



City of
**Mountain
View**



2026 - 2027 ANNUAL ACTION PLAN



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Introduction

The City of Mountain View (City) annually receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from the federal U.S. Department of Housing and Urban Development (HUD). As an “entitlement jurisdiction” receiving these grant 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.

As required by HUD, the City’s [2025-2030 Consolidated Plan](#) was developed through analysis of housing market data, needs of low- and moderate-income populations, and stakeholder and resident consultations. The City collaborated with Santa Clara County (County) and other local governments receiving HUD block grants (“entitlement jurisdictions”) in the development of the Consolidated Plan. The 2025-30 Consolidated Plan was approved by the City Council on May 13, 2025, and was approved by HUD in September 2025.

The Consolidated Plan is implemented through the Annual Action Plans, which identify how the City invests its annual funding allocations to achieve its housing and community development priorities and goals. Progress in advancing these goals is also evaluated annually in the City’s Consolidated Annual Performance and Evaluation Report (CAPER).

Fiscal Year 2026-27 Annual Action Plan

The Fiscal Year (FY) 2026-27 Annual Action Plan marks the second year of the 2025-30 Consolidated Plan and comprises the period of July 1, 2026 through June 30, 2027. It describes the specific activities and projects that the City will allocate CDBG and HOME funds to for a given fiscal year, along with the funding amounts and performance goals for those activities. The budget for the Annual Action Plan is composed of annual funding allocations, program income, and prior year resources, which are CDBG and HOME funds from prior years that were not expended.

How to Read this Annual Action Plan

The Annual Action Plan as required by HUD has numerous sections that contain information and narrative. Each section has a HUD-required alphanumeric identifier, for example (AP-#). The entire plan follows the format prescribed by HUD with bold lettering denoting the HUD-prescribed questions.

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

1. Introduction

The City of Mountain View (City or Mountain View) is a moderately sized jurisdiction located in the northern part of Santa Clara County. The City physically spans just over 12 square miles and has a total population of approximately 86,000. The City is also in the heart of Silicon Valley, an area renowned for its technology-based business sector, and Mountain View is home to some of the largest tech companies in the nation. Many workers in the technology industry command high wages, allowing them to afford the high cost of housing in the City and region.

However, market-rate housing is out of reach for low- and moderate-income households and families. Much of the local and regional workforce is employed in lower-paying jobs and industries, such as food preparation and service, retail, property maintenance and care, emergency services, and education. In addition, households with special needs have additional challenges in finding housing with supportive services to meet their needs. As a result, lower-income and special needs households in Mountain View experience a significant housing burden, may live in overcrowded or substandard conditions, or may be displaced from the City if they cannot afford rising housing costs.

CDBG and HOME Funding

The City is an “entitlement jurisdiction” because it receives CDBG and HOME funding directly from 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, improved housing opportunities, and community services. Examples of eligible CDBG activities include public services, public facility, and infrastructure projects (capital improvement projects), affordable housing development, housing rehabilitation, energy efficiency improvements, and job creation/retention activities.¹ These eligible activities are principally focused on addressing the needs of the HUD-defined low- and moderate-income (“LMI”) households in the community. LMI households are those whose income does not exceed 80% of the family area median income (AMI) with adjustments for household size.

¹ The U.S. Department of Housing and Urban Development “CDBG Entitlement Program Eligibility Requirements”: 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. Examples of eligible HOME activities include addressing housing needs through the preservation or creation of affordable housing, homebuyer assistance, and tenant-based rental assistance (TBRA).²

To receive this federal funding, the City must complete an annual Action Plan using a HUD-mandated template; this report follows that required structure for the Fiscal Year 2026-27 Action Plan, including standardized prompts, tables, and formats.

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

In the context of HUD, a program year (PY) is defined as the 12-month period from July 1 through June 30 of each year. For example, “FY 2026-27 Annual Action Plan” and “PY 2026” are synonymous and are interchangeable used throughout this document. For PY 2026, the City assumed that the funding amount would be similar to the PY 2025 amount received last year. Therefore, the objectives and outcomes for this Annual Action Plan is based on an estimated \$617,916 in CDBG and \$230,385 in HOME funding that the City will receive for PY 2026.

These funds will be allocated to address the following priority needs and goals, which were identified in the City’s 2025-30 Consolidated Plan, as follows:

- a. Increase Affordable Housing;
- b. Respond to Homelessness;
- c. Support Public Services;
- d. Promote Economic Vitality; and
- e. Enhance Public Infrastructure.

For information on how these priority needs will be addressed in this Annual Action Plan, see Sections AP-20, AP-35, and AP-38 below.

3. **Evaluation of past performance**

In FY 2025-26, the City responded to the needs of LMI residents by funding activities with CDBG and HOME. Such activities include public services that assist persons experiencing or

² The U.S. Department of Housing and Urban Development. “The HOME Program: Home Investment Partnerships.” <https://www.hud.gov/hudprograms/home-program>

at risk of experiencing homelessness, seniors, persons with disabilities, and youths. Below are the public service programs that the City funded with CDBG funding:

- Catholic Charities of Santa Clara County—Long-Term Care Ombudsman program;
- Community Legal Services in East Palo Alto—Housing Legal Services Program;
- Community Services Agency—Services for homeless and homeless prevention;
- Community Services Agency—Senior services case management;
- Day Worker Center—Education, skills, and jobs placement;
- LifeMoves—MTV Housing Specialist;
- Senior Adults Legal Assistance—Legal services for seniors;
- Silicon Valley Independent Living Center—Services for residents with disabilities; and
- Vista Center for the Blind and Visually Impaired—Services for the blind.

The City also funded an organization that supports small businesses and economic vitality:

- Upwards BOOST—A program that provides technical assistance to LMI microenterprise businesses in the City that provide childcare services.

In addition, the City funded capital projects to create more affordable housing opportunities for the City’s LMI residents. Some examples include the following:

- Lot 12 Affordable Housing Project—The City is redeveloping this Downtown public parking lot into 120 units of affordable housing, and has committed \$23.45 million to the project, including HOME funds, in addition to contributing the full value of the land to support project feasibility. The project will include units affordable to households earning up to 60% AMI, and will have rapid rehousing units, permanent supportive housing units, and units for the intellectually/developmentally disabled. Construction began in early March 2026, and will take approximately two years to complete.
- Monte Vista Terrace Affordable Housing Rehabilitation—The City allocated CDBG funds for rehabilitation projects at Monte Vista Terrace, an existing affordable housing development located in the City that is owned and operated by MidPen Housing. The projects include a roof replacement and elevator modernization that will help to maintain livability for the LMI residents and preserve the City’s affordable housing stock.
- Rebuilding Together Peninsula Minor Home Repair Program—Provided home repairs to eligible LMI Mountain View homeowners to improve the safety, livability, and/or physical accessibility of their homes.

