

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 26, 2023

Kimbra McCarthy, City Manager
City of Mountain View
500 Castro Street
Mountain View, CA 94041

Dear Kimbra McCarthy:

RE: Mountain View 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Mountain View's housing element adopted April 11, 2023 and received for review on April 26, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on May 19, 2023 with Advance Planning Manager Eric Anderson; Assistant Community Development Director Wayne Chen; Senior Planner Ellen Yau; and BAE Consultant Stephanie Hagar. In addition, HCD considered comments from Mountain View Chamber of Commerce, the Mountain View Mobile Home Alliance, Mountain View YIMBY, and Skye Morland pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of May 26, 2023. The adopted element addresses the statutory requirements described in HCD's January 17, 2023, review. This finding is based on, among other reasons, extensive revisions and additions to the sites inventory analysis, programs that remove constraints on housing and effectuate affirmatively further fair housing (AFFH) policies and practices, and thorough incorporation of comments received through the public participation process.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1.1 (Zoning Ordinance Update for Consistency with State Laws): This program commits the City by December 2024, among other things, to update the Zoning Ordinance to address any inconsistency with state laws and HCD guidance.

- Program 1.3 (Review and Update Ordinance and Precise Plan Standards): This program commits the city by December 2025, to review and revise development standards to ensure they reflect contemporary building types, improve ease of implementation and improve consistency across districts.
- Program 1.4 (Religious and Community Assembly Sites for Housing): This program commits the City by December 31, 2024 to allow deed-restricted affordable multifamily housing up to three stories on non-Historic, non-profit, religious and community assembly sites in R zones south of El Camino Real.
- Program 1.8 (Parkland Ordinance Update): This program commits the city, by December 31, 2024, to adopt the Parks and Recreation Strategic Plan and by December 31, 2025, to adopt findings in a Nexus Study to reduce fees, alternate mitigations and/or add other programs to reduce costs on residential development.
- Program 3.2 (Displacement Prevention and Mitigation): This program commits the City to carrying out numerous actions in the planning period to prevent and/or mitigate displacement of households (including those in mobile homes), prevent the loss of naturally occurring affordable units, and conserve and improve existing affordable housing stock.
- Program 4.1 (Development Streamlining and Processing Revisions): This program commits the City by December 2026, to implement processing procedures and technology improvements that will reduce Planning and Building Permit review timelines to address constraints resulting from the duration of staff review.
- Program 4.5 (Partnerships with Affordable Housing Developers): The program commits to facilitate affordable housing projects through partnering with developers on specific sites identified in the inventory including city-owned properties.

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and hard work the City's housing element team provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief