



Memorandum

Date April 24, 2023

To: City of Mountain View

From: Seifel Consulting, Inc.

Subject: North Bayshore Master Plan Affordable Housing Assessment

Seifel Consulting, Inc. (Seifel) was retained by the City of Mountain View to evaluate the proposed affordable housing program for the North Bayshore Master Plan (Master Plan or NBMP). The Master Plan is subject to the affordable housing requirements in the North Bayshore Precise Plan (NBPP) and its Affordable Housing Administrative Guidelines, which allow developers to dedicate land for affordable housing instead of providing affordable units onsite.

In conformance with the NBPP Affordable Housing Administrative Guidelines (Guidelines), Google has submitted an Affordable Housing Plan (AHP) in Exhibit G of the Master Plan, which we have reviewed in collaboration with City staff. The Master Plan and AHP propose to dedicate about seven (7) acres of land on specific parcels that could be developed as affordable housing in North Bayshore consistent with the NBPP requirements. Development of the Master Plan and the affordable housing is anticipated to occur over a thirty year time horizon.

Summary of Key Findings

The findings from our review of the Affordable Housing Plan are presented in this memorandum, which can be summarized into three key findings:

The evaluation and analysis of the affordable housing program of the March 2023 NBMP was performed to confirm the following three key findings:

1. The land dedication of about seven (7) acres conforms with North Bayshore Precise Plan requirements.
2. The proposed land dedication can provide sufficient property to allow the development of affordable housing units that equal 15% (1,050 units) of total housing units (7,000 units) proposed in the Master Plan. Based on an analysis of the development potential under a variety of scenarios, the parcels to be dedicated could generate between about 950 to 1,180 affordable housing units depending on building height, unit size, unit mix, and how parking is provided.
3. Based on updates to the NBMP as of March 2023, additional land will be dedicated in Phase 1 that could produce about 50% of the required affordable housing units. The Phase 1 land dedication will include a 1.6 acre site that is located next to City-owned land on Plymouth Street (Parcel JS3 and JS4), which will provide the City and affordable housing developers with more flexibility regarding how development and parking can occur on the adjoining sites.

A. Proposed Land Dedication for Affordable Housing

The March 2023 Master Plan AHP proposes to dedicate about 7 acres of land in North Bayshore that would be suitable for affordable housing development equivalent to 15 percent of the total proposed 7,000 housing units (or 1,050 affordable units). The AHP outlines the key affordable housing elements of the Master Plan and is consistent with the affordable housing requirements in the NBPP and its Affordable Housing Administrative Guidelines. The NBPP allows Google to dedicate land for affordable housing instead of providing 15 percent of total units onsite as affordable units if the land dedication requirements of the NBPP are met.

1. North Bayshore Location and Parcel Delivery

The NBPP is implemented through a series of guiding principles that provide a framework to support its standards and guidelines. The NBPP encourages a mix of uses to create “Complete Neighborhoods” with services, open space and multi-modal transportation options for residents and area employees. The NBPP identifies key transportation improvements, including new bicycle, pedestrian and transit improvements to reduce the use of single-occupancy vehicles and minimize the need for parking. Future development will be concentrated in the Gateway and Core Character Areas since these locations will be within walking distance of the primary public and private transit routes.

The NBPP includes three “Complete Neighborhoods” and four existing “Character Areas” that allow different land use mixes and development intensities to achieve the plan’s vision. The Master Plan seeks to redevelop Google’s landholdings predominantly in the Complete Neighborhoods of Shorebird and Joaquin, as well as adjoining parcels in Pear. The land dedication parcels are located in all three neighborhoods, and some parcels straddle different Character Areas.

All parcels to be dedicated will be transferred via fee simple title to the City, and the AHP indicates that Google will conform with the requirements in the NBPP and its Affordable Housing Administrative Guidelines. The Master Plan proposes that development will occur in eight phases, five of which include residential development. The dedication of land is proposed to occur in Phases 1, 2, 7 and 8.

