

CITY OF MOUNTAIN VIEW · HOUSING DEPARTMENT • AFFORDABLE HOUSING DIVISION

Attachment 6

BMR AFFORDABLE HOUSING COMPLIANCE PLAN

Please fill out this form and submit it with your application for new development to the Housing Department. This completed form is used to determine and verify the completeness of the application. For additional information or questions on this form, you may email anna.reynoso@mountainview.gov

SECTION 1: GENERAL INFORMATION

1a. Applicant Information	
Company Name: Brian Griggs Griggs Resource Group	E-mail: brian@griggsgroup.com
	Phone No.: 925 580 4902
Mailing Address (Street, City, State, Zip Code): 935 Moraga Road, Suite 200, Lafayette, Ca. 94549	
Contact Name: Same As Above	E-mail:
	Phone No.:
1b. Project Information	
Project Name: 515-545 N. Whisman	Project Address(es): 515-545 N. Whisman
Project APN: 160-54-003 and 160-54-004	Planning App. No. (if known): PL-11346
1c. Project Details	
1. Number of Residential Buildings	30
2. Total Number of Project Units:	195
3. Housing Project Type:	<input checked="" type="checkbox"/> For Sale <input type="checkbox"/> Rental <input type="checkbox"/> Both For Sale and Rental
4. Will the proposed project lead to the demolition of any existing rental units? <i>Rental units: any units rented, advertised for rent, or offered for rent within the last five years.</i> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please complete and submit the Tenant Relocation Compliance Plan.	
5. Are you pursuing a Parcel or Tentative Map with the project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Are you pursuing a density bonus?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

1d. Exemptions			
Are you building a 100% “deed-restricted” affordable development?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Are you building an accessory dwelling unit (ADU)?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Are you remodeling an existing single-family home?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Are you rebuilding a single-family home on a lot previously occupied by a single-family home?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
<i>If you answered yes to any of the above questions, you may be exempt from the BMR Program. Please contact the Housing Division at 650-903-6475 before continuing.</i>			

SECTION 2: AFFORDABLE HOUSING COMPLIANCE

2a. Affordable Housing Compliance	
Select Proposed Compliance Approach.	
<i>See BMR Administrative Procedures, Section 3, for more information.</i>	
<input checked="" type="checkbox"/>	Building units on-site
<input type="checkbox"/>	Building units on-site and paying a fractional fee for units less than 0.5
<input type="checkbox"/>	Project is less than seven (7) units, paying a fractional in-lieu fee
<input checked="" type="checkbox"/>	<u>Alternative Mitigation:</u> <i>If proposing an alternative mitigation, complete Sections 2b and 2c of this section only and the Alternative Mitigation Supplement.</i>

2b. Unit Mix				
Provide information for all units in the development.				
<i>Attach an Excel spreadsheet with the same column titles if additional space is needed.</i>				
Unit Type/Plan	No. of Bedrooms	Living Sq. Ft.	No. of Units	Total Square Feet
See Attached Spreadsheet				
Totals				

Projects of less than seven (7) units that are eligible to pay a fractional in-lieu fee are not required to complete sections 2c, 2d, and 2e, unless they will be providing affordable units on-site.

2c. Affordable Unit Calculations Summary Table	
Attach a written description detailing how you arrived at the calculations.	
Replacement Requirements (complete replacement requirement supplement)	
Total Replacement Requirement (Units)	
<i>VLI Replacement Requirement</i>	
<i>LI Replacement Requirement</i>	
Replacement Requirement (Bedrooms)	
Total Affordable Units In Project (replacement units + any additional BMR units)	
Density Bonus	
Base Units	182
Density Bonus Percentage	7 %
Density Bonus Units	13
Total Project Units (Base Units + Density Bonus Units)	195
BMR Program	
BMR Requirement	46 Units
BMR Weighted Average	130 %

