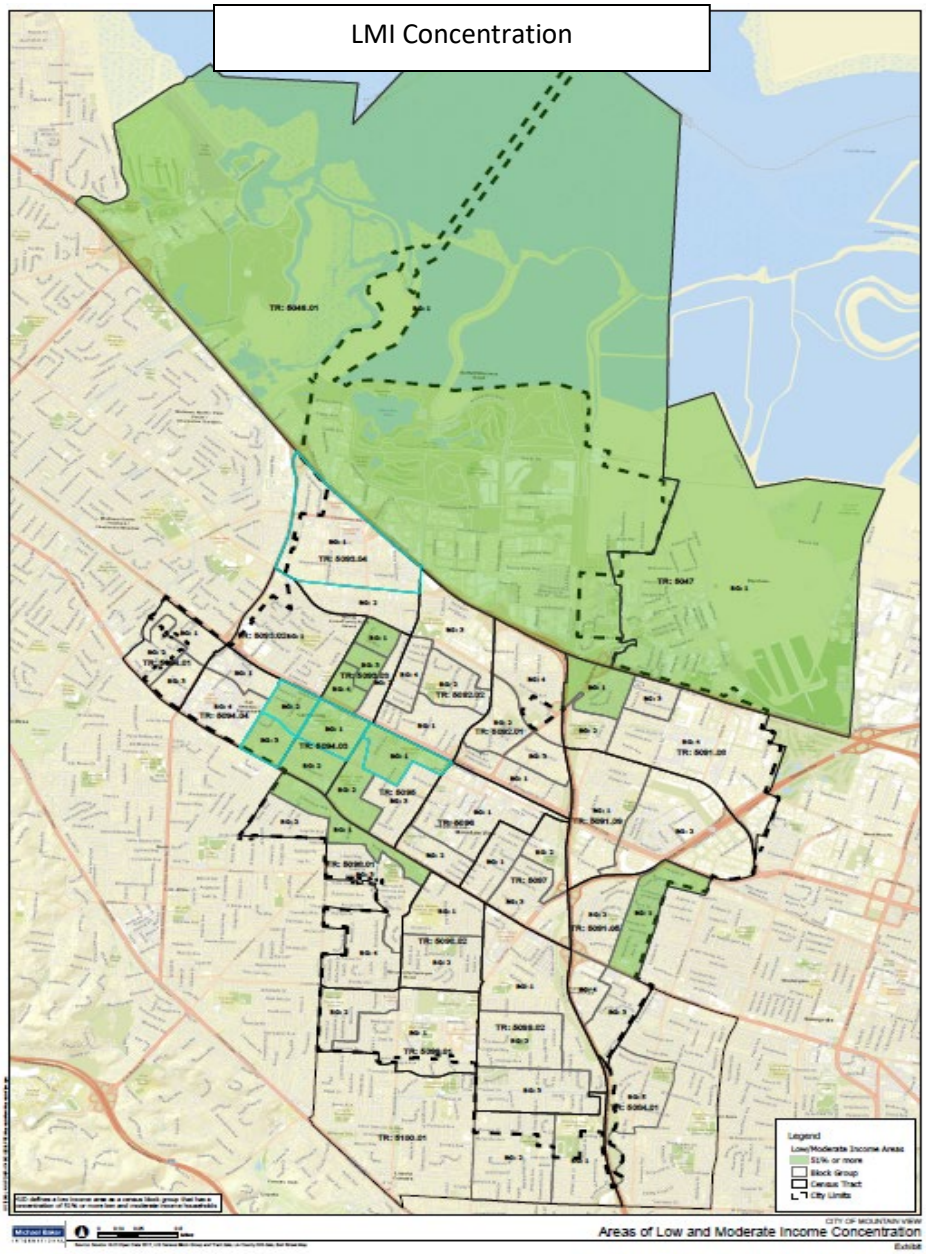
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")



Yes, the map above displays areas of minority concentration within the City. Most concentrations are located in the Western corner of the City, encompassing the entirety of census tract 5094.04, while touching others such as 5094.01, 5094.03, and 5093.03. Selected block groups in these areas of minority concentration also are LMI concentrated.

In tracts 5094.04, block groups 2 and 3 are predominantly Asian and LMI. In addition, another example is block group 1 in 5094.03, and block group 1 in 5095 representing a predominant Hispanic population that is also LMI. The map below displays areas of LMI concentration within the City.

LMI Concentration



What are the characteristics of the market in these areas/neighborhoods?

As was discussed in MA-05, the City's housing costs are among the highest in the nation, with the median home value and median contract rent increasing exponentially in the last decade. Home values increased by 72 percent and median rents grew by 92 percent. As described in earlier sections, when comparing housing values in 2015 to 2020 the purchase price increase is over 200% for single family and approximately 20% increase for condo and townhomes.

Are there any community assets in these areas/neighborhoods?

A sample of community assets and amenities that may represent strategic re-investment opportunities for these areas, including:

1. Parks
2. Transit Centers
3. Community Centers
4. Senior Centers
5. Public Libraries
6. Police Stations
7. Fire Stations

Are there other strategic opportunities in any of these areas?

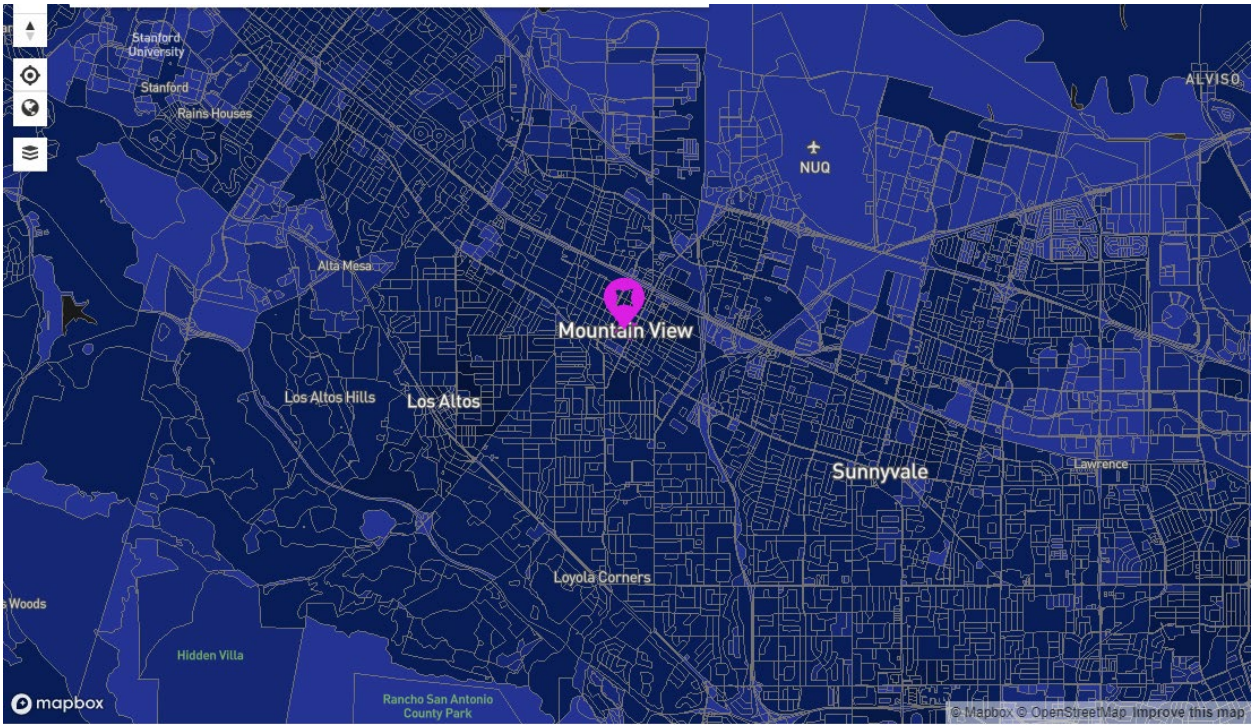
Census Block Group 5094.03 contains Rengstorff Park and the City's Senior Center and Community Center. The City is implementing the Rengstorff Park Master Plan that will include improvements to the Community Center located within the Park and the surrounding area. Census Block Group 5095 contains the newly remodeled Teen Center, which is located across Escuela Avenue from the Senior Center (in Block Group 5094.03). Improvements are planned on Escuela Avenue that help connect the Teen Center and Senior Center facilities. CDBG funds could be used toward the Rengstorff Park Master Plan implementation and the Escuela Avenue improvements. Further funding should be used towards maintenance of these areas if eligible.