The City successfully funded these types of activities during the previous Annual Action Plan year and expects the need for such services and projects to continue for Fiscal Year 2026-27. As a result, CDBG and HOME funds will continue supporting public services, economic development activities, and affordable housing projects.

As a part of the HUD requirements, the City completes a Consolidated Annual Performance and Evaluation Report (CAPER) at the end of each fiscal year. The CAPER summarizes what was accomplished using CDBG and HOME funding for that year. For more information on past performance, the City's CAPER reports can be found on the City's website here: MountainView.gov/our-City/departments/housing/federal-grants-program/caper.

4. **Summary of citizen participation process and consultation process**

Per the federal notification requirements and the City's adopted Citizen Participation Plan, the City has solicited public input throughout the development of the FY 2026-27 Annual Action Plan (AAP). On February 19, 2026, a public notice was published in the Palo Alto Daily Post, the local newspaper of general circulation, announcing the availability of the draft FY 2026-27 AAP for a 30-day public comment period from March 29, 2026 to April 28, 2026. The notice also included information about two public hearings, which were held at the March 5, 2026 Human Relations Committee (HRC) meeting, and the April 28, 2026 City Council meeting.

The public notice was also translated in Spanish, Chinese, and Russian, and posted to the City's website at <https://www.mountainview.gov/our-city/departments/housing>. The draft Annual Action Plan was posted on the City's website on March 27, 2026. Physical copies of the draft Annual Action Plan were also available for public review during normal working hours at the City's Housing Department at 500 Castro Street, Mountain View, CA 94041.

Notices about the public hearings and comment period were also sent to the Housing Interest List, which includes individuals and groups, such as public service and nonprofit agencies, affordable housing developers and property managers, and public agencies such as the County and the Santa Clara County Housing Authority.

5. **Summary of public comments**

At the March 5, 2026 HRC public hearing, staff presented the FY 2026-27 Annual Action Plan funding recommendations. The HRC voted unanimously to accept the funding recommendations and recommend them to Council for approval. During the public hearing portion of the meeting, three of the City's CDBG-funded nonprofit partners, including Community Legal Services in East Palo Alto (CLSEPA), Senior Adults Legal Assistance (SALA),

and Catholic Charities of Santa Clara County, provided comments to thank the Committee for the continued funding, and to provide an overview of their programs.

A summary of any additional public comments that are received will be included here in the final AAP.

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

All public comments received in response to the draft Annual Action Plan will be accepted and, where applicable, incorporated into the final version. In this context, “accepted” refers to comments that are considered and, when feasible and appropriate, integrated into the final Plan.

7. **Summary**

Please see summaries above.

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

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

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for administration of each grant program and funding source.

Table 1—Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	MOUNTAIN VIEW	Housing Department
HOME Administrator	MOUNTAIN VIEW	Housing Department

Narrative

The City’s Department leads the implementation of the CDBG and HOME programs.

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AP-10 Consultation—91.100, 91.110, 91.200(b), 91.300(b), 91.215(I), and 91.315(I)

1. Introduction

This section summarizes the City’s efforts to engage and collaborate with public and private agencies, service providers, community organizations, and other stakeholders used to gather input on housing and community development needs, ensure alignment with local priorities and federal requirements, and develop a comprehensive strategy for allocating HUD funds.

The section also highlights coordination with agencies responsible for affordable housing, Continuum of Care (CoC) organizations addressing homelessness, health organizations, economic development agencies, and others. The section details how feedback was gathered, identifies gaps in service coordination, and discusses strategies to enhance collaboration among entities to maximize the benefits of HUD-funded programs.

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(I)).

The City regularly coordinates or partners with other participating jurisdictions in the region. A cohort of entitlement jurisdictions in the County meet monthly to share information, discuss policies and programs, and coordinate housing efforts in the community. Many of these jurisdictions fund the same public and social service agencies that operate Countywide—such as those providing homelessness services, food security, or mental health support. To reduce duplication of effort and improve efficiency, these jurisdictions often coordinate monitoring, reporting, and oversight activities for shared service providers. This collaborative approach allows jurisdictions to pool resources, share best practices and streamline compliance efforts, saving valuable staff time and improving consistency in service delivery.

City staff from the Housing Department and Community Development Department also participate in the Santa Clara County Collaborative (SCC), a collaborative housing planning and policy initiative that includes all cities in the County plus the County organization itself. The collaborative convenes monthly and serves as forum for sharing resources, successful strategies, and Best Practices around housing policies. The City also coordinates its efforts with housing providers, health providers and service providers.

Additionally, staff from the City’s Human Services Division coordinates with external partners on a wide range of programs and services such as those related to childcare,

mental health services, minimum wage, and homelessness programs and services. External partners include the County, nonprofits, and community-based organizations.

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 HUD created the Continuum of Care (CoC) program to support coordinated efforts by nonprofit organizations and state and local governments to end homelessness. In the County, the CoC is a broad coalition of stakeholders—including government agencies, service providers, and advocates—working collectively to prevent and end homelessness. The CoC is responsible for overseeing systemwide planning, ensuring program effectiveness, and implementing strategies such as Coordinated Entry to match individuals experiencing homelessness with appropriate community resources.

The County of Santa Clara serves as the lead agency for the CoC and leads the planning, coordination, and distribution of funding for homeless programs and services Countywide. This includes managing the County of Santa Clara Supportive Housing System, a coordinated, systemwide response that integrates CoC strategies and aligns local efforts to address homelessness.

The City is one of many jurisdictions and organizations that interface with the County's Supportive Housing System. While the City does not have direct access to the Homeless Management Information System (HMIS)—a HUD-required database used to collect, manage, and report client-level information about individuals and families experiencing homelessness—it does receive data and analysis from HMIS through the County. City staff works closely with County HMIS staff to better understand local homelessness trends and identify opportunities for improved service coordination and resource allocation.

Through participation in this regional system, the City contributes to addressing the needs of people experiencing homelessness, including chronically homeless individuals, families with children, veterans, unaccompanied youth, and those at risk of 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 Emergency Solutions Grant (ESG) entitlement jurisdiction—a HUD program that provides funding for homelessness prevention and rapid rehousing—and, therefore, does not consult with the Continuum of Care (CoC) in this specific context.