In summary, all parcels to be dedicated for affordable housing would need to meet the conditions in the draft Master Plan Conditions of Approval and Development Agreement and be consistent with the NBPP requirements and its Affordable Housing Administrative Guidelines:

- Located within the boundary of a NBPP Complete Neighborhood.
- Minimum parcel size of 0.75 acres of developable area.
- Suitable for affordable housing development based on specified physical, environmental, access, and other planning criteria.
- Not subject to any conditions that would create higher cost burdens for affordable housing development (e.g., poorer soil conditions) compared to other parcels in the Master Plan area.
- Vacant and ready for development upon their dedication, which includes demolition of existing buildings, installation of site infrastructure (including basic utilities, landscaping, street and frontage improvements, sidewalks, and all required access) and compliance with open space and environmental regulations in accordance with the City’s land acceptance requirements.
- Ready for conveyance based on the affordable site delivery plan in the Development Agreement and Master Plan Administrative procedures, which is generally consistent with the Guidelines.

- Provision of a cash payment in an amount of \$13 per square foot of affected floor building area (including non-residential and residential occupied ground floor building area) for each dedicated parcel that requires remediation based on the Phase I and Phase II environmental reports, oversight agency requirements, and in accordance with the City's Land Dedication Requirements.
- Early delivery of Phase 1 affordable housing sites (Combined parcels JS3 & JS4 and PE2 as proposed in the Development Agreement).

2. Housing Development Capacity

The land dedication parcels range in size from 0.83 acres to 2.15 acres, with the two largest parcels to be dedicated in Phase 1. The housing density varies from about 100 to 200 dwelling unit/acre as a portion of two proposed parcels are assumed to have buildings that step down in height. The residential yield ranges from 156 to 276 units per parcel, with the Phase 1 parcels having the largest potential number of units.

While the North Bayshore Master Plan is consistent with the NBPP, it emphasizes the provision of affordable housing for families, with a unit mix that includes 50% 2-Bedroom and 3-Bedroom units, whereas the Precise Plan assumed a lower 30% ratio for larger units with two or more bedrooms. The Master Plan also assumes an average parking ratio of at least 0.50 space/unit for the affordable units while the NBPP has no minimum parking requirements. The Master Plan assumes that about half of the parking spaces would be provided underground or in stackers to achieve 1,050 affordable family units on the land dedication parcels assuming a parking ratio of about 0.50 space/unit and an average unit size of 968 gross square feet.

The Precise Plan allows residential development of up to 15 stories for most of the land dedication parcels while a portion of the land associated with two of the parcels have four-story limits. The Master Plan does not prescribe a specific unit mix for residential development on each parcel, as the unit mix is anticipated to vary between individual buildings. The Master Plan and AHP provide estimates of the residential yield based on compliance with the NBPP development standards, which assume the following for affordable housing development on the land dedication parcels:

- All buildings will be midrise buildings with a maximum of eight stories, while buildings that are located near Inigo Way (SB6) would step down from eight-stories to four or five stories.
 - Proposed exceptions to the development standards in the Master Plan would allow changes to height and other development standards to increase the housing yield on selected parcels. Refer to Master Plan Exhibit A- Planning Conformance, for details of proposed exceptions.
 - The AHP assumes that the building height steps down from eight- stories to either four or five-stories on a portion of two of the land dedication parcels (SB6 and PE2).
- The overall average unit mix will be 25% studios, 25% 1-Bedroom, 25% 2-Bedroom and 25% 3-Bedroom units.
- Unit sizes are smaller than average unit sizes assumed in the Precise Plan and are approximately 100 square feet above the minimum unit sizes required for an allocation of State and Federal low income housing tax credits (tax credits) in California.
- Parking is provided assuming a parking ratio of about 0.50 space/unit. The Phase 1 parcels provide parking in an above grade garage while the remaining parcels provide parking underground. Development on all but one parcel assumes the use of stackers.

- Given these assumptions, about half of the parking spaces would be provided underground or in stackers, and building heights are assumed to step down from 8 to 5 stories on a portion of two parcels (SB6 and PE2) to achieve 1,050 affordable family units.

As further described below, the March 2023 Master Plan AHP proposes to dedicate more than half of the land upfront in Phase 1 within the Pear and southern Joaquin neighborhoods, and development on the Phase 1 land dedication sites is estimated to yield about one half of the proposed affordable units.

B. Evaluation of Potential Housing Development on Dedicated Land

The evaluation of the development potential for each land dedication site is based on the City’s experience with prior affordable housing developments, input from affordable housing developers regarding typical development characteristics for affordable housing for families and small households, funding considerations, and a development capacity analysis performed in collaboration with the Community Development Department.