2d. AMI Level Information		
<i>See BMR Administrative Procedures, Section 4, for more information.</i>		
AMI Level	Number of Units @ AMI Level	Percentage of Units @ AMI
100%	14	50%
110%	14	50%
Total Affordable Units	28	
Weighted Average (Sum of percentage column)		100%
<i>For Townhouse and Rowhouse Projects Only. Please provide AMI information for the additional 10% requirement at a weighted average of 135% of AMI below.</i>		
AMI Level (A)	Number of Units @ AMI Level (B)	Percentage of Units @ AMI (C=(A/B)/D)
160%	9	50%
180%	9	50%
Total Affordable Units (D)	18	
Weighted Average (Sum of Column C)		170%

**Please note that not submitting the items requested below and/or not marking the appropriate boxes may result in the Housing department not being able to deem the submitted application complete.*

Please attach the following items:

- Parcel maps and/or site maps indicating the proposed location within the development and square footage for both the BMR and market-rate units.
- Construction and completion schedule of all BMR and market-rate units.
- Phasing of BMR units *(if applicable)*.
- Comparison of bedrooms, fixtures, and access to amenities for the market-rate units and on-site BMR units.
- For Ownership Projects Only:** If providing units below 80 percent AMI, provide the anticipated initial HOA dues rate per household for the project.

Proposed location and AMI level of each unit shown on the attachment. Construction schedule for delivery of BMR units will be commensurate with phasing and completion of market rate units (e.g. at least 25% of all units will be BMR units). Bedroom ratio of BMR units equals overall project ratio and BMR units will have equal access to amenities as market rate units.

**AFFORDABLE HOUSING COMPLIANCE PLAN:
ALTERNATIVE MITIGATION SUPPLEMENT**

See BMR Administrative Procedures, Section 10, for more information.

Indicate the type of proposed alternative mitigation:		
<input type="checkbox"/> 1. In-lieu fee payment	<input type="checkbox"/> 2. Off-site development	<input type="checkbox"/> 3. Land dedication
<input checked="" type="checkbox"/> 4. Other: <i>Provide a brief overview.</i> Affordable Housing Alternative Mitigation attached. Plan includes 15% (28 units) @ 105% Average AMI, 10% (18 units) @ 170% Average AMI.		

1. Dedication of Land	
Site APN No(s):	Parcel Size(s):
Site Address(es):	
Unit Capacity On-Site:	Developable Area(s):
Please attach the following items: <ul style="list-style-type: none"> <input type="checkbox"/> Environmental Conditions Reports (<i>ex., Phase I and/or Phase II reports</i>) <input type="checkbox"/> Site Infrastructure Development Plan <input type="checkbox"/> Comprehensive Budget 	
Please attach a narrative demonstrating how the dedication of land will: <ul style="list-style-type: none"> • Exceed minimum affordability requirements of the program • Advance other City goals for housing 	

2. Providing Units Off-Site

Site APN No(s):	Site Address(es):
General Plan Land Use Designation:	Number of Units Provided:

Type of Project: Rental Ownership

Adjacent Land Uses:

AMI Level Information

AMI Level (A)	Number of Units @ AMI Level (B)	Percentage of Units @ AMI (C=(A/B)/D)
<i>Total Affordable Units (D)</i>		
<i>Weighted Average (Sum of Column C)</i>		

Please attach the following items:

- Environmental Conditions Report
- Parcel map indicating size, location, number of bedrooms, and square footage
- Construction and completion schedule
- Phasing of units in comparison to market-rate units
- Comparison of bedrooms, fixtures, and amenities

Please attach a narrative demonstrating how providing units off-site will:

- Exceed minimum affordability requirements of the program.
- Advance other City goals for housing, highlighting how the location of the off-site units is consistent with these goals.