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.

The agencies, groups, and organizations shown in Table 2 participated in stakeholder consultation efforts throughout the development of the 2025-30 Consolidated Plan, which guides the development of the Annual Action Plans each year.

Table 1—Agencies, Groups, Organizations Who Participated

STAKEHOLDER CONSULTATION		
1	Agency/Group/Organization	Abode
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group
	Website	abode.org
2	Agency/Group/Organization	Affirmed Housing
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group
	Website	affirmedhousing.com/completed/vela
3	Agency/Group/Organization	Alta Housing
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	althousing.org
4	Agency/Group/Organization	Bay Area Legal Aid
	Agency/Group/Organization Type	Fair housing and legal services
	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?	Stakeholder focus group
	Website	https://baylegal.org
5	Agency/Group/Organization	BHSD The Harm Reduction Project
	Agency/Group/Organization Type	County Government
	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?	Stakeholder focus group
	Website	The Q Corner Behavioral Health Services County of Santa Clara
6	Agency/Group/Organization	Bill Wilson Center
	Agency/Group/Organization Type	Services for Families and Children
	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?	Stakeholder focus group
	Website	billwilsoncenter.org
7	Agency/Group/Organization	Bridge Housing
	Agency/Group/Organization Type	City Government (San Jose)/Housing
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis

STAKEHOLDER CONSULTATION		
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> <p>Website</p>	<p>Stakeholder focus group</p> <p>Q&A for Original Bridge Housing Program City of San José</p>
8	Agency/Group/Organization	Caminar
	Agency/Group/Organization Type	Services - Health
	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?	Stakeholder focus group
	Website	caminar.org
9	Agency/Group/Organization	CARAS
	Agency/Group/Organization Type	County government
	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?	Stakeholder focus group
	Website	Community Agency for Resources, Advocacy and Services (CARAS) Overdose Prevention Resources County of Santa Clara
10	Agency/Group/Organization	CASA
	Agency/Group/Organization Type	Services—Children
	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?	Stakeholder focus group
	Website	childadvocatessv.org

STAKEHOLDER CONSULTATION		
11	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Faith-based supportive services
	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?	Stakeholder focus group
	Website	ccsc.org/?locale=en
12	Agency/Group/Organization	City of Los Altos
	Agency/Group/Organization Type	City Government
	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?	Stakeholder focus group
	Website	losaltosca.gov
13	Agency/Group/Organization	City Team
	Agency/Group/Organization Type	Homelessness Services
	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?	Stakeholder focus group
	Website	Cityteam.org
14	Agency/Group/Organization	County Office of LGB Affairs
	Agency/Group/Organization Type	County government
	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?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	
15	Agency/Group/Organization	Destination Home
	Agency/Group/Organization Type	Homeless prevention
	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?	Stakeholder focus group
	Website	destinationhomesv.org
16	Agency/Group/Organization	Downtown Streets Team
	Agency/Group/Organization Type	Homeless prevention
	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?	Stakeholder focus group
	Website	streetsteam.org
17	Agency/Group/Organization	Eden Housing
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group
	Website	edenhousing.org
18	Agency/Group/Organization	Gilroy Chamber of Commerce
	Agency/Group/Organization Type	Market Analysis
	What section of the Plan was addressed by Consultation?	Needs Assessment

STAKEHOLDER CONSULTATION		
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	gilroy.org
19	Agency/Group/Organization	Gilroy Library
	Agency/Group/Organization Type	County government
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	scclld.org/locations/gilroy
20	Agency/Group/Organization	Golden State Manufactured Homes Owners League
	Agency/Group/Organization Type	Nonprofit advocacy
	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?	Stakeholder focus group
	Website	gsmol.org
21	Agency/Group/Organization	Housing Trust Silicon Valley
	Agency/Group/Organization Type	CDFI
	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?	Stakeholder focus group
	Website	housingtrustsv.org
22	Agency/Group/Organization	Jamboree Housing
	Agency/Group/Organization Type	Affordable housing

STAKEHOLDER CONSULTATION		
	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?	Stakeholder focus group
	Website	jamboreehousing.com
23	Agency/Group/Organization	Lived Experience Advisory Board
	Agency/Group/Organization Type	Services - Homeless
	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?	Stakeholder focus group
	Website	N/A
24	Agency/Group/Organization	LifeMoves
	Agency/Group/Organization Type	Supportive Housing
	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?	Stakeholder focus group
	Website	LifeMoves.org
25	Agency/Group/Organization	Mountain View Chamber of Commerce
	Agency/Group/Organization Type	Civic Leadership
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual stakeholder interview
	Website	chambermv.org
26	Agency/Group/Organization	Next Door Solutions to Domestic Violence

STAKEHOLDER CONSULTATION		
	Agency/Group/Organization Type	Domestic Violence Survivor Resources
	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?	Stakeholder focus group
	Website	nextdoorsolutions.org
27	Agency/Group/Organization	Path Ventures
	Agency/Group/Organization Type	Homelessness 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?	Stakeholder focus group
	Website	epath.org/path-ventures
28	Agency/Group/Organization	Pride Social
	Agency/Group/Organization Type	LGB Advocacy
	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?	Stakeholder focus group
	Website	pridesocialsouthcounty.com/#OurMission
29	Agency/Group/Organization	Project Sentinel
	Agency/Group/Organization Type	Fair Housing Legal Services
	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?	Stakeholder focus group
	Website	https://www.housing.org

STAKEHOLDER CONSULTATION		
30	Agency/Group/Organization	Rebuilding Together Peninsula and Silicon Valley
	Agency/Group/Organization Type	Home Rehabilitation
	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?	Stakeholder focus group
	Website	RebuildingTogetherPeninsula.org and RebuildingTogetherSV.org
31	Agency/Group/Organization	Resources for Community Development
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group
	Website	https://rcdhousing.org
32	Agency/Group/Organization	San Andreas Regional Center
	Agency/Group/Organization Type	Supportive Services for Residents with Disabilities
	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?	Stakeholder focus group
	Website	sanandreasregional.org
33	Agency/Group/Organization	Santa Clara County Housing Authority
	Agency/Group/Organization Type	Public housing authority
	What section of the Plan was addressed by Consultation?	Needs Assessment Market Analysis