1. Development Characteristics for Affordable Housing Developments

City staff and Seifel analyzed recent affordable housing developments that are in various stages of development and helped to facilitate a stakeholder meeting as well as follow up interviews with affordable housing developers regarding key development characteristics that affect project size, costs and funding availability for affordable family and small household developments. Based on this input and analysis, the following development characteristics are typical for affordable housing, which were used to inform the analysis along with NBPP standards:

- **Parcel size**– 1 to 1.5 acres in size for recent projects, with a preferred size of 0.75 to 1 acre given typical densities and project competitiveness criteria.
- **Density**– 60 to 100 dwelling units/acre with a trend in recent years toward higher density housing of 120-150 dwelling units per acre (du/acre) based on smaller unit sizes.
- **Number of stories**– 4 to 6 stories, with a trend in recent years toward taller buildings up to 7 stories with podium parking. (Taller buildings are more expensive to build given the higher amounts of Type I and/or Type III construction, increased need for podium and/or underground parking, and additional life safety requirements above 85 feet.)
- **Family unit mix**– Provision of 50% or more 2-Bedroom and 3-Bedroom units, with an average bedroom size of between 1.7 to 1.8 bedrooms/unit. The California Tax Credit Allocation Committee (CTCAC) requires that at least this percentage of larger units be provided to be allocated low income housing tax credits (tax credits) for family housing.
- **Small household unit mix**– Provision of 80% or more studio and 1-Bedroom units, with an average bedroom size of between 1.0 to 1.2 bedrooms/unit.
- **Average unit size**– Average unit sizes have been decreasing in recent years, and unit sizes typically range from about 50–100 residential net square feet above the minimum unit sizes required for an allocation of tax credits in California.
- **Efficiency ratio**– 70% to 80%, with lower efficiency ratios for developments with smaller average unit sizes and/or inefficient building configurations.
- **Parking ratio**– Parking ratio between 0.45 to 0.8 parking spaces/unit, with much less parking provided close to transit and for smaller unit types. (Based on State Density Bonus Law, the parking ratio near

transit could be 0.5 parking spaces/unit, which is being assumed in the Master Plan analysis and is consistent with the recently approved Middlefield Park Master Plan for affordable units.)

- **Construction type**– The most preferred construction type given its cost effectiveness is Type V wood construction, but building heights are limited to four stories over a podium, while higher heights require Type III or Type I construction, which is more costly. Podiums are typically Type I fire-resistive construction of concrete and steel, which is the most expensive building type. Underground parking also uses Type I construction.
- **Parking type**– Typically one-level of above grade podium parking is most preferred. Multi-level parking and underground parking is not preferred due to the need for ramps, typically inefficient layouts and increased construction cost. While some developers are using mechanical parking lifts (stackers), which are less preferred given long term operation and replacement considerations.
- **Project size**– 90-100 units, which is considered the “sweet spot” to receive competitive awards for State funding and low-income housing tax credits. (Projects with 120 or greater units require more layering of financial support, which adds time to predevelopment and construction.)

Developers must compete for an award of Federal and/or State tax credits and other public or private funding sources to fund the gap between development costs and a permanent loan that can be supported by project income. Competition for tax credits and other funding sources has intensified in recent years, and development cost per unit is a key criteria that is applied in the project evaluation process.

These development characteristics along with the NBPP requirements were used to analyze the development potential on each land dedication parcel and estimate the likely housing unit yield for affordable family and small household developments. While affordable housing developers prefer to develop buildings between five to six stories in height, the NBPP allows higher heights (eight to fifteen stories) on most of the land dedication parcels, which is assumed to estimate housing yield.

Underground parking is more expensive to build, particularly in areas with a high water table like North Bayshore, and the use of mechanical stackers adds upfront construction as well as long term operational and replacement costs. Given these considerations, the analysis evaluates the potential number of units that could be developed with and without underground parking and/or stackers, which are less preferred by the affordable housing developers.

The first step in the analysis was to evaluate and compare the potential unit mix, unit size and parking ratios according to the North Bayshore Precise Plan, the Master Plan AHP and the North Bayshore La Avenida affordable housing development that is being developed by Eden Housing. As indicated above, unit sizes in affordable housing developments have been decreasing in recent years, and the analysis evaluates the development potential for affordable family units that meet the CTCAC minimum unit size requirements, as well as units for small households that have a higher proportion of studio and 1- Bedroom units. Table 1 on the following page presents the results of this evaluation, which was used to compare the development yield for the land dedication parcels under three alternative development scenarios for affordable housing targeted to families and small households.

