

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:	E-mail:
	Phone No.:

Mailing Address (Street, City, State, Zip Code):	
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Contact Name:	E-mail:
	Phone No.:

1b. Project Information	
Project Name:	Project Address(es):
Project APN:	Planning App. No. (if known):

1c. Project Details	
1. Number of Residential Buildings	
2. Total Number of Project Units:	
3. Housing Project Type:	<input 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 type="checkbox"/>
<i>If yes, please complete and submit the Tenant Relocation Compliance Plan.</i>	
5. Are you pursuing a Parcel or Tentative Map with the project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Are you pursuing a density bonus?	<input type="checkbox"/> Yes <input type="checkbox"/> No

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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			
<p><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></p>			

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
Neighborhood 2-Plan 1	3	1288	40	51520
Neighborhood 2-Plan 3	4	1983	4	7932
Neighborhood 1-Plan 1A	3	1574	2	3148
Totals			46	62600

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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	131 %

2d. AMI Level Information*See BMR Administrative Procedures, Section 4, for more information.*

AMI Level	Number of Units @ AMI Level	Percentage of Units @ AMI	
90%	14	50%	
120%	14	50%	
Total Affordable Units	28		
Weighted Average (Sum of percentage column)			
<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%	6	33.33%	
180%	6	33.33%	
200%	6	33.33%	
Total Affordable Units (D)	18		
Weighted Average (Sum of Column C)		180%	

**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. 120% units to be priced at 35% x 110% AMI per California Health and Safety Code (HSC) Section 50052.5(b)(4)

2e. BMR Unit Information

Provide as much information as known at time of application. BMR unit mix will be finalized prior to execution of BMR Agreement, but should reflect this chart to a significant degree.

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

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

Indicate the type of proposed alternative mitigation:

1. In-lieu fee payment 2. Off-site development 3. Land dedication

4. Other: *Provide a brief overview.*

Affordable Housing Alternative Mitigation attached. Plan includes 15% (28 units) @ 100% Average AMI, 10% (18 units) @ 180% Average AMI.

1. Dedication of Land

Site APN No(s):	Parcel Size(s):
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Site Address(es):

Unit Capacity On-Site:	Developable Area(s):
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Please attach the following items:

- Environmental Conditions Reports (*ex., Phase I and/or Phase II reports*)
- Site Infrastructure Development Plan
- Comprehensive Budget

Please attach a narrative demonstrating how the dedication of land will:

- 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: <input type="checkbox"/> Rental <input type="checkbox"/> 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:	
<p>Please attach a narrative demonstrating how paying the in-lieu fee will complete one or more of the following objectives:</p> <ul style="list-style-type: none"> • 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	200%
1	4	For Sale	Plan 1	3	1288	200%
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	180%
4	24	For Sale	Plan 1	3	1288	200%
5	27	For Sale	Plan 1	3	1288	120%
5	29	For Sale	Plan 1	3	1288	120%
5	30	For Sale	Plan 1	3	1288	120%
6	33	For Sale	Plan 1	3	1288	90%
6	35	For Sale	Plan 1	3	1288	160%
6	37	For Sale	Plan 1	3	1288	90%
7	40	For Sale	Plan 1	3	1288	90%
7	42	For Sale	Plan 1	3	1288	90%
7	43	For Sale	Plan 3	4	1983	160%
8	46	For Sale	Plan 3	4	1983	90%
8	47	For Sale	Plan 1	3	1288	90%
8	49	For Sale	Plan 1	3	1288	90%
8	51	For Sale	Plan 1	3	1288	90%
9	54	For Sale	Plan 1	3	1288	90%
9	56	For Sale	Plan 1	3	1288	90%
9	58	For Sale	Plan 1	3	1288	90%
9	59	For Sale	Plan 3	4	1983	120%
10	62	For Sale	Plan 3	4	1983	200%
10	63	For Sale	Plan 1	3	1288	90%
10	65	For Sale	Plan 1	3	1288	90%
11	68	For Sale	Plan 1	3	1288	90%
11	70	For Sale	Plan 1	3	1288	160%
11	72	For Sale	Plan 1	3	1288	120%
12	75	For Sale	Plan 1	3	1288	120%
12	77	For Sale	Plan 1	3	1288	120%
12	79	For Sale	Plan 1	3	1288	120%
12	81	For Sale	Plan 1	3	1288	120%
13	84	For Sale	Plan 1	3	1288	120%
13	86	For Sale	Plan 1	3	1288	120%
13	88	For Sale	Plan 1	3	1288	120%
14	91	For Sale	Plan 1	3	1288	120%
14	93	For Sale	Plan 1	3	1288	120%
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	200%
22	147	For Sale	Plan 1A	3	1574	200%