STAKEHOLDER CONSULTATION		
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Stakeholder focus group
	Website	scchousingauthority.org
34	Agency/Group/Organization	Satellite Affordable Housing Associates
	Agency/Group/Organization Type	Affordable housing
	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?	Stakeholder focus group
	Website	sahahomes.org
35	Agency/Group/Organization	Senior Adults Legal Assistance
	Agency/Group/Organization Type	Fair Housing Legal Services
	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?	Stakeholder focus group
	Website	mightycause.com/organization/Senior-Adults-Legal-Assistance
36	Agency/Group/Organization	Silicon Valley Independent Living Center
	Agency/Group/Organization Type	Services for people with disabilities
	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?	Stakeholder focus group
	Website	svilc.org
37	Agency/Group/Organization	SOMOS Mayfair
	Agency/Group/Organization Type	Community Advocacy/Families

STAKEHOLDER CONSULTATION		
	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?	Stakeholder focus group
	Website	somosmayfair.org
38	Agency/Group/Organization	Sourcewise
	Agency/Group/Organization Type	Services for older adults and people with disabilities
	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?	Stakeholder focus group
	Website	mysourcewise.com
39	Agency/Group/Organization	South County Compassion Center
	Agency/Group/Organization Type	Unhoused 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?	Stakeholder focus group
	Website	thecompassioncenter.org
40	Agency/Group/Organization	The Youth Space
	Agency/Group/Organization Type	Community advocacy 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?	Stakeholder focus group
	Website	youthspace.org

STAKEHOLDER CONSULTATION		
41	Agency/Group/Organization	United Way Bay Area
	Agency/Group/Organization Type	Supportive services
	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?	Stakeholder focus group
	Website	uwba.org
42	Agency/Group/Organization	Upwards
	Agency/Group/Organization Type	Child-care services
	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?	Stakeholder focus group
	Website	upwards.com
43	Agency/Group/Organization	Vista Center for Blind and Visually Impaired
	Agency/Group/Organization Type	Services for people with disabilities
	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?	Stakeholder focus group
	Website	vistacenter.org
44	Agency/Group/Organization	YWCA Golden Gate Silicon Valley
	Agency/Group/Organization Type	Supportive services for domestic violence survivors
	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?	Stakeholder focus group

STAKEHOLDER CONSULTATION		
	Website	https://yourywca.org
45	Agency/Group/Organization	Community Based Organizations
	Agency/Group/Organization Type	Nonprofit
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment and Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with City staff
	Website	N/A
46	Agency/Group/Organization	Chamber of Commerce
	Agency/Group/Organization Type	Business Community
	What section of the Plan was addressed by Consultation?	Market Analysis: Economic Development Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with consultant staff
	Website	chambermv.org

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

Not applicable. All agency types were consulted.

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

Table 3, third column references the “Strategic Plan” which is part of the 2025-30 Consolidated Plan, and how it overlaps with other planning efforts (first column).

Table 2—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 City’s

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		Strategic Plan to support activities to prevent and end homelessness and Goal 2 of the Consolidated Plan to provide homeless prevention programs and supportive services.
Santa Clara County Community Plan to End Homelessness, 2020-2025	Destination: Home	The Community Plan serves as a road map for ending homelessness and has three main strategies: (1) address the root causes of homelessness through system and policy change; (2) expand homelessness prevention and housing programs to meet needs; and (3) improve quality of life for unsheltered individuals and create healthy neighborhoods for all. The City reviewed the Community Plan when the 2025-30 Consolidated Plan/Strategic Plan was being developed. Goal 2 of the Consolidated Plan supports the Community Plan by providing homeless prevention programs and supportive services.
City of Mountain View Housing Element (2023-2031)	City of Mountain View	The City's State-certified 2023-31 Housing Element identifies various programs that the City must evaluate or implement to address housing needs in Mountain View. Both the Housing Element and the Strategic Plan aim to create and preserve affordable housing within the City, and the Consolidated Plan Goal 1, which promotes affordable housing through the development of new units, supports the Housing Element goals.
Mountain View Homeless Response Strategy	City of Mountain View—City Manager's Office/Human Services Division	The City's Homeless Response Strategy identifies programs, initiatives, partners, and implementation plan to address homelessness. The Consolidated Plan Goal 2 will utilize these key partnerships.
Initiatives to Serve Mountain View's Most Vulnerable Residents, 2024 Update	City Manager's Office and Human Services Division	Provides a comprehensive update on the City's Human Services Division's work within childcare, mental health services, minimum wage, the Guaranteed Basic Income Pilot Program, ongoing collaboration with community-based organizations and nonprofits, and homelessness programs and services. The report also includes strategic investments and priorities for addressing homelessness in the City—which Consolidated Plan Goals 2 and 3 (homeless prevention and social services investments) will support.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City Council Strategic Priorities	City Council	A two-year work plan that establishes the top projects to advance the Council’s strategic vision and strategic priorities. The strategic priorities adopted by City Council are seven critical policy areas that work toward the City’s vision. These priorities include: (1) Community for All; (2) Intentional Development and Housing Options; (3) Mobility and Connectivity; (4) Sustainability and Climate Resiliency; (5) Livability and Quality of Life; (6) Economic Vitality; and (7) Organizational Strength and Good Governance. Consolidated Plan Goals 1, 2, and 3 directly support these priorities.
Economic Vitality Strategy	City of Mountain View Economic Development	The Economic Vitality Strategy advances the City’s plans to create livable neighborhoods and a strong local economy, and identifies 25 implementation strategies and 164 action items that the City and its partners will focus on through 2034. The Consolidated Plan Economic Vitality Goal 4 supports the Economic Vitality Strategy by investing in work force development and small business assistance.
Mountain View HOME-ARP Allocation Plan	City of Mountain View	The HOME-ARP Allocation Plan identifies homeless persons and households in the City and describes the gaps in the current shelter and service system to inform the allocation of federal funds. The City was awarded a HOME-ARP allocation of \$982,560 and allocated it toward homeless supportive services and the development of affordable rental housing. These uses align with two of the Priority Needs identified in this Consolidated Plan: (1) Increase Affordable Housing; and (2) Respond to Homelessness.
2022 STI and HIV Epidemiology Report	Santa Clara County Department of Public Health	Identifies HIV diagnoses and cases and high-risk populations and includes strategies for reducing HIV diagnoses. Informed the recommendation for Priority Needs 3 in the SP section below the Consolidated Plan.
Santa Clara County Multi-jurisdictional Hazard Mitigation Plan	County of Santa Clara and jurisdictions	Assesses current capabilities and identifies action items that will expand and improve existing authorities, plans, policies, and resources for mitigation. Informed the hazard risk section of the Consolidated Plan.