- **North Bayshore Precise Plan**– The NBPP was used as a baseline reference for the alternative development scenarios as housing development in North Bayshore must be consistent with the NBPP. The NBPP encourages higher density development for a range of household sizes, with an emphasis on the provision of micro-units, studios and 1-Bedroom units for small households and has no minimum parking requirements.

- **Affordable Family (NBMP)**– This development scenario assumes all the development criteria that were used in the Master Plan AHP to estimate housing unit yield (as described above in Section A) with parking alternatives that evaluate the development potential for each parcel with and without the use of underground parking and/or stackers.
- **Affordable Family (State Minimum Unit Size)**– This development scenario assumes the same family unit mix and parking ratio as the AHP, but unit sizes are smaller and are based on the minimum unit size to receive a tax credit allocation from CTCAC. This scenario does not assume underground parking and/or stackers.
- **Affordable Small Household (La Avenida)**– This development scenario assumes small households with 80% or more studio to 1-Bedroom units based on development of La Avenida in North Bayshore, which is more comparable to the NBPP unit mix goal. This scenario also does not assume underground parking and/or stackers.

Table 1
Comparison of Average Unit Size, Unit Mix and Parking Provision for Alternative Housing Scenarios

Development Characteristics	North Bayshore Precise Plan	Affordable Family (North Bayshore Master Plan)	Affordable Family (State Minimum Unit Size)	Affordable Small Household (La Avenida)
Bedroom Distribution	Percent of Units	Percent of Units	Percent of Units	Percent of Units
Studio/Micro	40%	25%	24%	63%
1 Bedroom	30%	25%	25%	18%
2 Bedroom	20%	25%	26%	19%
3 Bedroom	10%	25%	25%	0%
Average Unit Size (Gross Square Feet)	966	968	867	540
Average Bedroom Size	1.40	1.75	1.76	1.19
Parking Space Requirements	<i>No parking minimums in North Bayshore</i>			
Assumed Parking Ratio (Space/Unit)	Not specified	0.50	0.50	0.45
Assumed Parking Provision	Not specified	With and Without Underground Parking and/or Stackers	Without Underground Parking and/or Stackers	Without Underground Parking and/or Stackers

Source: City of Mountain View, North Bayshore Master Plan and La Avenida

Table 2 below summarizes and compares the results from the analysis of the proposed March 2023 Master Plan AHP, which evaluates housing yield for affordable housing focused on family or small households as well as the assumed provision of parking in a development.

- **Affordable Family (NBMP)– Parking Provision With and Without Underground Parking and Stackers**– The development of 1,050 affordable family units on the land dedication parcels at a parking ratio of 0.5 space/unit is achievable assuming that about half of the parking spaces would be provided in an underground garage and/or in mechanical stackers.
 - If underground parking and stackers were not included, the average parking ratio would be reduced from 0.54 to 0.29 space/unit, which is allowable under the NBPP although not preferred by affordable housing developers and their funding partners.
- **Affordable Family (NBMP)– Housing Yield Without Underground Parking and Stackers**– Alternatively if no underground or staker parking is assumed while unit sizes and the parking ratio remain the same to what was studied in the Master Plan for affordable family units, the unit yield on the land dedication parcels would decrease to about 950 units.

- **Affordable Family (State Minimum Unit Size)– Housing Yield Without Underground Parking and Stackers**– If unit sizes are reduced to the minimum square feet required by the State of California for affordable family developments using tax credits, about 1,040 units could be provided on the land dedication parcels without the use of underground parking or stackers.
- **Affordable Small Household (La Avenida– Housing Yield Without Underground Parking and Stackers**– If affordable housing development were focused on small households, consistent with the NBPP goals, about 1,180 units could be provided on the land dedication parcels without the use of underground parking or stackers.

**Table 2
Analysis of Affordable Housing Parcels to be Dedicated (March 2023 NBMP)**

Development Scenarios	Estimated Acreage ±	Unit Mix	Estimated Housing Unit Yield*	Affordable Housing Percent	Parking Ratio (Space/Unit)	
					With Underground Parking and Stackers	Without Underground Parking and Stackers
March 2023 North Bayshore Master Plan	6.94	Family – 50% 2 and 3 Bedrooms	1,050 units	15.0%	0.54	0.29
Analysis of March 2023 Master Plan Affordable Housing Alternatives Without Underground Parking or Stackers						
Affordable Family (North Bayshore Master Plan, Alternative Parking Provision)	Same as above	Family – 50% 2 and 3 Bedrooms	952 units	13.6%	N/A	0.50
Affordable Family (State Minimum Unit Size, Alternative Parking Provision)	Same as above	Same Family mix with smaller unit sizes at State minimums.	1,043 units	14.9%	N/A	0.50
Affordable Small Household (La Avenida, Alternative Parking Provision)	Same as above	Small Household– 80% studio and 1 bedroom units	1,182 units	16.9%	N/A	0.45

