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## CITY OF MOUNTAIN VIEW COMMUNITY DEVELOPMENT DEPARTMENT • HOUSING DIVISION

**AFFORDABLE HOUSING COMPLIANCE PLAN**

*Please fill out this form and submit with your application for new development to the Housing Division. This completed form is an item to determine application completeness.*

**SECTION 1: GENERAL INFORMATION**

1a. Applicant Information	
<b>Company Name:</b> Legend Colony LLC	<b>E-mail:</b> albert@legendusa.com
	<b>Phone No.:</b> 6509379373
<b>Mailing Address (Street, City, State, Zip Code):</b> 341 Cobalt Way, Suite 208, Sunnyvale, CA 94085	
<b>Contact Name:</b> Albert Wang	<b>E-mail:</b> albert@legendusa.com
	<b>Phone No.:</b> 6509379373

1b. Project Information	
<b>Project Name:</b> Villa Fortuna	<b>Project Address(es):</b> 828-836 Sierra Vista Ave/1975-1979 Colony St
<b>Project APN:</b> 153-04-001, 153-04-017, 153-04-018, 153-04-019	<b>Planning App. No. (if known):</b> PL-7775

1c. Project Details	
1. Number of Residential Buildings:	5
2. Total Number of Project Units:	20
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"/>	
<i>If yes, complete the replacement requirement supplement.</i>	
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? ☐ Yes ☒ NoAre you building an accessory dwelling unit (ADU)? ☐ Yes ☒ NoAre you remodeling an existing single-family home? ☐ Yes ☒ NoAre you rebuilding a single-family home on a lot previously occupied by a single-family home? ☐ Yes ☒ No*If you answered yes to any of the above questions, you may be exempt from the BMR Program. Please contact the Housing Division at 650-903-6379 before continuing.***SECTION 2: AFFORDABLE HOUSING COMPLIANCE****2a. Affordable Housing Compliance**

Select Proposed Compliance Approach.

*See BMR Administrative Procedures, Section 3, for more information.*

Building units on-site



Building units on-site and paying fractional fee for unit less than 0.5



Project is less than seven (7) units paying a fractional in-lieu fee

Alternative Mitigation:*If proposing an alternative mitigation, complete Sections 2b and 2c of this section only and the Alternative Mitigation Supplement.***2b. Unit Mix**

Provide information for all units in the development.

*Attach an Excel spreadsheet with same column titles if additional space is needed.*

Unit Type/Plan	No. of Bedrooms	Living Sq. Ft.	No. of Units	Total Square Feet
1	3	1,626	2	3,252
2	3	1,817	2	3,634
3	3	1,675	8	13,400
4	4	1,859	4	7,436
5	4	1,918	4	7,672
<b>Totals</b>			20	35,394

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.

<b>2c. Affordable Unit Calculations Summary Table</b>	
Attach a written description detailing how you arrived at the calculations.	
<b>Replacement Requirements</b> (complete replacement requirement supplement)	
Total Replacement Requirement (Units)	0
<i>VLI Replacement Requirement</i>	0
<i>LI Replacement Requirement</i>	0
Replacement Requirement (Bedrooms)	0
<b>Total Affordable Units In Project</b> (replacement units + any additional BMR units)	3
<b>Density Bonus</b>	
Base Units	20
Density Bonus Percentage	10 %
Density Bonus Units	0
Total Project Units (Base Units + Density Bonus Units)	20
<b>BMR Program</b>	
BMR Requirement	3
BMR Weighted Average	100 %

[Requesting in-lieu fee to cover additional 10% requirement]

<b>2d. AMI Level Information</b>		
<i>See BMR Administrative Procedures, Section 4, for more information.</i>		
<b>AMI Level</b>	<b>Number of Units @ AMI Level</b>	<b>Percentage of Units @ AMI</b>
80	1	26.67
100	1	33.33
120	1	40
<b>Total Affordable Units</b>	3	
<b>Weighted Average (Sum of percentage column)</b>		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>		
<b>AMI Level (A)</b>	<b>Number of Units @ AMI Level (B)</b>	<b>Percentage of Units @ AMI (C=(A/B)/D)</b>
<b>Total Affordable Units (D)</b>		
<b>Weighted Average (Sum of Column C)</b>		

**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.

## 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.*

[illegible]

## **AFFORDABLE HOUSING COMPLIANCE PLAN: REPLACEMENT REQUIREMENT SUPPLEMENT**

Complete the information below for each existing rental unit that is proposed to be demolished on the project site.