Narrative (optional):

Please see the narrative above.

AP-12 Citizen Participation—91.105, 91.115, 91.200(c) and 91.300(c)

Portions of the following section are presented in landscape format to comply with HUD-required formatting standards.

1. **Summary of citizen participation process/efforts made to broaden citizen participation, and how it impacted goal setting:**

Per the federal notification requirements and the City’s adopted Citizen Participation Plan, the City has solicited public input throughout the development of the FY 2026-27 Annual Action Plan (AAP). On February 19, 2026, a public notice was published in the Palo Alto Daily Post, the local newspaper of general circulation, announcing the availability of the draft FY 2026-27 AAP for a 30-day public comment period from March 29, 2026 to April 28, 2026. The notice also included information about two public hearings, which were held at the March 5, 2026 Human Relations Committee (HRC) meeting, and the April 28, 2026 City Council meeting.

The public notice was also translated in Spanish, Chinese, and Russian, and posted to the City’s website at <https://www.mountainview.gov/our-city/departments/housing>. The draft Annual Action Plan was posted on the City’s website on March 27, 2026. Physical copies of the draft Annual Action Plan were available for citizen review during normal working hours at the City’s Housing Department at 500 Castro Street, Mountain View, CA 94041.

Notices about the public hearings and comment period were also sent to the Housing Interest List, which includes individuals and groups, such as public service and nonprofit agencies, affordable housing developers and property managers, and public agencies such as the County and the Santa Clara County Housing Authority.

The goals included in this AAP (see Section AP-20) are based on the goals that were established in the 2025-30 Consolidated Plan and input received during the citizen participation process.

Table 3—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	Newspaper Ad (Public Notice published in the Palo Alto Daily Post)	Non-targeted/ broad community	This public notice provided information on the HRC and City Council public hearings, as well as the 30-day public comment period from March 29 through April 28, 2026.	A summary of comments received will be inserted once available.	A summary of comments received will be inserted once available.	Not applicable
2	Internet Outreach (Public Notice published online in the Mountain View Voice)	Non-targeted/ broad community	This public notice provided information on the HRC and City Council public hearings, as well as the 30-day public comment period from March 29 through April 28, 2026.	A summary of comments received will be inserted once available.	A summary of comments received will be inserted once available.	Not applicable
3	Internet Outreach (Public Notice and draft AAP posted on the City's Housing Department Website)	Non-targeted/ broad community	This public notice provided information on the HRC and City Council public hearings, as well as the 30-day public comment period from March 29 through April 28, 2026. Additionally, a draft of the AAP was made available.	A summary of comments received will be inserted once available.	A summary of comments received will be inserted once available.	City Housing Department Website



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)
4	Public Hearing (City's Human Relations Committee Meeting on March 5, 2026)	Non-targeted/ broad community (Mountain View residents, City government staff, and Committee members)	Meeting was attended by the Committee members, staff, and members of nonprofit organizations.	Members of local nonprofit organizations who were recommended to receive funding spoke about their programs and thanked the Committee members for the opportunity.	All comments accepted.	City Legistar
5	Public Hearing (City Council Meeting on April 28, 2026)	Non-targeted/ broad community (Mountain View residents, City government staff, and Councilmembers)	Meeting was attended by the Councilmembers, staff, and members of nonprofit organizations.	A summary of comments received will be inserted once available.	A summary of comments received will be inserted once available.	Legistar link will be inserted once available.

AP-15 Expected Resources—91.220(c)(1,2)

Introduction

During PY 2026, the City anticipates the following levels of CDBG and HOME funding, which is based on the PY 2025 amounts as discussed above.

Table 5—Expected Resources—Priority Table

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Community Development Block Grant (CDBG)	HUD	Acquisition, Economic Development, Housing, Public Improvements, Public Services Admin and Planning	\$600,557	\$400,000	\$978,322	\$1,978,879	\$1,801,671	Funds will be used to support the goals established in AP-20.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME Investment Partnerships (HOME)	HUD	Acquisition, Homebuyer assistance, Homeowner rehabilitation Multi-family rental new construction, Multi-family rental rehab, New construction for ownership, TBRA Admin and planning	\$232,462	\$500,000	\$468,168	\$1,200,630	\$697,386	Funds will be used to support the goals established in AP-20.

AP-15 Expected Resources—91.220(c)(1,2) (Continued)

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

The City will leverage federal funds by supplementing them with local funds. The City implements several local funding sources that can be combined with state, federal, and CDBG funds, including:

- Below-Market-Rate Housing In-Lieu Fees
- Housing Impact Fee
- Former Redevelopment Funds

In addition, the City supplements its CDBG public service funding with City General Funds. In PY 2026, \$171,000 of General Funds will be allocated to public services to fill the gap between the allowable amount of CDBG and demand.

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

Descriptions of City-owned properties that may be used to address community development needs were identified in the 2025-30 Consolidated Plan and are shown below.

Lot 12—The City-owned public parking lot in Downtown Mountain View is being redeveloped into 120 units of affordable housing. In addition to contributing the full value of the land, the City has provided \$23.45 million to the project, including HOME and HOME-ARP funds. The project will include units affordable to households earning up to 60% AMI, and will have rapid rehousing units, permanent supportive housing units, and units for the intellectually/developmentally disabled. Construction began in early March 2026 and will take approximately two years to complete.

Evelyn Site (87 East Evelyn Avenue)—The City purchased this site from the Valley Transportation Authority (VTA) in 2021. In 2023, the City selected Affirmed Housing as the developer. The City is contributing the full land value and has committed \$8 million to the project. The overall project will generate 268 fully affordable units serving households with an income ranging from 30% to 60% AMI.

1305 Space Park Way—This site was dedicated to the City by the Sobrato Organization to satisfy the City’s Below-Market-Rate housing obligations for its market-rate project. City is evaluating potential affordable housing options for the site, including the potential for an affordable homeownership development.

AP-20 Annual Goals and Objectives

The goals and priority needs addressed in Table 6 below were established in the 2025-30 Consolidated Plan, and were developed through analysis of housing market data, needs of low- and moderate-income populations, and stakeholder and resident consultations as discussed earlier in this document.