* Estimated residential yield is calculated based on what is allowed to be developed in substantial compliance with the North Bayshore Precise Plan standards.
Source: City of Mountain View and North Bayshore Master Plan

As described in Section A, the Phase 1 parcels to be dedicated are largest in size and have the greatest potential number of units per parcel. Neither of the Phase 1 parcels are assumed to require the use of underground parking in the AHP. Based on an analysis of the housing yield on each parcel, affordable housing would preferably be developed in two buildings on each parcel in order to competitively secure funding for affordable housing in a timely manner. Please refer to the appendix tables for additional supporting information and analysis.

C. **Advantages of Proposed Land Dedication Delivery**

In 2022, Google identified potential parcels for land dedication in the draft AHP. The location, parcel size and phasing of the land dedication parcels has been updated the March 2023 Master Plan and AHP based on feedback from the City. Some of the key plan details and updates between 2022- 2023 are listed below:

- The land dedication parcels are located in each of three Complete Neighborhoods of the NBPP– Pear, Joaquin and Shorebird.
- The parcels will be dedicated based on a proposed phasing schedule whereby sufficient acreage will be dedicated to yield 15 percent or greater affordable units compared to the total number of units to be developed by that phase.

- Land will be dedicated in Phases 1, 2, 7, and 8 at a faster pace than proposed in 2022.
- The overall land dedication increased from 6.91 acres to 6.94 acres.
- The Phase 1 land dedication has increased by about 1 acre from about 2.8 to 3.8 acres, which represents more than half of the land to be dedicated by Google.
 - The Phase 1 land dedication now includes a 1.6 acre site (JS3 and JS4) next to City-owned land on Plymouth Street that will provide the City and affordable housing developers with more flexibility regarding how development and parking can occur on the adjoining sites.
 - The Phase 1 land dedication could accommodate about 50% of the Master Plan’s proposed affordable housing units, which advances the land dedication sooner than would be required based on the proposed market rate development in Phase 1.
 - The proposed Development Agreement requires that the Phase 1 parcels must be dedicated by December 15, 2029.

The proposed updates to the land dedication program in the March 2023 NBMP that have been made based on feedback from the City will enhance the City’s ability to catalyze affordable housing development in North Bayshore by providing greater acreage, potential affordable units and planning flexibility in Phase 1 than was previously proposed in 2022 as shown on Table 3 below.

Table 3
Analysis of Land Dedication Delivery (Master Plan Affordable Housing Proposal– 2022 and 2023)

Key Elements of Land Dedication	March 2023 North Bayshore Master Plan	2022 North Bayshore Master Plan	Key Changes in March 2023 Master Plan
Land Dedication in North Bayshore Precise Plan Complete Neighborhoods	All three neighborhoods– Pear, Joaquin and Shorebird with more land dedicated in southern Joaquin (Gateway).	All three neighborhoods– Pear, Joaquin and Shorebird.	While dedicated land is in the same neighborhoods, two southern Joaquin parcels in Gateway will be combined and dedicated in Phase 1.
Total Estimated Acres	6.94	6.91	Slight increase in acreage to be dedicated. All parcels meet the minimum parcel size requirement of .75 acres or larger.
Total Estimated Affordable Units	1,050	1,050	No change
Estimated Percent of Master Plan Units	15%	15%	No change
Phasing of Land Dedication	Phases 1, 2, 7 and 8	Phases 1, 2, 5, 7 and 8	More land dedicated upfront in Phase 1 with no land dedication in Phase 5.
Phase 1 Land Dedication	Pear and southern Joaquin neighborhoods	Pear and southern Joaquin neighborhoods	Higher proportion of land in Phase 1 that includes large, combined parcel in southern Joaquin (Gateway) adjacent to the City-owned parcel on Plymouth, which enhances development flexibility and capacity.
Estimated Acres in Phase 1	3.75	2.79	Increase of about 1 acre in Phase 1
Estimated Affordable Units in Phase 1	507	314	Larger number of affordable housing units could be built in Phase 1
Percent of Affordable Units in Phase 1	48%	30%	About half of all affordable housing units could be built in Phase 1