3. Payment of In-lieu Fee

Proposed in-lieu fee amount:

Proposed timing of payment:

Please attach a narrative demonstrating how paying the in-lieu fee will complete one or more of the following objectives:

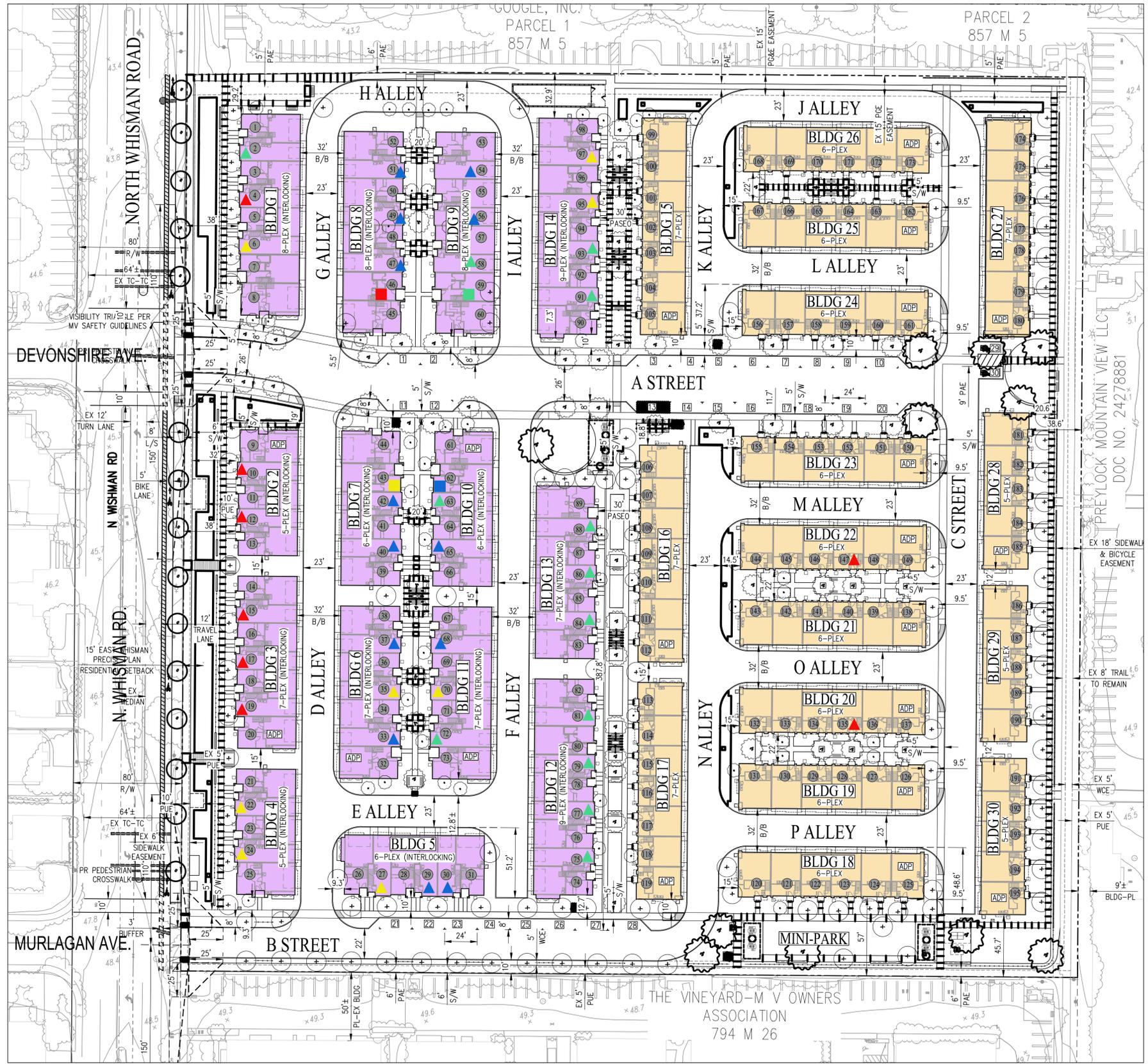
- Create more affordable units and/or deeper affordability levels than providing the units on-site.
- Create affordable housing for special-needs populations.
- Help 100 percent affordable housing projects in the City’s pipeline move forward.
- Demonstrate time value of payment.