Table 6—Goals Summary

Goals Summary Information

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	2026	2027	Affordable Housing	Citywide	- Increase affordable housing	CDBG: \$1,507,541 HOME: \$1,177,384	- 12 homeowner housing units rehabilitated - Funds will be allocated towards affordable housing projects after they're identified
2	Respond to Homelessness	2026	2027	Homeless	Citywide	- Respond to homelessness	CDBG: \$77,601	- 3,160 persons assisted
3	Support Public Services	2026	2027	Non-Homeless Special Needs	Citywide	- Support social services	CDBG: \$113,626	- 661 persons assisted
4	Promote Economic Vitality	2026	2027	Non-Housing Community Development	Citywide	- Promote Economic vitality	CDBG: \$80,000	- 10 businesses assisted

5	Enhance Public Infrastructure	2026	2027	Non-Housing Community Development	Citywide Qualified Census Tracts	- Enhance public infrastructure	CDBG: \$0	<i>No projects were identified under this goal for FY 2026-27</i>
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Table 7—Goal Descriptions

Goal Descriptions

2026-27 Mountain View Annual Action Plan Goals		
1	Goal Name	Increase Affordable Housing
	Goal Description	Promote affordable housing through the development of new units, and the rehabilitation of existing units. This includes, but is not limited to, supporting new construction, housing acquisition, housing rehabilitation, housing preservation, and partnering with nonprofits to provide rental and homeownership opportunities.
2	Goal Name	Respond to Homelessness
	Goal Description	Respond to homelessness through a range of programs, including, but not limited to, assistance for those experiencing or at risk of homelessness through supportive services and homelessness prevention.
3	Goal Name	Support Public Services
	Goal Description	Support public services that enhance health, safety, and well-being of populations in need, including, but not limited to, senior services, service for victims of domestic violence, and health services.
4	Goal Name	Promote Economic Vitality
	Goal Description	Support economic vitality through job creation, work force development, job training, and small business assistance.
5	Goal Name	Enhance Public Infrastructure
	Goal Description	Install new, or rehabilitate end-of-life public infrastructure, including, but not limited to, enhancements to safety, mobility, and accessibility.

AP-35 Projects—91.220(d)

Introduction

The proposed projects for PY 2026 include the following:

Table 8—Project Information

Projects

No.	Project Name
1	Affordable Housing
2	Rebuilding Together Peninsula—Minor Home Repair Program
3	Community Services Agency—Services for Homelessness Prevention
4	Community Services Agency—Senior Services Case Management
5	LifeMoves—MTV Housing Specialist
6	Senior Adults Legal Assistance—Legal Services for Seniors
7	Silicon Valley Independent Living Center—Services for the Disabled
8	Vista Center for the Blind and Visually Impaired—Services for the Blind
9	Catholic Charities of SCC –Long-Term Care Ombudsman Program
10	Community Legal Services in East Palo Alto—Housing Legal Services Program
11	Day Worker Center—Education, Skills, and Job Placement Program
12	Upwards—Boost Program
13	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Allocation priorities were based on the priority needs and goals established in the 2025-30 Consolidated Plan. Obstacles to addressing underserved needs are is that demand significantly exceeds available resources, which is compounded by the continued high cost of living and housing in Mountain View and the region.

AP-38 Project Summary

Table 9—Project Summary Information

Project Summary Information

1	Project Name	Affordable Housing
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$1,407,541 HOME: \$1,177,384
	Description	Utilize CDBG and HOME funds in the City for the development or rehabilitation of affordable housing
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	To be determined after eligible projects have been identified.
	Location Description	Citywide
	Planned Activities	To be determined after eligible projects have been identified.
2	Project Name	Rebuilding Together Peninsula—Minor Home Repair Program
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing
	Needs Addressed	Increase Affordable Housing
	Funding	CDBG: \$100,000.00
	Description	The agency provides minor home repair services to low-income individuals and families. The program supports both fixed housing and mobile homes.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	12 households estimated to benefit.
	Location Description	Citywide
	Planned Activities	Minor repair needs for eligible low-income homeowners before they become serious safety or deferred maintenance issues.
3	Project Name	Community Services Agency—Services for Homelessness Prevention

	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness
	Funding	CDBG: \$25,867
	Description	The agency provides case management services to low-income individuals and families. The program supports both housed and un-housed community members with case management services, which including advocacy, enrollment in benefits and housing.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,050 individuals estimated to benefit.
	Location Description	Citywide
	Planned Activities	Basic needs services and assistance for the homeless and those at risk of homelessness.
4	Project Name	Community Services Agency—Senior Services Case Management
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$25,867
	Description	Provide case management to seniors over age 60 to keep them living independently at home through wrap-around services, advocacy at medical appointments, assistance enrolling in benefits, and home visits to assess needs and address safety concerns.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	130 elderly individuals estimated to benefit.
	Location Description	Citywide
	Planned Activities	Case management services for seniors.
5	Project Name	LifeMoves—MTV Housing Specialist
	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness

	Funding	CDBG: \$25,867
	Description	Homeless case management services for homeless individuals at the Homekey Mountain View site.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	90 individuals estimated to benefit
	Location Description	Citywide
	Planned Activities	Homeless case management services for homeless individuals at the Homekey Mountain View site.
6	Project Name	Senior Adults Legal Assistance—Legal Services for Seniors
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$15,319
	Description	Provide free legal services to Mountain View seniors focusing on: public benefits, housing, elder abuse/domestic violence, nursing homes, consumer/finance, advance health-care directives, and incapacity/end-of-life planning.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	40 elderly individuals estimated to benefit
	Location Description	Citywide
	Planned Activities	Legal services for seniors and persons with disabilities.
7	Project Name	Silicon Valley Independent Living Center—Services for the Disabled
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$9,870

	Description	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible community-based housing in which to transition from homelessness, nursing homes or unstable, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	36 individuals with disabilities estimated to benefit.
	Location Description	Silicon Valley Independent Living Center, Mountain View Senior Center
	Planned Activities	Housing placement assistance and referrals for residents with disabilities, including seniors with disabling conditions. Participants learn how to locate affordable, accessible community-based housing in which to transition from homelessness, nursing homes, or unstable, temporary housing. The program provides individualized services, housing workshops, and referral services to other organizations.
8	Project Name	Vista Center for the Blind and Visually Impaired—Services for the Blind
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$25,867
	Description	Vision Loss Rehabilitation Program provides visually impaired adults the skills necessary to remain safe and independent in their home by creating an individual rehabilitation plan, rehabilitation services, including assistive technology, and training in orientation, mobility, and daily living skills.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	32 individuals with disabilities estimated to benefit
	Location Description	Vista Center for the Blind
	Planned Activities	Services for blind and visually impaired persons.