While specific areas have been identified, based on community feedback from meetings and the survey, there is support to enhance the City's community infrastructure including private and City infrastructure. These types of enhancements will be to promote or strengthen the City's neighborhoods through open spaces and improving mobility but also help on the individual basis by supporting health and wellness and foster human development. For example, in the past two grant cycles, the City has funded non housing community development projects such as the fire sprinkler installment for Hope's Corner and the HVAC replacement for the Community Health Awareness Council (CHAC) clinic. These are some examples of enhancing physical infrastructure a City goal.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Per HUD requirements, after January 1, 2018 the Consolidated Plan must address the broadband needs within the jurisdiction. According to the Federal Communications Commission website, the Fixed Broadband Deployment heat map below, shows that 100% of the City of Mountain View has broadband coverage. Broadband is accessible to residents with the proper access equipment (i.e. router, etc.) and subscription to broadband service.

The majority of the City has broadband coverage by 5 or more broadband providers such as the Comcast Corporation, AT&T, Inc., ViaSat, Inc., Etheric Networks, Inc., Sonic Telecom, LLC, Cruzio Holdings, LLC, and others. According to said Federal Communication Commission the City of Mountain View broadband speed and broadband coverage far exceeds the national average. The speeds identified are 25 Mbps download and 3 Mbps upload, the minimum speeds to be considered broadband.



In contrast to the availability of broadband coverage as shown on the heat map below, the results from the Community Needs Survey and perception is that there are a few dominant broadband service providers and over 50% of residents stated they "don't know" if they have adequate broadband access.

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to Federal Communications Commission (FCC) datasets, only about 2.6% of internet and broadband consumers have their options limited to a singular provider.

However, in contrast the Community Needs Survey identified when it comes to internet and broadband service more respondents answered "Yes" than "No" when asked if there were common or pressing broadband problems. The perception conveyed through the survey is that a few companies dominate the area, such as AT&T and Comcast. In addition, they commented that these dominant companies control prices and quell competition from other providers. When asked whether LMI areas had adequate broadband access, most respondents (52.84%) said "Don't Know", while the next most common response was "No" (27.27%) and then "Yes" (19.89%) indicating that not all LMI households feel that they have access to broadband.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While FCC data says that only 2.6% of consumers have their options limited to only one provider the two most accessible providers by a wide margin are two large companies: AT&T, which is accessible to 97.3% of the City, and Xfinity (owned by Comcast), which is accessible to 96.7% of the City.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Per HUD requirements, all Consolidated Plans submitted after January 1, 2018 must assess risks of natural hazard associated with climate change to low-and-moderate income residents. The City of Mountain View participated in the 2017 County of Santa Clara's Operational Area Hazard Mitigation Plan, a county wide plan which identifies risks from natural and manmade disasters, and identified how to minimize damage.

In the City of Mountain View, a total of 174 critical facilities and infrastructure were identified, critical facilities and infrastructure are those assets that are essential to the health and welfare of the population.

These critical assets are especially important after a hazard event (natural and manmade). Critical assets include police and fire stations, schools, department operation centers, and emergency operations centers. Critical infrastructure also include roads and bridges that provide ingress and egress and allow emergency vehicles access to those in need, and utilities that provide water, electricity, and communication services to the community.

City of Mountain View, Critical Facilities & Infrastructure	Count
Emergency Response/Public Health & Safety	17
Infrastructure Lifeline (i.e., roads, bridges, powerlines, etc.)	84
Socioeconomic Facilities (i.e., schools, and community resource centers, etc.)	50
Hazardous Material Facilities	23
Total	174

Describe the jurisdiction's increased natural hazard risks associated with climate change.

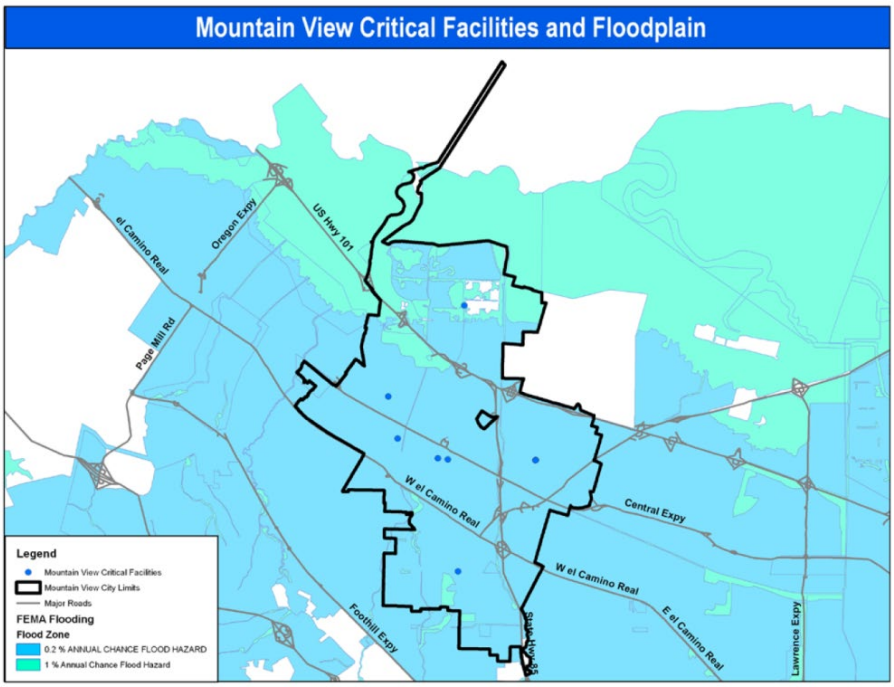
With increasing temperatures and more intense dry seasons, wildfires present an immediate risk throughout California, however the City of Mountain View maintains a low risk of fire. The Mountain View Fire Department has been awarded a Class 1 Public Protection Classification rating by the Insurance Services Office (ISO), and organization that independently evaluates municipal fire protection efforts in communities throughout the United States. The Class 1 rating is the highest possible score that can be given to any fire department nationwide. Mountain View Fire Department is 1 of only 35 fire agencies in California, and a total of 348 nationally to have achieved this prestigious and significant ranking. The ISO rating process involves a periodic, detailed analysis of all fire department equipment and operations (illustrative examples include deployment, equipment, pumping capacity, reserve apparatus, company personnel and training), the city's water system and emergency 9-1-1 communications system.