Source: City of Mountain View and North Bayshore Master Plan

D. Conclusion

The March 2023 NBMP Affordable Housing Plan is consistent with the North Bayshore Precise Plan and its Affordable Housing Administrative Guidelines. The proposed land dedication of about seven (7) acres can provide sufficient property to allow the development of affordable units that equal 15% (1,050 units) of total housing units (7,000 units) based on the guiding principles and standards in the NBPP. Based on an analysis of the development potential under a variety of scenarios, the parcels to be dedicated could generate between approximately 950 to 1,180 affordable housing units depending on building height, unit size, unit mix, and parking provision.

The proposed March 2023 Master Plan and AHP include updates to the land dedication proposal that have been made based on feedback from the City will enhance its ability to catalyze affordable housing development in North Bayshore by providing greater acreage, affordable units and planning flexibility in Phase 1 than previously proposed. About one acre of additional land will be dedicated in Phase 1, which will advance land dedication sooner than would be required based on the proposed market rate development in Phase 1. Phase 1 will now include a 1.6 acre site that is located next to City-owned land on Plymouth Street, which will provide the City and affordable housing developers with more flexibility regarding how development and parking can occur on the adjoining sites.

1. Supporting Information and Limitations of Analysis

The analysis in this memorandum was prepared in collaboration with City staff for the sole purpose of evaluating the North Bayshore Master Plan and is based on the following sources of information:

- Google's proposed North Bayshore Master Plan and supplemental material, which included supporting information regarding the proposed land dedication for affordable housing by phase and the potential affordable housing unit production that could occur on the dedicated sites.
- Relevant North Bayshore Precise Plan requirements that would affect future affordable housing development on these sites.
- An evaluation of recent affordable housing developments in the City of Mountain that have either been recently constructed or are in the process of being developed, with a particular focus on family developments as this is a primary focus of the City.
- Input from affordable housing developers who are actively engaged in development in Mountain View and nearby communities, which occurred during individual developer meetings held in March 2023, prior developer stakeholder meetings, and financial information regarding development revenues, costs and funding sources gathered as part of the City's Notice of Funding Availability (NOFA) application review process.

While we have made reasonable efforts to ascertain that the sources are timely, accurate and comprehensive, Seifel makes no warranty or guarantee as to their accuracy or completeness or the analysis presented in this memorandum, which relies on these sources.

Appendix Table 1
 Comparison of Key Development Assumptions for Alternative Development Scenarios
 Mountain View North Bayshore Master Plan Affordable Housing Analysis

	North Bayshore Precise Plan	Affordable Family (North Bayshore Master Plan)	Affordable Family (State Minimum Unit Size)	Affordable Small Household (La Avenida)				
Average Unit Size (Gross Square Feet)	966	968	867	761				
Residential Efficiency	75%	71%	71%	71%				
Average Bedroom Size	1.4	1.75	1.76	1.19				
Parking Ratio (Space/Unit)	No Minimum	0.50	0.50	0.45				
Average Standard Parking Space (Gross Square Feet)	N/A	400	400	400				
Assumed Distribution of Units by Bedroom Type and Unit Size (Net Square Feet)								
Bedroom Type	Unit Size (NSF)	Unit Mix	Unit Size (NSF)	Unit Mix	Unit Size (NSF)	Unit Mix	Unit Size (NSF)	Unit Mix
Studio/Micro	450	40%	400	25%	400	24%	400	63%
1 Bedroom	715	30%	550	25%	450	25%	630	18%
2 Bedroom	1,025	20%	800	25%	700	26%	940	19%
3 Bedroom	1,250	10%	1,000	25%	900	25%	N/A	0%
Average Unit Net Square Feet or Total	725	100%	688	100%	616	100%	540	100%

Source: City of Mountain View, North Bayshore Master Plan and La Avenida

Appendix Table 2
 Due Diligence Analysis of Affordable Housing Parcels to be Dedicated
 Mountain View North Bayshore Master Plan Affordable Housing Analysis