4. Other:

Please attach a narrative demonstrating how the proposed mitigation will complete one or more of the following objectives:

- Create more affordable units and/or deeper affordability levels than providing the units on-site.
- Create affordable housing for special-needs populations.
- Help 100 percent affordable housing projects in the City's pipeline move forward.
- Demonstrate time value of payment.

Affordable Compliance Matrix Supplemental Information						
2 B - Unit Mix Matrix						
UNIT TYPE	# OF BEDROOMS	LIVING SQ FT	# OF UNITS	TOTAL SQ FT		
Neighborhood 1-Plan 1A	3	1574	29	45,646		
Neighborhood 1-Plan 1B	3	1574	36	56,664		
Neighborhood 1-Plan 2	3	1690	16	27,040		
Neighborhood 1-Plan 3	3	1708	16	27,328		
Neighborhood 2-Plan 1	3	1288	40	51,520		
Neighborhood 2-Plan 2	3	1774	40	70,960		
Neighborhood 2-Plan 3	4	1983	7	13,881		
Neighborhood 2-Plan 4 (side entry)	4	2165	7	15,155		
Neighborhood 2-Plan 4 ALT	4	2157	4	8,628		
TOTALS			195	316,822		
2 E - BMR Unit Information (see Sheet A0.1.1 for designated units)						
Building	Unit No.	Tenure (all Rent)	Unit Type	No. Bedrooms	Square Footage	Affordability Level
1	2	For Sale	Plan 1	3	1288	110%
1	4	For Sale	Plan 1	3	1288	180%
1	6	For Sale	Plan 1	3	1288	160%
2	10	For Sale	Plan 1	3	1288	180%
2	12	For Sale	Plan 1	3	1288	180%
3	15	For Sale	Plan 1	3	1288	180%
3	17	For Sale	Plan 1	3	1288	180%
3	19	For Sale	Plan 1	3	1288	180%
4	22	For Sale	Plan 1	3	1288	160%
4	24	For Sale	Plan 1	3	1288	160%
5	27	For Sale	Plan 1	3	1288	160%
5	29	For Sale	Plan 1	3	1288	100%
5	30	For Sale	Plan 1	3	1288	100%
6	33	For Sale	Plan 1	3	1288	100%
6	35	For Sale	Plan 1	3	1288	160%
6	37	For Sale	Plan 1	3	1288	100%
7	40	For Sale	Plan 1	3	1288	100%
7	42	For Sale	Plan 1	3	1288	100%
7	43	For Sale	Plan 3	4	1983	160%
8	46	For Sale	Plan 3	4	1983	180%
8	47	For Sale	Plan 1	3	1288	100%
8	49	For Sale	Plan 1	3	1288	100%
8	51	For Sale	Plan 1	3	1288	100%
9	54	For Sale	Plan 1	3	1288	100%
9	56	For Sale	Plan 1	3	1288	100%
9	58	For Sale	Plan 1	3	1288	110%
9	59	For Sale	Plan 3	4	1983	110%
10	62	For Sale	Plan 3	4	1983	100%
10	63	For Sale	Plan 1	3	1288	110%
10	65	For Sale	Plan 1	3	1288	100%
11	68	For Sale	Plan 1	3	1288	100%
11	70	For Sale	Plan 1	3	1288	160%
11	72	For Sale	Plan 1	3	1288	110%
12	75	For Sale	Plan 1	3	1288	110%
12	77	For Sale	Plan 1	3	1288	110%
12	79	For Sale	Plan 1	3	1288	110%
12	81	For Sale	Plan 1	3	1288	110%
13	84	For Sale	Plan 1	3	1288	110%
13	86	For Sale	Plan 1	3	1288	110%
13	88	For Sale	Plan 1	3	1288	110%
14	91	For Sale	Plan 1	3	1288	110%
14	93	For Sale	Plan 1	3	1288	110%
14	95	For Sale	Plan 1	3	1288	160%
14	97	For Sale	Plan 1	3	1288	160%
20	135	For Sale	Plan 1A	3	1574	180%
22	147	For Sale	Plan 1A	3	1574	180%
Average						130%
2 E - BMR Unit Information (see Sheet A0.1.1 for designated units)						
UNIT TYPE	Tenure	# OF BEDROOMS	LIVING SQ FT	# OF UNITS	TOTAL SQ FT	Affordability
Neighborhood 2-Plan 1	For Sale	3	1288	25	32200	Moderate
Neighborhood 2-Plan 3	For Sale	4	1983	2	3966	Moderate
Neighborhood 1-Plan 1A	For Sale	3	1574	2	3148	Mixed
Neighborhood 2-Plan 1	For Sale	3	1288	15	19320	Mixed
Neighborhood 2-Plan 3	For Sale	4	1983	2	3966	Mixed
TOTALS				46	62600	Varies