[illegible]

## AFFORDABLE HOUSING COMPLIANCE PLAN: ALTERNATIVE MITIGATION SUPPLEMENT

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

Indicate the type of proposed alternative mitigation:		
<input checked="checked" type="checkbox"/> 1. In-lieu fee payment	<input type="checkbox"/> 2. Off-site development	<input type="checkbox"/> 3. Land dedication
<input type="checkbox"/> 4. Other: <i>Provide a brief overview.</i>		

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

**2. Providing Units Off-Site**

<b>Site APN No(s):</b>	<b>Site Address(es):</b>	
<b>General Plan Land Use Designation:</b>	<b>Number of Units Provided:</b>	
<b>Type of Project:</b> <input type="checkbox"/> Rental <input type="checkbox"/> Ownership		
<b>Adjacent Land Uses:</b>		
<b>AMI Level Information</b>		
<b>AMI Level (A)</b>	<b>Number of Units @ AMI Level (B)</b>	<b>Percentage of Units @ AMI (C=(A/B)/D)</b>
<i>Total Affordable Units (D)</i>		
<i>Weighted Average (Sum of Column C)</i>		
<b>Please attach the following items:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Environmental Conditions Report</li> <li><input type="checkbox"/> Parcel map indicating size, location, number of bedrooms, and square footage</li> <li><input type="checkbox"/> Construction and completion schedule</li> <li><input type="checkbox"/> Phasing of units in comparison to market-rate units</li> <li><input type="checkbox"/> Comparison of bedrooms, fixtures, and amenities</li> </ul>		
<b>Please attach a narrative demonstrating how providing units off-site will:</b> <ul style="list-style-type: none"> <li>• Exceed minimum affordability requirements of the program.</li> <li>• Advance other City goals for housing, highlighting how the location of the off-site units is consistent with these goals.</li> </ul>		

**3. Payment of In-lieu Fee**

<b>Proposed in-lieu fee amount:</b> 540,607.96
<b>Proposed timing of payment:</b> Prior to issuance of the building permit
<b>Please attach a narrative demonstrating how paying the in-lieu fee will complete one or more of the following objectives:</b> <ul style="list-style-type: none"> <li>• Create more affordable units and/or deeper affordability levels than providing the units on-site.</li> <li>• Create affordable housing for special-needs populations.</li> <li>• Help 100 percent affordable housing projects in the City's pipeline move forward.</li> <li>• Demonstrate time value of payment.</li> </ul>



**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.

# Narrative Demonstrating Public Benefit of the BMR In-Lieu Fee

**Project:** 828-836 Sierra Vista Ave/1975-1979 Colony St (PL-7775)

**Applicant:** Legend Colony LLC

This narrative demonstrates why it is in the City of Mountain View's interest to accept an in-lieu fee for two (2) of the five (5) required Below-Market-Rate (BMR) units for the 828 Sierra Vista project, in accordance with the BMR Administrative Guidelines.

Our proposal to pay this fee is based on the objective of **helping a 100 percent affordable housing project in the City's pipeline move forward.**

The City of Mountain View has a robust pipeline of dedicated, 100% affordable housing developments that are often managed by experienced non-profit developers. These projects are the most effective and direct way to address the community's critical need for affordable housing. However, they frequently face complex financing gaps that can delay or even halt their progress.

The finalized in-lieu fee from our project, totaling **\$540,607.96**, will provide a direct and timely infusion of capital into the City's affordable housing fund. These funds can be strategically deployed by the Housing Department to:

1. **Close Critical Funding Gaps:** Provide the final piece of financing needed for a 100% affordable project to break ground.
2. **Accelerate Timelines:** Allow a shovel-ready affordable project to move forward sooner than would otherwise be possible.
3. **Create Deeper Affordability:** Potentially allow the City to increase the number of units for extremely-low or very-low-income households within another project.

By accepting this fee, the City can leverage its partnership with experienced affordable housing developers to create a greater and more immediate public benefit than would be achieved by the two individual BMR units on our site. This approach directly aligns with the City's stated goals and the spirit of the BMR program's alternative mitigation options.