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**Sent:** Friday, August 12, 2022 7:21 PM

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**Subject:** re: 8/17/2022 EPC Meeting - Agenda Item 5.1 - 870 East El Camino Real Residential Project

Honorable Chair Cranston and Commissioners:

I had some questions on the number of affordable units that this project would replace and/or add to Mountain View;

From the staff report:

"The project is subject to three requirements for affordable units:

1. City's 15% inclusionary Below Market rate (BMR) requirement—which requires a total of 24 units at two income levels in the range of 50% to 120% AMI, with an overall weighted average of 65% AMI.
2. State Density Bonus requirements—developer requests a 35% density bonus, which requires 33 very low-income units to be incorporated into the project.
3. SB 330 replacement requirements—all 42 of the apartments are rent-protected units, which must be replaced under the provisions of SB 330, which requires that the units be replaced at rents affordable to the former tenants."

Could you clarify if these requirements are cumulative or not? In other words, do the replacement units count towards the other two requirements or not?

If the requirements are cumulative, great, this project prevents net loss and provides a net gain of affordable housing units for Mountain View.

However, If the requirements are not cumulative, it means that this project would prevent loss of affordable housing but would not add any new net unit to Mountain View's affordable housing stocks; not one affordable unit counting towards RHNA?

Also, as more SB 330 projects come about, it seems doubtful that Mountain View will ever reach its RHNA quota for affordable housing (roughly half of the total RHNA quota).

Sincerely,

Serge Bonte  
Mountain View