March 2023 North Bayshore Master Plan			Confirmed Based on Due Diligence of 2023 Master Plan (Based on Underground and Stacker Parking Per Proposed Master Plan)							Housing Unit Yield Under Alternative Scenarios Without Underground Parking and Stackers			
Block (Parcel VTM Reference)	NBPP Area	Acreage	Estimated Housing Unit Yield*	Housing Unit Yield*	Building Height	Underground Parking or Stackers	Parking Configuration	Parking Ratio With Underground or Stacker Parking (Space/Unit)	Reduced Parking Ratio Without Underground or Stacker Parking	Assumed Parking Ratio (Space/Unit)	Affordable Family (North Bayshore Master Plan)	Affordable Family (State Minimum Unit Size)	Affordable Small Household (La Avenida)
PE-BR-2 (PE2)	Pear	± 2.15 ac	±231 units	221- 237 units	Steps downs from 8 stories to 4 or 5 stories*	No	All parking in standard stalls in above grade garage.	0.55	0.55	0.45–0.50	237 units	260 units	294 units
JS-PR-2 (JS3, JS4)	Joaquin- Gateway	± 1.60 ac	±276 units	276 units	8 stories	Yes	All parking in stackers in above grade garage.	0.54	0.44	0.45–0.50	267 units	292 units	332 units
SB-BR-6 (SB25)	Shorebird	± 1.40 ac	±220 units	206-220 units	Steps downs from 8 stories to 4 or 5 stories*	Yes	Most parking (88%) in underground garage with stackers.*	0.57	0.07	0.45–0.50	179 units	196 units	222 units
Part of JN-BR-1 (JN6)	Joaquin	± 0.83 ac	±167 units	167 units	8 stories	Yes	Most parking (91%) in underground garage with stackers.	0.48	0.04	0.45–0.50	146 units	160 units	181 units
Part of JS-BR-1 (JS2)	Joaquin- Gateway	± 0.97 ac	±156 units	156 units	8 stories	Yes	Most parking (72%) in underground garage with standard stalls.	0.60	0.17	0.45–0.50	123 units	135 units	153 units
TOTAL		±6.94 ac	±1,050 units	1023 -1056 units				0.54	0.29	0.45–0.50	952 units	1,043 units	1,182 units

* Estimated residential yield is calculated based on what is allowed to be developed in substantial compliance with the North Bayshore Precise Plan standards. Yield assumes buildings will be mid-rise up to 8 stories with unit mix of 25% studios, 25% 1 bedroom, 25% 2 bedroom and 25% 3 bedroom. Lower range of residential units assumes 4 stories for a portion of the site as required per NBPP, while higher unit yield assumes 5 stories. The maximum height will be consistent with what is allowed in the NBPP or per exceptions to development standards as proposed in the Master Plan. Five story buildings would require more parking, and the parking analysis is based on the 5 story alternative.

Appendix Table 3
 Comparison of Affordable Housing Parcels to Be Dedicated – December 2022 to March 2023 Master Plan
 Mountain View North Bayshore Master Plan Affordable Housing Analysis

March 2023 North Bayshore Master Plan					December 2022 North Bayshore Master Plan Analysis				Difference from Prior Master Plan
Block	NBPP Area	Phase	Acreage ±	Estimated Housing Unit Yield ±*	Block	Phase	Acreage ±	Estimated Housing Unit Yield ±*	
PE-BR-2	Pear	Phase 1	2.15	231	PE-BR-2	Phase 1	2.15	231	0 units
JS-PR-2	Joaquin-Gateway	Phase 1	1.60	276	JS-PR-2	N/A	N/A	N/A	276 units
N/A			0	0	Part of JS-BR-2	Phase 1	0.64	83	-83 units
Phase 1 Subtotal			3.75	507	Phase 1 Subtotal		2.79	314	193 units
SB-BR-6	Shorebird	Phase 2	1.40	220	SB-BR-6	Phase 2	1.37	220	0 units
Part of JN-BR-1	Joaquin	Phase 7	0.83	167	Part of JN-BR-1	Phase 7	0.83	167	0 units
Part of JS-BR-1	Joaquin - Gateway	Phase 8	0.97	156	Part of JS-BR-1	Phase 8	0.97	156	0 units
N/A	N/A	N/A	0	0	JN-BR-7	Phase 5	0.95	193	-193 units
TOTAL			6.94	1050	TOTAL		6.91	1050	0 units

* Estimated residential yield is calculated based on the allowable achievable on the site in compliance with the NBPP development standards.

Based on 7000 housing units, parcels to be dedicated for affordable housing need to accommodate 1050 units.

Source: North Bayshore Master Plan March 2023 and prior 2022 Master Plan