While not currently known to be associated with climate change, earthquakes remain a concern throughout the entire Bay Area. The City mitigates these risks through its requirement of the California Building Code with Mountain View City Code amendments.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to Santa Clara County's Hazard Mitigation Plan the City of Mountain View is within the potential 500-year floodplain. The majority of Mountain View according to FEMA maps has 0.2% annual chance of flood and the northern portion of the City nearest to the bay has a 1% annual chance of flood hazard. The entire area of the City has the same low risk potential, therefore there is no increased vulnerability for LMI Households.

17.4.2.2.4 Flooding



Source: FEMA- Santa Clara County DFIRM, 2009

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the five-year Goals that the City of Mountain View expects to achieve during the 2020-2025 Consolidated Plan cycle. The City has identified six high-need categories through the Needs Analysis, Market Analysis, and Community Outreach portions of the Consolidated Plan. The Strategic Plan then identifies six Goals that are aligned to address most of those needs. Although not every need identified in the plan can be meet, as some of the needs require much more funding than the City currently receives, and some are too large to be sufficiently addressed in just five years.

The six Goals in this strategic plan are: increase affordable housing, respond to homelessness, support social services, enhance physical infrastructure, address and promote fair housing, and promote economic resiliency. These Goals are aligned with HUD's objectives and outcomes and are achieved through the Annual Action Plan, which divides up the five-year Goals into annual targets.

The Priority Needs and Goals identified were developed based on the community process, and qualitative and quantitative data collected, and staff evaluation. In addition, given the significant impacts, as well as uncertainty, caused by COVID-19, the Goals are intended to be clear but sufficiently broad and flexible to allow the City to respond to existing and emerging needs.

Priority Needs:

1. Increase affordable housing
2. Respond to Homelessness
3. Support Social Services
4. Strengthen Neighborhoods
5. Promote Fair housing
6. Promote Economic Resiliency

Goals:

1. Increase Affordable Housing
2. Respond to Homelessness
3. Support Social Services
4. Enhance Physical Infrastructure
5. Address and Promote Fair Housing
6. Promote Economic Resiliency

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 60 – Geographic Priority Areas

Target Area	Percentage of Funds
Eligible Low and Moderate-Income Block Groups	20
Citywide	80

Over the next five years there are no area(s) designated or identified within the City. The City intends to fund projects and activities as they are needed throughout the City's low and moderate income and minority concentrated areas.

General Allocation Priorities

This Consolidated Plan will focus in on allocating CDBG funding within the low income (LMI) Census Tracts based on the 2013-2017 Census 5-year estimates. LMI areas have been identified in maps within the MA section of the Consolidated Plan. A continued priority is to provide programs that benefit the homeless and special needs populations, as well as the low and very low income households and individuals... Capital project funding will also target the low income areas and/or benefit low and very low income households.

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Future CDBG and HOME allocations shall be steered towards projects consistent with the Consolidated Plan's Priority Needs and Goals as described in SP-25. The City will continue to collaborate with social service entities to provide programs and services that benefit the homeless and low and moderate income households. The City of Mountain View currently does not receive Emergency Solutions Grants Program (ESG), grants that address the needs of homeless people in emergency or transitional shelters, or Housing Opportunities for Persons with AIDS (HOPWA) funds. At this time CDBG funds are also being used to shelter and support services for funding.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

The discovery process for this Consolidated Plan included area-wide stakeholders and community meetings, surveys, local public meetings, and regional meetings combined with socio-economic data analysis, which provided ample data and public opinion to prepare the City's Priority Needs. In addition, staff evaluated Priority Needs of the community and also through the context of COVID-19 impacts. Priority Needs also noted in SP-05 are summarized in the table below.

1. Increase affordable housing
2. Respond to Homelessness
3. Support Social Services
4. Strengthen Neighborhoods
5. Promote Fair housing
6. Promote Economic Resiliency

Table 61 – Priority Needs Summary		
Priority Needs		
1	**Priority Need Name**	**Increase Affordable Housing.**
	Priority Level	HIGH
	Population	• Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence • Unaccompanied youth
	Geographic Areas Affected	Citywide
	Associated Goals	Increase Affordable Housing
	Description	Support affordable housing initiatives and opportunities through development of units and programs. Illustrative examples could include: new construction and acquisition/rehabilitation of existing housing units to meet a diverse range of housing needs, including for families or special needs populations; Examples of programs can include partnership with non-profit organizations for rental opportunities and affordable homeownership programs, etc.
	Basis for Priority	Disproportionate housing cost burdens, Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation
2	**Priority Need Name**	**Respond to Homelessness**
	Priority Level	HIGH
	Population	• Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence Unaccompanied youth

	Geographic Areas Affected	Citywide
	Associated Goals	Respond to Homelessness
	Description	Establish and support homeless prevention services and programs in collaboration with the County and non-profit agencies. Illustrative examples include: programs and activities that will assist the homeless or individuals/families/households at-risk of homelessness; anti-displacement measures; financial assistance for essential non-housing needs; crisis intervention; job training and search assistance; and other vital social services.
	Basis for Priority	Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation
3	**Priority Need Name**	**Support Social Services**
	Priority Level	MEDIUM
	Population	• Homeless • Chronic homeless • Persons with Disabilities or mental illness • Health care • Youth • Seniors Middle-income
	Geographic Areas Affected	Citywide
	Associated Goals	Support Social Services
	Description	Support services that promote safety, security, wellness & wellbeing of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, access to childcare, civic participation classes, diversity awareness, and cultural sensitivity, and other similar services. Support opportunities and programs for the special needs populations**,** and services including but not limited to abused and abandoned children, victims of domestic violence, seniors and physically disabled individuals. Collaborate with social service partners to extend the reach of services to the population in need.
	Basis for Priority	Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation.
4	**Priority Need Name**	**Strengthen Neighborhoods**
	Priority Level	**High**

	Population	• Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children • Persons with HIV/AIDS • Victims of Domestic Violence Unaccompanied youth
	Geographic Areas Affected	Citywide
	Associated Goals	Enhance Physical Infrastructure
	Description	Promote strong neighborhoods, support health and wellness, foster human development, promote open space resources, and facilitate sense of place by enhancing/maintaining existing community and/or public infrastructure; and developing new community and/or public infrastructure. Illustrative examples include: improvements to non-profit/social service facilities, creating/enhancing recreational spaces, mobility/accessibility/circulation improvements, etc.
	Basis for Priority	Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation
5	**Priority Need Name**	**Promote Fair Housing**
	Priority Level	MEDIUM
	Population	• Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Persons with Disabilities or mental illness • Families with children
	Geographic Areas Affected	Citywide
	Associated Goals	Address and Promote Fair Housing

