

TABLE COMPARING ORIGINAL PROPOSAL  
AND CURRENT PROPOSAL  
Fort Bay Mountain View  
777 W. Middlefield Rd.

Total Project Site (Acreage):	9.84 AC
DU/AC	72.3 DU/AC
FAR	1.85 FAR
Total Project Units:	716 Units
No. Mkt Rate Units:	572 Market Rate Units
No. Affordable Units:	144 Units Affordable (20% of Total Project Units)

Original Fortbay/Mountain View Proposal: 20% Low Income (LI) (50%-80% AMI). The original Fortbay Mountain View proposal was based on application and receipt of Tax Credits and were going to do some Moderate Income (MI) if permitted by Tax Credit facility otherwise all units (144 units) would be for LI.

Teacher Housing Proposal: 5% Low Income (LI) (36 Units) and 15% (108) Moderate Income (MI) – No Tax Credits

**Comparison of Number of Units - original Fortbay/MV Proposal with Tax Credits and Teacher Housing Proposal**

Unit Types	Households	Unit Mix (Original Proposal - % of Affordable Units)	Number of LI Units at 20%** (Original Proposal)	Number of LI Units at 5% (Teacher Housing Proposal)	Number of MI Units at 15% (Teacher Housing Proposal)
Studio	1	19 (10%)	19	5	14
1 Bdrm	1.5	87 (50%)	87	22	65
2 Bdrm	3	38 (40%)	38	9	29
Total		144	144	36	108

\* Unit Mix remains same for original proposal and Teacher Housing Proposal

\*\* Meets City BMR Requirements

Rents for Original and Teacher Housing Proposal

Low Income Rents:

Studio	\$1409
1 Bedroom	\$1509
2 Bedroom	\$1811

Moderate Income Rents

Studio	\$2630
1 Bedroom	\$2818
2 Bedroom	\$3381