9	Project Name	Catholic Charities of SCC—Long-Term Care Ombudsman Program
	Target Area	Citywide
	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$10,836
	Description	Assist Long-Term Care residents in seeking to resolve problems and advocate for the rights of residents
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	48 individuals
	Location Description	Citywide
	Planned Activities	Assist Long-Term Care residents in seeking to resolve problems and advocate for the rights of residents
10	Project Name	Community Legal Services in East Palo Alto—Housing Legal Services Program
	Target Area	Citywide
	Goals Supported	Respond to Homelessness
	Needs Addressed	Respond to Homelessness
	Funding	CDBG: \$25,867
	Description	The Housing Legal Services Program will protect tenants from being unlawfully displaced from their homes and will help low-income families remedy dangerous housing conditions and combat unlawful practices by landlords and management companies.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 individuals
	Location Description	Citywide
	Planned Activities	The Housing Legal Services Program will protect tenants from being unlawfully displaced from their homes and will help low-income families remedy dangerous housing conditions and combat unlawful practices by landlords and management companies.
11	Project Name	Day Worker Center—Education, Skills, and Job Placement Program
	Target Area	Citywide

	Goals Supported	Support Public Services
	Needs Addressed	Support Public Services
	Funding	CDBG: \$25,867
	Description	Provide learning opportunities, skills training, and leadership development for LMI residents
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	375 individuals
	Location Description	Citywide
	Planned Activities	Provide learning opportunities, skills training, and leadership development for LMI residents
12	Project Name	Upwards—Boost Program
	Target Area	Citywide
	Goals Supported	Promote Economic Vitality
	Needs Addressed	Promote Economic Vitality
	Funding	CDBG: \$80,000.00
	Description	Provide technical assistance to LMI microenterprise businesses in the City that provide childcare services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	10 businesses
	Location Description	Citywide
	Planned Activities	Provide technical assistance to LMI microenterprise businesses in the City that provide childcare services.
13	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Increase Affordable Housing Respond to Homelessness Support Public Services Planning and Administration
	Needs Addressed	Increase Affordable Housing Respond to Homelessness Support Social Services

Funding	CDBG: \$200,111 HOME: \$23,246
Description	Mountain View will continue to provide the planning and administration services required to manage and operate the City CDBG and HOME programs. Such funds will assist in addressing community development and housing projects.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	CDBG and HOME Program Administration is located at City of Mountain View, 500 Castro Street, Mountain View, CA 94041
Planned Activities	Program administration for CDBG and HOME programs

AP-50 Geographic Distribution—91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

Public services will be provided Citywide to households with critical needs. HOME will be used to support affordable housing creation in the areas where that housing is being developed. CDBG infrastructure funding will be directed to areas with the greatest ADA and mobility improvement needs.

Geographic Distribution

Table 10—Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Rationale for the priorities for allocating investments geographically.

The geographic allocation prioritizes assisting low- and moderate-income households throughout the City rather than focusing on one particular area. This approach is needed to effectively reach households with the greatest needs.

Discussion

Please see the discussion above.

AP-55 Affordable Housing—91.220(g)

Introduction

This section reports on the goals for activities that will be carried out in FY 2026-27 with housing-related outcomes. For the City, this includes the Rebuilding Together Peninsula Minor Home Repair Program whose goal is to rehabilitate 12 homes.

Table 11—One-Year Goals for Affordable Housing by Support Requirement

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 12—One-Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Discussion

Please see the discussion above.

AP-60 Public Housing—91.220(h)

Introduction

This section is not applicable as the City does not own or operate public housing, nor does the Santa Clara County Housing Authority (SCCHA). However, SCCHA has implemented several initiatives to increase resident involvement, particularly through its Moving to Work (MTW) Annual Plans. The MTW program is a federal demonstration program that allows greater flexibility to design and implement more innovative approaches for providing housing assistance. SCCHA is currently in the process of updating its Strategic Plan. The updated plan will promote informed decision-making about how to achieve overall objectives in support of the agency's mission. Until the update is completed the SCCHA will continue to utilize its current MTW Strategic Plan.

Additionally, SCCHA has significantly expanded and preserved the local affordable housing supply. During the 2020-2025 Strategic Plan period, SCCHA added 813 newly constructed or acquired affordable units, secured entitlements for an additional 662 units, and preserved approximately 1,600 units through strategic acquisitions and recapitalizations. SCCHA currently owns and manages 3,500 affordable housing units, with approximately 1,300 additional units in its active development pipeline, including family housing, senior housing, permanent supportive housing, and housing for transitional-age youth and formerly unhoused residents. SCCHA assists approximately 20,000 households through the Housing Choice Voucher program.

The Family Self-Sufficiency (FSS) Program fosters active resident participation in setting and achieving personal and financial goals. Through this voluntary five-year program, Housing Choice Voucher (HCV) participants work with SCCHA case managers to develop individualized plans that may include completing education, obtaining job training, or securing employment. Participants benefit from financial incentives, such as escrow savings accounts that grow as their earned income increases. These funds are made available to families upon program completion, providing both motivation and a financial foundation for long-term self-sufficiency.

According to SCCHA's MTW FY 2019 Plan, 232 residents were actively enrolled in the FSS program at that time. This initiative exemplifies how SCCHA engages residents in shaping their futures and provides meaningful opportunities for self-advocacy, skill development, and financial growth.

Actions planned during the next year to address the needs to public housing.

Not applicable. There are no public housing units in the City. However, SCCHA has provided Project-Based Vouchers (PBVs) to existing projects and have conditionally awarded additional vouchers to several projects under development by affordable housing developers in Mountain View.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

Not applicable. There are no public housing units in the City.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The PHA is not designated as troubled.

Discussion

Please see the discussion above.

AP-65 Homeless and Other Special Needs Activities—91.220(i)

Introduction

During PY 2026, the City will work with the County and partner jurisdictions to implement the following activities to address homelessness:

1. Increase affordable and supportive housing;
2. Preserve existing affordable and supportive housing;
3. Provide essential services for special needs residents, including seniors; and
4. Maintain and expand activities designed to ensure housing stability and prevent and reduce homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness, including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City will support the County Community Plan to End Homelessness by funding public services that reach homeless persons and provide them with case management and housing search services.

Addressing the emergency shelter and transitional housing needs of homeless persons and 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.

Mountain View will continue to support the City's Safe Parking program, which provides an additional housing resource, relieves pressure on the County's shelter system and connects households with effective case management.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City's FY 2026-27 Annual Action Plan includes public services funding for nonprofit partners to provide case management, legal services, emergency assistance, and job training and skill development supportive services and which target low-income household at-risk of homelessness.