	Description	Address and promote Fair Housing with counseling, compliance, education, and removal of barriers to housing ~~opportunities~~, in collaboration with organizations, agencies, social service entities and the County. Illustrative examples of addressing and promoting fair housing include: provide counseling, and/or legal resources for families and individuals with fair housing concerns, tenant/landlord mediation services, actively monitor and test for fair housing compliance, and outreach to the underrepresented populations.
	Basis for Priority	Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation
6	**Priority Need Name**	**Promote Economic Resiliency**
	Priority Level	HIGH
	Population	• Extremely low income • Low income • Persons with disabilities • Elderly • Homeless • Chronic homeless • Veterans • Families with children • Non-housing public facilities • Economic development
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Economic Resiliency
	Description	Support activities that promote economic resiliency, create economic opportunity, and improve work force development and skills training. Illustrative examples include: activities that create partnership opportunities for employment, job ladders, career building, job readiness programs, business incubation, and creative approaches/solutions that promote long-term economic sustainability. Economic resiliency is the individual and/or organizational ability to quickly respond and recover from impacts that negatively affect the economy.
	Basis for Priority	Area-wide stakeholders and community meetings, surveys, local public meeting, and regional meetings combined with socio-economic data analysis and staff analysis and evaluation

Narrative (Optional)

See table above

SP-30 Influence of Market Conditions – 91.215 (b)

Table 62 – Influence of Market Conditions

Table 62 - Influence of Market Conditions	
Affordable Housing Type	**Market Characteristics that will influence the use of funds available for housing type**
Tenant Based Rental Assistance (TBRA)	The most common housing problem in the City is housing cost burden. 32% of all City households are cost burdened of that 67% are LMI households, paying more than 50 percent of their income toward housing costs. 34% of households in the City are considered LMI of which 23% have incomes at or below 50% AMI.
TBRA for Non-Homeless Special Needs	Those individuals and populations with special needs include homeless, veterans, mental health, disabilities, victims of domestic violence, abused children and others. Supportive housing generally requires more accessible units, greater access to transportation and healthcare, and possibly larger units to accommodate those who need assistance with one or more daily activities. Currently there are 212 units of supportive housing units dedicated to Veterans in the City. Persons with disabilities make up over 14% of the total population. The CoC reports that elderly or physically disabled require on-going supportive services that include long-term assisted living as well as transportation and nursing care. High housing costs within the City make it difficult to transition from Community Care Facilities into the private rental market without rental subsidies. This puts those special needs groups at a higher risk of becoming homeless.
New Unit Production	The number of permanent supportive housing units in the County was expanded 72% and rapid rehousing units by 113% in the last five years (CoC). The homeless population has increased 340% in the last five years. Large unsheltered homeless populations require more shelter space and ultimately more housing units.
Rehabilitation	An estimated 72 percent of the City's housing stock is over 40 years old (built prior to 1980) and may require maintenance and repair. Because the rental market is tight numerous apartment upgrades by investors, leading to a supply of housing units that are in generally good condition but rent costs. Mountain View's housing stock is predominantly multi-family units that are largely rentals. An estimated 59% of the City's dwelling units are rental households. Owner occupied units are more likely to be rehabbed then rental units. The City's existing subsidized rental units generate lower rent revenues than market rate units. The subsidized rental properties do not build property reserves as quickly as market rate properties and may also need assistance for rehabilitation.
Acquisition, including preservation	Given there are few vacant parcels, acquisition and preservation of existing properties are important tools for growing and maintaining the affordable housing stock. Currently there are currently 8,600

	units in the City that are affordable for households earning 80 percent AMI or less, yet there are 13,690 households within this income bracket in need of affordable housing. The City has reserved available HOME funds in program years 2017 and 2018, including the Community Housing Development Organization (CHDO) funds, for site acquisition to construct 62 new subsidized units with 50 net new affordable units at Shorebreeze Apartments. The developer is a qualified CHDO.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of overall federal entitlement funding has decreased from FY 2010-2015. There have been some year-to-year increases, but this was the result of HUD recycling other jurisdictions' unused funding to help sustain funding levels. There is no certainty this practice will continue.

Table 63 – City Entitlement Funding Received FY15-FY19

	2015	2016	2017	2018	2019
CDBG	$538,838	$486,827	$483,532	$536,360	$564,388
HOME	$203,491	$204,093	$192,852	$281,994	$263,732

Table 64 - City Entitlement Funding Received FY10-FY14

	2010	2011	2012	2013	2014
CDBG	$741,398	$619,167	$501,180	$565,424	$540,546
HOME	$469,145	$414,395	$218,774	$220,902	$243,015

Over the last 5-year allocation period from 2015 to 2019, the City received an average of $521,989 in CDBG funds, and $229,232 in HOME funds. Totals for the past year (FY 2019) stood at $569,388 for CDBG and $263,732 for HOME. While totals were above average in 2019, overall funding has decreased since the past decade. In the previous 5-year period from 2010 to 2014, funding was higher for both CDBG and HOME, averaging $593,543 (CDBG) and $313,246 (HOME) per year. One decade ago, single year totals for 2010 were $741,398 (CDBG) and $469,145 (HOME). This gradual decrease in funding over the last decade has made it more difficult for the City to accomplish its goals set forth in the Consolidated Plan.

Anticipated Resources

Table 65 - Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Economic Development Housing Public Improvements Public Services Admin and Planning	$592,761	$107,747	$264,997	$965,505	$1,907,239	Over a 5-year period the City anticipates $2,500,000 In Year 1, the City was allocated $592,761 in CDBG entitlement funds.
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA Admin and planning	$273,160	$521,666	$212,490	$1,007,316	$1,126,840	Over a 5-year period the City anticipates $1,400,000 In Year 1, the City allocated $273,160 in HOME entitlement funds.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Similar to previous Consolidated Plan's, the City intends to leverage other local, state, and federal financial resources to maximize the reach and impact of the City's HUD Programs.

HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. The City leverages its CDBG and HOME funds with other funding sources to complete projects and fund public services Social service agencies required to report other funds used in combination with CDBG funds. Given the limited federal funding resources available, applicants are asked to demonstrate the degree to which the requested CDBG and HOME funds will be leveraged and the amount of other funding sources is documented as a condition of funding.

The City offers several local programs that could be used as match with state, federal and CDBG funds. Programs include: Below Market Rate Housing In-Lieu Fees, Housing Impact Fee; and Former Redevelopment Funds. Information about the programs can be found here: https://www.mountainview.gov/depts/comdev/preservation/default.asp

Other fund matching programs outside of the City include The Housing Trust of Santa Clara, which is a Community Development Financial Institution (CDFI). The Housing Trust of Santa Clara provide funds to nonprofit organizations for affordable housing projects. Other services provided by The Housing Trust of Silicon Valley include several programs such as Homeownership Assistance, Homelessness Prevention & Assistance, and Development Financing.