Project Summary

Address: 515 & 545 N. Whisman Rd.
 City: Mountain View, CA
 Site: 435,717 sf 10 AC
 Zoning: East Whisman Precise Plan Area P(41)
 Character Area: Low Intensity Mixed-Use
 General Plan Designation: East Whisman Mixed-Use
 Proposed Density: 19.5 du/ac

Project Description

Site consists of two vacant existing office buildings to be demolished for the construction of 195 rowhouses. See separate project description under separate cover for detailed information.

Unit Summary

Shallow Rowhouse: Const Type VB (3-story, SxS garage)

Neighborhood 1	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1A** (2 BMR)	3 bd/2.5 ba	s x s	29 du	30%	n/a	68 sf	164 cuft	1,574 sf	45,646 sf
Plan 1B	3 bd/2.5 ba	s x s	36 du	37%	n/a	99 sf	164 cuft	1,574 sf	56,664 sf
Plan 2	3 bd/2.5 ba	s x s	16 du	16%	9	95 sf	164 cuft	1,690 sf	27,040 sf
Plan 3	3 bd/2.5 ba	s x s	16 du	16%	6	55 sf	164 cuft	1,708 sf	27,328 sf
Total			97 du	100%	15				156,678 sf
Average NSF/du									1615 sf/du

Interlocking Rowhouse: Const Type VB (3-story, Interlocking with Tandem Garage)

Neighborhood 2	Bed / Bath Count	Garage	# du	%	Accessible Ground Floor *	Deck	Storage	NSF	Total NSF
Plan 1** (40 BMR)	3 bd/3 ba	tandem	40 du	41%	n/a	67 sf	164 cuft	1,288 sf	51,520 sf
Plan 2	3 bd/3.5 ba	s x s	40 du	41%	2	100 sf	164 cuft	1,774 sf	70,960 sf
Plan 3** (4 BMR)	4 bd/3.5 ba	s x s	7 du	7%	n/a	100 sf	164 cuft	1,983 sf	13,881 sf
Plan 4 (side entry)	4 bd/3.5 ba	s x s	7 du	7%	0	122 sf	164 cuft	2,165 sf	15,155 sf
Plan 4 ALT	4 bd/3.5 ba	s x s	4 du	4%	3	122 sf	164 cuft	2,157 sf	8,628 sf
Total			98 du	100%	5				160,144 sf
Average NSF/du									1,634 sf/du

Site Total 195 du 20 du 1,625 sf/du 316,822 NSF Average Total

* Accessible ground floor in accordance with CBC 1102A.3.1
 **46 Total Below Market Rate (BMR) Units provided (25% of the base unit count of 184)

Unit and Building Coverage Summary

Building type	# of buildings	du/building	Total DU	Building Coverage SF	Total Coverage SF
Neighborhood 1					
5-plex	3	5	15 du	4,372 sf	13,116 sf
6-plex	9	6	54 du	5,195 sf	46,755 sf
7-plex	4	7	28 du	6,050 sf	24,200 sf
Neighborhood 2					
5-plex	2	5	10 du	4,476 sf	8,952 sf
6-plex	2	6	12 du	5,493 sf	10,986 sf
6-plex Alt	1	6	6 du	5,015 sf	5,015 sf
7-plex	4	7	28 du	6,058 sf	24,232 sf
8-plex	3	8	24 du	7,150 sf	21,450 sf
9-plex	2	9	18 du	7,705 sf	15,410 sf
Total:	30		195 du	170,116 sf	390,000 sf
Site Coverage:	35% coverage maximum		39.0% coverage		

Mountain View Zoning Code Defines:
Lot, coverage. That percentage of the total lot area covered by structures as herein defined.
Structure. That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.
 Therefore, building coverage is calculated as entire area of buildings covered by a roof structure.