AP-75 Barriers to affordable housing—91.220(j)

Introduction

The City's 2023-2031 Housing Element identified nongovernmental and governmental constraints to affordable housing development, including:

- Market and economic conditions
- Lack of funding
- Land use policies
- Certain zoning regulations and development standards
- Approval and processing times

Other nongovernmental constraints to affordable housing are summarized below.

Availability of financing. The availability of financing can have a direct impact on housing supply and costs. Specifically, high interest rates can make it more expensive to build, purchase, and improve homes, while restrictive lending terms can make it difficult for households to qualify for financing. It is particularly challenging for affordable housing developers building fully affordable rental projects, which require the assembly of multiple funding sources which is a complex, time-consuming process; however, this is a widespread issue and is not unique to Mountain View context. To address this constraint, the City provides low-cost financing to affordable housing projects to help fill funding gaps.

Land costs. Land costs are high across the County and in Mountain View, but can vary based on location, lot size, zoning, availability of existing infrastructure, and other factors. The City's Housing Element notes that, "recent sales of sites in Mountain View that are zoned for multi-family residential development indicate that typical land prices for multi-family sites are approximately \$13 million per acre. Affordable housing developers consulted as part of the Housing Element update process reported that a land cost of \$100,000 per unit or more is not unusual in the Mountain View market."

Construction costs. Construction costs have increased substantially over the past several years and are often cited as a key barrier to the production of housing. The Housing Element cited that in late 2021, development costs for multi-family units often total \$550,000 per unit or more, before including the cost of land. One affordable housing developer reported that it is difficult to build an affordable unit in Silicon Valley for less than \$700,000 per unit, including the cost of land, and that the cost of one recent project in Mountain View exceeded \$1 million per unit.

Actions planned to remove or to ameliorate the negative effects of public policies that serve as barriers to affordable housing, such as land use controls, tax policies affecting land, zoning

ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City's 2023-31 Housing Element includes several programs and policies for the City to undertake to reduce barriers and address government constraints on affordable housing development, including:

- Eliminate minimum parking standards for residential in transit-oriented areas, affordable housing developments, and other cases (Program 1.2);
- Review and update ordinance and Precise Plan Residential Standards to ensure they reflect contemporary building types, improve ease of implementation, and improve consistency across districts (Program 1.3);
- Park Land Ordinance update to identify where fee reductions can be made (Program 1.8)
- Continue to implement the City's local density bonus programs (Program 1.10);
- Subsidize and support affordable housing programs (Program 2.1);
- Development streamlining and processing revisions to reduce planning and building permit review timelines to address constraints resulting from the duration of staff review (Program 4.1);
- Advocate for, propose, and shape legislation at the federal and state levels that increase the ability to develop affordable housing, prevent displacement, and remove impediments to accessing housing; support regional funding measure to support affordable housing (Program 4.2);
- Examine new revenue sources and increases to existing sources to support subsidized housing (Program 4.3); and
- Work with the private sector, philanthropy, and public agencies to bring in additional funding sources to support a range of affordable housing opportunities (Program 4.4).

Housing Element policies that support addressing affordable housing barriers include:

- Periodically evaluate the City's development standards, review processes and, if necessary, remove unnecessary barriers to quality housing for all income levels (Policy 1.5);
- Provide incentives, such as reduced parking standards and/or reductions in other development standards and fees, to facilitate the development of housing that is affordable to lower- and moderate-income households (Policy 1.6);
- Initiate and maintain programs to assist extremely low-, very low-, low-, and moderate-income households in accessing affordable rental and ownership units (Policy 2.1); and
- Advocate for additional state, regional, and private funding for affordable housing and affordable housing programs (Policy 4.1).

AP-85 Other Actions—91.220(k)

Introduction

This section discusses the City's efforts to address underserved needs, expand and preserve affordable housing, reduce lead-based paint hazards, and develop an institutional structure to deliver housing and community development activities.

Actions planned to address obstacles to meeting underserved needs

The City supplements its CDBG and HOME funding with other resources and funds to meet the underserved needs of low and moderate-income households and individuals in the City. The City Council approves an annual allocation from the General Fund to further support public service activities. During PY 2026, \$171,000 of General Fund dollars will be appropriated to nonprofit organizations that program case management, health care, meals/healthy food, and child enrichment to low-income Mountain View residents.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the City supplements its CDBG funding with local funds, such as the BMR affordable housing program and housing impact fees to facilitate the development of affordable housing.

Actions planned to reduce lead-based paint hazards

The City requires that properties built before 1978 that use CDBG or HOME funds, or which are not exempt under the Residential Lead-Based Paint Hazard Reduction Act of 1992, undergo testing for lead-based paint (LBP). Properties that test positive must have appropriate reduction and abatement procedures implemented. The City informs all CDBG and HOME subrecipients carrying out rehabilitation or acquisition activities, who in turn inform their beneficiaries, of the dangers of lead-based paint and the requirements for lead abatement. The City or its subrecipients also inspect 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 to carry out CDBG and HOME funded projects.

At the County level, the 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.

Actions planned to reduce the number of poverty-level families

In addition to providing General Fund dollars to supplement the CDBG public services allocation, the City will use CDBG to fund economic development programs that focus on job training, skill development, and small business assistance for low-income households.

Actions planned to develop institutional structure

Santa Clara County and the City have a well-developed regional and local institutional structure to implement housing and community development activities. The City is implementing its 2025-2030 Consolidated Plan, which includes the 2026-27 Annual Action Plan, through a network of nonprofit organizations, public-private partnerships, such as Destination: Home, and collaboration with County agencies and other jurisdictions. According to the Consolidated Plan goals and objectives, the City allocates CDBG and HOME funds to nonprofit agencies and affordable housing developers.

The City will continue to work with its external partners, nonprofits, businesses, and philanthropic organizations, on a multi-sectoral approach to identify funding resources and programs to meet the City's housing and public service needs. The City will also work with the State and federal governments to secure additional funding needed to help meet the community's housing and public service needs. These efforts have been discussed in prior section of this AAP.

Actions planned to enhance coordination between public and private housing and social service agencies

The City benefits from a strong local and regional network of housing and community development partners, such as the County. To enhance intergovernmental and private sector coordination, the City participates with other local jurisdictions and developers in sharing information and resources. Collaborative efforts include regular quarterly meetings among the entitlement jurisdictions and coordination on project management for projects funded by multiple jurisdictions. The City also holds a developer roundtable on a periodic basis to share information with residential developers.