In addition to the above, the federal government has several other funding programs for community development and affordable housing activities. Such programs may include: the Section 8 Rental Assistance program, Section 202, Section 811, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. The Department of Housing and Community Development and the Housing Finance Agency administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of state Community Development programs are:

- Multifamily Housing Program (MHP),
- Affordable Housing Innovation Fund (AHIF),
- Building Equity and Growth in Neighborhoods Program (BEGIN), and
- CalHOME

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City currently has no vacant or surplus land available for the development of housing or services.

Discussion

See above discussion.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The City will implement the 2020-2025 Consolidated Plan through a network of non-profit organizations, public-private partnerships, collaboration with County agencies and other jurisdictions, and State and federal agencies. The City allocates CDBG and HOME funds to non-profit agencies and affordable housing developers, according to Consolidated Plan goals and objectives. Although CDBG and HOME funding has decreased over the past several years these funds remain critical to financing affordable housing and community development projects and should be at least maintained or increased given the substantial need. The City's public service funds (15% of CDBG allocation) are very limited and must also be supplemented by other funding sources.

In addition to directly funding activities, the City influences local housing conditions through its own policies and programs. These include policies that guide development decisions, such as the City's General Plan and Precise Plans and City programs that generate local housing funds. These tools allow the City to leverage private sector activity to address its affordable housing and community development goals.

SCCHA also contributes to the local community development institutional structure. SCCHA provides Section 8 tenant and project based rental assistance for low income families, seniors, and persons with disabilities. There are 340 Section 8 tenant vouchers and 58 project based vouchers in Mountain View. Countywide there are 17,000 households on the waitlist for Section 8 tenant vouchers. An example of the long waitlist is there are approximately 4,000 households waiting for the availability of a unit at two recently developed affordable family housing developments located in the City of Santa Clara. Additionally, the SCCHA public housing waitlists for senior and disabled projects range from 200 to 500 households.

Given this backlog in demand, SCCHA will likely play a relatively modest role in addressing the need for affordable housing as the County's population continues to expand. Historically, the State of California has also played a major role in generating affordable housing funds that builders and local jurisdictions can access. The State also administers the Low Income Housing Tax Credits and bond financing programs, the primary funding sources to create subsidized rental housing for lower income households. The State also implements the Multi-Family Housing Program and other programs that help finance units for lower income, formerly homeless, special needs and disabled households. These sources are anticipated to remain in effect during most, if not all of the 2015-2020 Consolidated Plan cycle.

On the private sector side, market rate developers will be the primary source of new housing development in Mountain View. The City supports private production by guiding developers through the entitlement process, applying design guidelines and zoning requirements to assure successful projects, and assisting developers in addressing community concerns about projects. Market rate projects also generate the local housing funds mentioned in this report, which are pooled and used for affordable housing activities in Mountain View.

Affordable housing developers and service providers also serve a vital role in addressing community development need. These groups typically serve the neediest populations. Unfortunately, participants at

the Community Workshops report that many of these groups operate at or above capacity and cannot expand their service to meet the need. Continued declines in CDBG and HOME funds, therefore, could pose potentially significant gaps in the service delivery system. The City will continue to support these groups' efforts to secure funding from other sources, including the State and federal government, as well as private foundations and donors. Within this community development institutional structure, lenders serve as the source of debt that supports both market rate and affordable housing development, as well as individual home purchases. Lenders, in the 2008-2015 tightened credit requirements, making it more difficult for developers and potential buyers to access loans. However, lending institutions are beginning to diversity lending patterns. In 2018, an analysis performed by the National Community Reinvestment Coalition (NCRC) measured data collected from lenders including banks, non-banks (independent mortgage companies) and credit unions. Non-banks are issuing a larger percentage of loans to LMI borrowers and communities. NCRC works with lenders to make sure they are meeting the needs of the communities it serves.

Table 66 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mountain View	Government	• Affordable housing –ownership • Affordable housing –rental • Special needs • Public Facilities & Infrastructure • Economic Development • Planning	Jurisdiction
County of Santa Clara Office of Supportive Housing	CoC Government	• Affordable housing –rental • Homelessness • Non-homeless special needs • Planning	Region
Project Sentinel	Government	• Fair Housing	Region
SCCHA	PHA	• Affordable housing rental • Affordable Housing	Region
Housing Trust of Santa Clara County	Nonprofit Organization	• Affordable housing rental • Affordable housing-owner	Region
Silicon Valley Leadership Group's Housing Action Coalition	Nonprofit Organization	• Advocacy	Region

Assess of Strengths and Gaps in the Institutional Delivery System.

The existing institutional delivery structure seeks to respond to various housing and community development needs, through different policies programs, policies, and financing mechanisms as mentioned above. However, given the substantial need in our community, the institutional delivery system requires much more funding and capacity to comprehensively meet those needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Table 67 - Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X		
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Over the past five years, the City has invested CDBG in the homeless and special needs populations through funding social services focused on reducing homelessness. The City participates in the CoC meetings and program development. As part of the institutional delivery system, the City participates in the Santa Clara County Housing and Homelessness Collaborative. This group of governmental agencies, homeless service and shelter providers, homeless persons, housing advocates, and affordable housing developers, prepares the Countywide Homelessness Continuum of Care Plan. The Continuum of Care Plan is a comprehensive and coordinated system of affordable housing and supportive services for the prevention, reduction, and eventual end of homelessness. The Plan provides a common guide for the cities and relevant partners within the County in addressing local housing and services needs for the homeless. The City funds various nonprofit agencies to provide counseling, workforce development, and life skills training to homeless and individuals at-risk of homelessness. Other main agencies in this service delivery network include: the Community Services Agency of Mountain View, Los Altos and Los Altos Hills (Alpha Omega and Emergency Assistance Programs), InnVision Shelter Network, NOVA, Mayview Community Health Center and Project Sentinel.

In addition, the City has also launched its own efforts to serve the homeless population. The City has been studying and taking actions to address the challenging rise in homelessness and unstably housed individuals over years. The City Council's main actions have focused on authorizing programs that enable the City to learn more about our unstably housed residents or those living in vehicles and develop solutions that meet their immediate needs, increase access to and the supply of more stable housing, and address community impacts.

The City works extensively with CSA, which serves as the City's main safety net provider and which continues to experience a high demand for its services. As part of the partnership, the Council approved funding for a Mobile Outreach Worker based at CSA. The Police Department has expanded its community outreach program to establish a connection with vehicle residents and help them get the assistance they need by hiring a community outreach officer. These two staff positions continue to work with the homeless population.