Parking Summary

Required	Ratio	Total Required	EVSE - See EV-Ready standard noted in Code Analysis Sheet A0.1.4
Residential Private Garages (per EWPP)	2 spaces/du minimum	390 spaces	EVSE Stalls to meet 10% of unassigned parking stalls (See Civil TM.3)
Guest on-street (per MVRDG)	0.3 spaces/du minimum	59 spaces	Accessible Parking Require (5% of Provided Surface Parking Spaces)
Total	2.3 spaces/du	449 spaces	
Short-Term Bicycle (per EWPP)	1/10 spaces/du	20 spaces	
Long-Term Bicycle (per EWPP)	1 space/du	195 spaces	
Provided			
Residential In-garage	310 spaces (standard)	21% of DU's	Private Garages EV ready (see Code analysis and unit plan notes)
Guest on-street	30 spaces (standard)	2 Accessible Parking Spaces Required/Provided	
Total	420 spaces		See civil sheet TM.3 Parking Summary Notes for additional info for EVSE, Shared USPS, and Temporary Loading Space Locations
Parking Ratio	2.15 spaces/du		
Short-Term Bicycle (per EWPP)	24 spaces		
Long-Term Bicycle (per EWPP)	195 spaces		

Open Space Summary

Required	Ratio	Total
Common Open Space	100 sf/du	19,500 sf
Private Open Space	100 sf/du	19,500 sf
Total		39,000 sf
Minimum Area of Site To Be Landscaped	35%	152,501 sf
Provided		
Common Open Space	207 sf/du	40,275 sf
Private Open Space	85 sf/du (average)	16,658 sf
Total		56,933 sf
Overall Ratio		292 sf/du
Area of Site Landscaped	28%	120,150 sf

Common Open Space Summary

Type	Total Provided
Home Owner Common Usable Open Space	29,925 sf 0.69 acres
Home Owner Central Paseo	14,450 sf 0.33 acres
Existing Public Easement Trail	11,590 sf 0.26 acres
Publicly Accessible Mini Park	10,350 sf 0.24 acres
Multi-Use Path	9,800 sf 0.22 acres
TOTAL	76,115 sf 1.74 acres

City Qualified Common Open Space (EWPP/MVRDG)	Area
	29,925 sf 0.69 AC
	10,350 sf 0.24 AC
Total	40,275 sf 0.93 AC

SB330 Gross Square Footage Calculation

Building type	# of buildings	# of units	GSF / bldg	Total gross SF
N1 Townhouses				
5-plex	3	15	11,807 sf	35,421 sf
6-plex	9	54	14,106 sf	126,954 sf
7-plex	4	28	16,375 sf	65,500 sf
Subtotal	16	97		227,875 sf
Neighborhood 2				
5-plex	2	10	12,416 sf	24,832 sf
6-plex	2	12	15,206 sf	30,412 sf
6-plex Alt	1	6	14,057 sf	14,057 sf
7-plex	4	28	17,077 sf	68,308 sf
8-plex	3	24	19,875 sf	59,625 sf
9-plex	2	18	21,498 sf	42,996 sf
Subtotal	14	98		240,230 sf
Total Per Site	30	195	Total GSF	468,105 sf

SB330 Comparison	Units Per Site	GSF
Original SB330	192	455,819
Current Proposed	195	468,105
Percent Difference	2% Increase*	3% Increase*

* 20% maximum change allowed per SB330

BMR Unit Distribution

	100%AMI	120%AMI	160%AMI	180%AMI	Total
3BD	13	13	8	8	42
4BD	1	1	1	1	4
Total	14	14	9	9	46