The City has also funded programs that provide homeless prevention services, rental assistance, rapid rehousing, permanent supportive housing, other sheltering options and safe parking.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

Mountain View is very conscientious of serving its homeless and special needs populations. When reviewing past CDBG and HOME Action Plans, the City funds social and homeless service agencies to respond to the Priority Needs and Goals. However, the largest gap in the social service delivery system is the lack of sufficient funds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Mountain View, the County, local service agencies and affordable housing developers must collaborate more and initiate greater public relations with private companies and residents to increase the level of help and funding for todays and the future's programs and project work. Additionally, State and federal funding for important programs and services must be at least maintained or increased to meet the needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 68 – Goals Summary

Goals / Needs / Outcome Summary								
Sort Order	**Goal Name**	**Start Year**	**End Year**	**Category**	**Geographic Area**	**Needs Addressed**	**Funding**	**Goal Outcome Indicator**
1	Increase Affordable Housing	2020	2025	Affordable Housing	Citywide	-Increase affordable housing	CDBG: $1,500,000 HOME: $850,000	-150 rental units added -50 housing units: homeowner housing units rehabilitated -200 housing units: rental units rehabilitated
2	Respond to Homelessness	2020	2025	Affordable Housing Public Services	Citywide	-Respond to homelessness -Support social services	CDBG: $125,000 HOME: $550,000	15,000 persons assisted for job training, employment assistance; other examples of assistance can include temporary food, shelter and medical assistance.
3	Support Social Services	2020	2025	Public Services	Citywide Qualified Census Tracts	-Support social services -Respond to homelessness	CDBG: $250,000	500 persons assisted: public service activities other than LMI housing benefit 1,500 persons assisted: public service activities. other than LMI housing benefit
4	Enhance Physical Infrastructure	2020	2025	Non-Housing Community Development	Citywide Qualified Census Tracts	-Enhance neighborhoods	CDBG: $400,000	-4,740 persons benefited from: community facility improvements -1,000 persons assisted: public facility or public infrastructure activities other than LMI housing benefit
5	Address and Promote Fair Housing	2020	2025	Affordable Housing	Citywide	-Promote fair housing	CDBG: $125,000	-150 individuals or families assisted

Goals / Needs / Outcome Summary								
Sort Order	**Goal Name**	**Start Year**	**End Year**	**Category**	**Geographic Area**	**Needs Addressed**	**Funding**	**Goal Outcome Indicator**
6	Promote Economic Resiliency	2020	2025	Non-Housing Community Development	Citywide	-Promote economic resiliency	CDBG: $100,000	40 persons assisted
						CDBG	$2,500,000	
						HOME	$1,400,000	

Goal Descriptions

Table 69 – Goals Descriptions

2020-2025 Mountain View Consolidated Plan Goals		
1	**Goal Name**	**Increase Affordable Housing**
	Goal Description	Support affordable housing initiatives and opportunities through development of units and programs. Illustrative examples could include: new construction and acquisition/rehabilitation of existing housing units to meet a diverse range of housing needs, including for families or special needs populations; Examples of programs can include partnership with non-profit organizations for rental opportunities and affordable homeownership programs, etc.
2	**Goal Name**	**Respond to Homelessness**
	Goal Description	Establish and support homeless prevention services and programs in collaboration with the County and non-profit agencies. Illustrative examples include: programs and activities that will assist the homeless or individuals/families/households at-risk of homelessness; anti-displacement measures; financial assistance for essential non-housing needs; crisis intervention; job training and search assistance; and other vital social services.
3	**Goal Name**	**Support Social Services**
	Goal Description	Support services that promote safety, security, wellness & wellbeing of individuals and households, social capital, and civic engagement. Illustrative examples could include financial literacy, physical and mental health programs, parenting classes, access to childcare, civic participation classes, diversity awareness, and cultural sensitivity, and other similar services. Support opportunities and programs for the special needs populations**,** and services including but not limited to abused and abandoned children, victims of domestic violence, seniors and physically disabled individuals. Collaborate with social service partners to extend the reach of services to the population in need.
4	**Goal Name**	**Enhance Physical Infrastructure**
	Goal Description	Promote strong neighborhoods, support health and wellness, foster human development, promote open space resources, and facilitate sense of place by enhancing/maintaining existing community and/or public infrastructure; and developing new community and/or public infrastructure. Illustrative examples include: improvements to non-profit/social service facilities, creating/enhancing recreational spaces, mobility/accessibility/circulation improvements, etc.
5	**Goal Name**	**Address and Promote Fair Housing**
	Goal Description	Address and promote Fair Housing with counseling, compliance, education, and removal of barriers to housing ~~opportunities~~, in collaboration with organizations, agencies, social service entities and the County. Illustrative examples of addressing and promoting fair housing include: provide counseling, and/or legal resources for families and individuals with fair housing concerns, tenant/landlord mediation services, actively monitor and test for fair housing compliance, and outreach to the underrepresented populations.
6	**Goal Name**	**Promote Economic Resiliency**

	Goal Description	Support activities that promote economic resiliency, create economic opportunity, and improve work force development and skills training. Illustrative examples include: activities that create partnership opportunities for employment, job ladders, career building, job readiness programs, business incubation, and creative approaches/solutions that promote long-term economic sustainability. Economic resiliency is the individual and/or organizational ability to quickly respond and recover from impacts that negatively affect the economy.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The number of Mountain View households that are estimated to be 80 percent AMI or below is 13,690 or about 42 percent of the City's total households. Approximately 7.87 percent of the City's population live below the poverty line, a number that is lower than the national average of 13 percent. The largest demographic living in poverty are females between the ages of 18-24. The most common racial or ethnic group living below the poverty line is White followed by Hispanic and Asian.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Mountain View does not own any public housing units. However, there are thirteen deed-restricted affordable housing multifamily apartment complexes in the City that receive financial assistance or subsidies by either the City or from other Federal subsidy programs. Tenants living in these units may be recipients of Section 8 Housing Choice Vouchers (an estimated 200-210 vouchers).

Activities to Increase Resident Involvements

As mentioned earlier in the Needs Assessment and Market Analysis, SCCHA randomly surveys its Housing Choice Voucher program (Section 8) recipients, to question them on what types of services or resources they need to increase their self-sufficiency. Priority Needs and services include affordable healthcare, job training, basic computer skills, English as a second language, and job placement resources. Since four out of these five skills are related to workforce training and development, it is apparent that there is need for more job training for public housing and voucher holders.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Mountain View faces the same general barriers to affordable housing as experienced by other Bay Area cities, for example:

- High cost of land
- Suitability/availability of land
- Competition for Land
- Shortage of skilled labor
- Overall cost of residential development
- Insufficient public resources available
- Limited resources for fair housing agencies and organizations

A detailed discussion on barriers to affordable housing is in Section MA-40 of this document.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has and continues to be a leader in addressing its affordable housing needs. As mentioned in Section MA-40, the City Council has taken a leadership role in addressing the needs for affordable housing by setting its major goals, every two years, with the current FY 2019-20 goals continuing to protect the vulnerable populations and facilitating a diverse range of housing, including affordable housing:

- Goal #1: “Promote a Community for All with a Focus on Strategies to Protect Vulnerable Populations and Preserve Mountain View’s Socioeconomic and Cultural Diversity."

- Goal #2: “Improve the Quality, Diversity, and Affordability of Housing by Providing Opportunities for Subsidized, Middle-Income, and Ownership Housing.”

A comprehensive workplan with multiple housing-related priority items is included in section MA-40 and as briefly described below:

- Hold a Study Session on a displacement response strategy and net loss; develop a work plan for any desired follow up actions.

- Review and propose revisions to the R3 Zone standards that consider form-based zoning, incentivizing stacked flats, and updated row house guidelines.

- Update City documents, including the Density Bonus Ordinance, to implement new housing laws.

- Facilitate the development of affordable housing, including in partnership with the regional transit authority as well as the redevelopment of a City-owned Downtown parking lot for affordable housing.

Similarly, as described in section MA-40 and briefly described below the City continues to implement its various affordable housing program as well as identify new opportunities to meet the wide range of needs:

- The City adopted a Below Market Rate Housing program
- The City has two housing impact fees charged on new commercial development which purpose is to help fund and stimulate affordable housing needs generated by commercial and office development.
- Affordable Housing Project Development Program to help finance the development of 100% affordable housing developments through the use of City's fee programs described above.
- Update to the H2015-2023 Housing Element in support of rental and ownership housing serving a broad range of incomes.
- Encourage and support maintenance/preservation and development of subsidized housing
- Zoning changes at specified areas to allow for more densification of mixed-use developments and secondary dwelling units.
- Continued Public Outreach, using all methods of outreach available, to allow the community to participate in the entitlement process for the development of market-rate and affordable housing in the community.

SP-60 Homelessness Strategy – 91.215(d)

Describe the five-year goals and actions for reducing and ending homelessness including:
The Goals created for the Consolidated Plan were developed to be consistent with the Priority Needs. Data including community engagement, HUD data, and census data provided enough information to determine what the Priority Needs were. There were several common themes throughout the data collection period:

- Lack of affordable housing
- Low number of available housing units
- The number of cost burden households continues to increase

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

Throughout the outreach program several homeless agencies were consulted. As discussed in MA-30 there are various agencies in Santa Clara County that are making great strides at implanting programs and services created to reduce homelessness. Mountain View intends to continue to support area Shelters to assist in homelessness needs such as Services for the Homeless and Homelessness Prevention (CSA).

In addition, the City has also launched its own efforts to serve the homeless population. The City has been studying and taking actions to address the challenging rise in homelessness and unstably housed individuals over years. The City Council's main actions have focused on authorizing programs that enable the City to learn more about our unstably housed residents or those living in vehicles and develop solutions that meet their immediate needs, increase access to and the supply of more stable housing, and address community impacts.

The City works extensively with CSA, which serves as the City's main safety net provider and which continues to experience a high demand for its services. As part of the partnership, the Council approved funding for a Mobile Outreach Worker based at CSA. The Police Department has expanded its community outreach program to establish a connection with vehicle residents and help them get the assistance they need by hiring a community outreach officer. These two staff positions continue to work with the homeless population.

The City has also funded programs that provide homeless prevention services, rental assistance, rapid rehousing, permanent supportive housing, other sheltering options and safe parking.

Addressing the emergency and transitional housing needs of homeless persons.

The CoC provided their priorities for the next 5 years:

- Continue to increase the capacity/effectiveness of emergency and transitional housing programs and housing units for the homeless.
- Complete a 5-Year Community Plan to End Homelessness.
- Increase capacity for homelessness prevention, looking for strategies to address the root cause of homelessness.

- Work with safety net and criminal justice partners.
- Expand the region's focus to address housing affordability and the barriers to development of affordable housing.
- Meet the basic needs of today's homeless individuals by increasing homeless services capacity as well as expanding street-based service capacity.
- Work locally to change land use regulations to be affordable housing friendly.
- Increase advocacy for affordable housing particularly with the extremely low-income households.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City's homeless population continues to rise, however local officials and Community Development Department staff play a pro-active part in providing appropriate referrals for residents experiencing landlord, housing, lead hazard issues or are at-risk or homelessness. CDBG funds are used in partnership with the County and other organizations to find the right agency and case workers to assist on putting people on the right path to self-sufficiency. Every two years the City participates in a countywide homeless census to identify homeless persons and administer a detailed survey about their needs.

Over the past five years the City spent a portion of its CDBG funds and local funds toward a variety of public services to address the needs of homeless and very low income persons. Services provided include case management, disabled, seniors, neglected youth, and victims of domestic violence, homeless and special needs facilities, and fair housing services. Particularly for chronically homeless and special needs individuals, it is preferred that individuals receive intensive case management rather than simple counseling. The CoC prioritizes intense case management to assist homeless individuals find housing, connect with resources, and receive services to maintain housing. Case management is person-based rather than shelter-based with the goal of rapid re-housing. The City will continue to fund and support the following services and programs for the homeless for the next five years:

- Programs that provide case management for persons who are/have: homeless, youth, elderly, mental health, and families to assist them in transitioning to self-sufficiency.
- Programs that provide emergency assistance services to homeless persons and those at risk of homelessness.
- Services that provide health screening and medical supplies.

Such assistance is obtained from various regional organizations including: Transitional House, Quetzal House, CSA, SVILC, Next Door, Senior Adult Legal Services, and Services for Abused and Neglected Youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

In 2019 the City spent nearly $500,000 CDBG and HOME funds on the renovation of 70 affordable housing for low income and special needs households. The City intends to continue to focus on maintaining and increasing affordable housing units. Along with the strategies described above, the City has helped fund subsidized rental units and facilities for extremely low income households and public services targeted toward low income families that are the most at-risk of becoming homeless. In previous year's organizations including: The Graduate House and Hope's Corner received CDBG funds for facility improvements; new multi-family units were constructed at Shorebreeze Apartments.

Destination: Home, a public-private partnership committed to collective impact strategies to end chronic homelessness, serves as a primary backbone organization for the CoC and is responsible for implementing regional goals and strategies of the CoC. Destination: Home is also responsible for ensuring that the CoC meets the requirements outlined under the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH). The City's Housing and Neighborhoods Division staff participates on the CoC. Members of the CoC meet on a monthly basis to ensure successful implementation of the Plan, identify gaps in homeless services, establish funding priorities, and pursue an overall systematic approach to address homelessness.

The County of Santa Clara is the CoC lead and the coordinating body for all CoC funded agencies. The CoC submit consolidated applications for funds, set policies/procedures for the system of care, monitors how programs are administered, manages the coordinated entry system, and prioritizes processes and program referrals. The CoC manages the HMIS system and is responsible for setting performance/benchmarks for the system of care and tracking progress.

SP-65 Lead-based Paint Hazards – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards

Most of the City's subsidized rental properties were built after 1978, or their potential lead hazards were removed/abated as part of substantial rehabilitation activities. The City implements a Lead Based Paint (LBP) Management Plan and carries out rehabilitation projects according to the Plan. The City requires testing and hazard reduction in properties that use CDBG or HOME rehabilitation funds where lead and other risks may be present. The City also provides information about the risk of LBP to property owners, in the form of a detailed HUD pamphlet and distributes the Environmental Protection Agency (EPA) pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* about lead-safe work practices to contractors of applicable CDBG and HOME funded projects.

The City funds the construction of new subsidized rental units using lead- and hazard-free materials. City has also funded the development of subsidized units through the acquisition and rehabilitation of existing multi-family properties. During the rehabilitation, LBP hazards are identified and abated in accordance with the City's LBP Management Plan.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City requires that properties built before 1978 that use CDBG or HOME rehabilitation funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, conduct testing for LBP. Properties that test positive must undergo appropriate reduction and abatement procedures. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. It also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses in carrying out CDBG or HOME funded projects.

At the County level, the Santa Clara County Childhood Lead Poisoning Prevention Program (CLPPP) offers services to reduce LBP hazards. These include outreach and education, public health nurse case management and environmental investigations, resources and referrals for children who require lead testing, and investigation of complaints of unsafe work practices and lead hazards. The relatively low number of elevated blood lead level cases in the County suggests that these measures are effective.

How are the actions listed above integrated into housing policies and procedures?

As many buildings containing lead-based paint are being renovated, the EPA, in 2008, issued a new rule under the Toxic Substances Control Act regarding "lead-based paint hazards created by renovation, repair, and painting activities that disturb lead-based paint in target housing and child-occupied facilities." This rule which became effective in April 2010, directly affects contractors requiring them to be certified if they are performing work on a targeted facility and to provide proper warnings to let them know the hazards of the lead-based paint. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities of the dangers of lead-based paint and the requirements for lead abatement. The City also inspects for defective paint on projects being rehabilitated or acquired with CDBG or HOME funds in compliance with the City's Lead-Based Paint Management Plan, which it uses in carrying out CDBG or HOME funded projects.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

The cost of housing has risen to where over 32 percent of the County's households pay more than 30 percent of their income toward housing costs and 14.4 percent of households pay more than 50 percent of their income toward housing costs. Mountain View is in the San Jose-Sunnyvale-Santa Clara, CA HUD Metro Fair Market Rent Area (HMFA), one of the most expensive rental markets in the nation. Renters in this HMFA must earn at least $54.60 an hour to afford the average rent for a two-bedroom apartment in 2019. Rental housing throughout the County is becoming increasingly more expensive and the affordability gap is widening.

From 2010 to 2017, home values experienced over a 38 percent increase and median rent increased by 47.4 percent. Home values and rent prices are projected to continue to rise during this period of economic growth for the region, so it is vital to maintain affordable housing for the most vulnerable populations.

As mentioned, COVID-19 impacts on businesses and employment may make it especially challenging to address these issues over the next several years.

Strategies for Reducing Poverty

1. Family Self-Sufficiency Program. The City intends to work with SCCHA by using Family Self-Sufficiency Program, a countywide program that provides employment assistance to lower income households. The Program provides access to job training and other services for participants of the Housing Choice Voucher Program who are trying to become self-sufficient. Participants are required to seek and maintain employment or attend school or job training. As participants increase earned income, and as a result, pay more for their portion of the rent, HUD matches the rent increase with money in an escrow account, which is then awarded to participants who successfully complete the program. Escrow monies are often used as a down payment on a home.

2. Further the 1,000 Out of Poverty Effort (Effort). Support agencies that are focused on reducing poverty such as Step Up Silicon Valley, another countywide agency, a nonprofit organization coordinated by Catholic Charities of Santa Clara County that collaborates with Mountain View and other jurisdictions on poverty-reduction strategies in Silicon Valley. The Effort is a coordinated initiative between over a dozen nonprofit agencies that are working to help 1,000 individuals move themselves from poverty toward self-sufficiency. Step Up Silicon Valley also funds the Franklin McKinley Women's Initiative which is designed to help low income women reach self-sufficiency by providing them with training and support to start their own businesses.

3. Continue to be supportive of the City organizations that reduce poverty. Over the past five years, the City has been a large proponent of funding agencies responsible for reducing poverty by promoting and implementing self-sufficiency programs.

4. Continue to fund case management and emergency assistance services for homeless persons and persons at risk of homelessness.

5. Implement the economic development policies in the Strategy Plan and General Plan to help maintain the economic growth and also provide opportunities for workforce development for low income populations.

6. Support activities that promote economic resiliency, create economic opportunity, and improve work force development and skills training to enable individuals and/or organizations the ability to quickly respond and recover from impacts that negatively affect the economy.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City's Economic Development Strategy and Action Plan (Strategy Plan) contains key goals and policies that correspond with the City's General Plan in an effort to maintain the current economic growth and also provide opportunities for workforce development for low income populations. CDBG funding is limited and is not envisioned as a funding source for economic development activities. Key implementation efforts of the Strategy Plan for the City include:

- Minimum wage changes for Mountain View businesses ($16.05) effective January 2020.
- Prepared a parking study, 2016, that provides recommendations for parking reduction for areas along transit corridors.
- Provides website information on major companies in the region and job fair notifications
- A business guide booklet and website was created for the North Bayshore Businesses
- Offers a functioning Central Business Association that provides resources and are advocates for business corridor improvements.
- Support for NOVA, a nonprofit, federally funded employment and training agency that provides customer-focused workforce development services.
- Business licensing assistance. The City provides online business start-up assistance
- Hope Street Lots. In 2016 City Council approved the acquisition of the Hope Street lots. Planning, design and entitlements occurred in 2018. An estimated 100-150 jobs were created.

Additionally, the 2040 General Plan specifies goals and policies created to support and booster the local economy to create job opportunities for all segments of the population. The General Plan accomplishes this through land use design, promotion of affordable commercial and industrial space, and open communication and coordination between the business community and the City. The overarching theme of the goals and policies of both of these plans is to provide a framework for increased economic development opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

On-site Monitoring

The City has a monitoring plan involving annual or biennial on-site monitoring of CDBG funded activities, depending on degree of risk. HOME funded housing projects are monitored according to the HOME Program rules based on the number of assisted housing units. CDBG funded activities that are being carried out by experienced agencies with former monitoring reviews showing no major issues will be monitored every other year. CDBG activities where there is new staff, new programs or programs where there have been issues identified during past reviews will be monitored annually.

The on-site monitoring involves review of assisted client/tenant files, review of agency administration, fiscal management and program management. Sub-recipients of federal funds are required to maintain a financial audit trail for inspection by the City, consisting of original invoices and timecards to document expenses all the way to cancelled checks to document payment of expenses. On-site monitoring of housing projects also involves inspection of the housing units to ensure they meet housing quality standards.

Client Reports

In addition to on-site monitoring, the City conducts quarterly desk reviews of each funded activity. Sub-recipients are required to submit client reports detailing the City clients served during the quarter, as well as the income and race/ethnicity of each client. Agencies are also required to submit quarterly budget reports showing expenses and revenue and a detailed invoice specifying what expenses are being charged to CDBG or HOME funds. Agencies must also submit an annual independent audit report regarding their financial accounting.

Performance Reports

The City prepares an annual performance report to HUD detailing the progress made in achieving the goals in the Consolidated Plan called the Consolidated Annual Performance and Evaluation Report (CAPER). The City also prepares detailed agreements with sub-recipients outlining goals and objectives to be met. The City's annual report to HUD includes an analysis of any problems or obstacles encountered by sub-recipients in meeting their goals and objectives.

APPENDIX

Appendix A: Community Engagement Summary