

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	
Company Name: AvalonBay Communities, Inc.	E-mail: charlie_koch@avalonbay.com
	Phone No.: 628-267-2705
Mailing Address (Street, City, State, Zip Code): 455 Market St., Suite 1650, San Francisco, CA 94117	
Contact Name: Charlie Koch, Senior Development Manager	E-mail: Charlie_koch@avalonbay.com
	Phone No.: 628-267-2705

1b. Project Information	
Project Name: 555 W. Middlefield Rd.	Project Address(es): 555 W. Middlefield Rd.
Project APN: 158-49-001	Planning App. No. (if known):

1c. Project Details	
1. Number of Residential Buildings:	3
2. Total Number of Project Units:	323
3. Housing Project Type:	<input type="checkbox"/> For Sale <input checked="" 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?	<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 650-903-6379 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 type="checkbox"/>	Building units on-site
<input checked="" type="checkbox"/>	Building units on-site and paying fractional fee for unit less than 0.5
<input type="checkbox"/>	Project is less than seven (7) units paying a fractional in-lieu fee
<input 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 same column titles if additional space is needed.</i>				
Unit Type/Plan	No. of Bedrooms	Living Sq. Ft.	No. of Units	Total Square Feet
Totals				

See attached spreadsheet, which covers table 2b and 2e.

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)	0
<i>VLI Replacement Requirement</i>	
<i>LI Replacement Requirement</i>	
Replacement Requirement (Bedrooms)	
Total Affordable Units In Project (replacement units + any additional BMR units)	48
Density Bonus	
Base Units	726
Density Bonus Percentage	0.1 %
Density Bonus Units	1
Total Project Units (Base Units + Density Bonus Units)	727
BMR Program	
BMR Requirement	48 units
BMR Weighted Average	65 %

New Units proposed onsite = 323
 Existing units onsite (none to be removed) = 404
 Site total acreage = 14.52ac
 Maximum zoned density (High-Low) = 50 units per acre
 Maximum units onsite = 726
 Total proposed units onsite (existing + new) = 727
 Density Bonus % = $(727/726) - 1 = 0.1\%$
 BMR Requirement = 15% of new units * 323 new units = 48.45 BMR units
 Fractional in-lieu fee payment: 0.45 units
 BMR Units: 48 units
 Weighted Average AMI for BMR units: 65%. 17 units at 50%, 14 units at 65%, 17 units at 80%.

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
50%	17	35.4%
65%	14	29.1%
80%	17	35.4%
Total Affordable Units	48	
Weighted Average (Sum of percentage column)		65%
<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)
Total Affordable Units (D)		
Weighted Average (Sum of Column C)		

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.

1. Specific proposed locations of BMR units shown on the attached plan markup.
- 2 & 3. BMR units will be evenly distributed through all three buildings (A, B, and C) onsite and will therefore have a phased deliver aligned with the phased delivery of the buildings overall. Specific construction schedule TBD.
4. BMR units shall have the same access to project amenities and recreational facilities as market-rate units. Interior unit fixtures may differ slightly from market rate fixtures, but will be equal in fixture/appliance count and will be of good quality and durability.

**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 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):
<p>Please attach the following items:</p> <p><input type="checkbox"/> Environmental Conditions Reports (<i>ex., Phase I and/or Phase II reports</i>)</p> <p><input type="checkbox"/> Site Infrastructure Development Plan</p> <p><input type="checkbox"/> Comprehensive Budget</p>	
<p>Please attach a narrative demonstrating how the dedication of land will:</p> <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: <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:

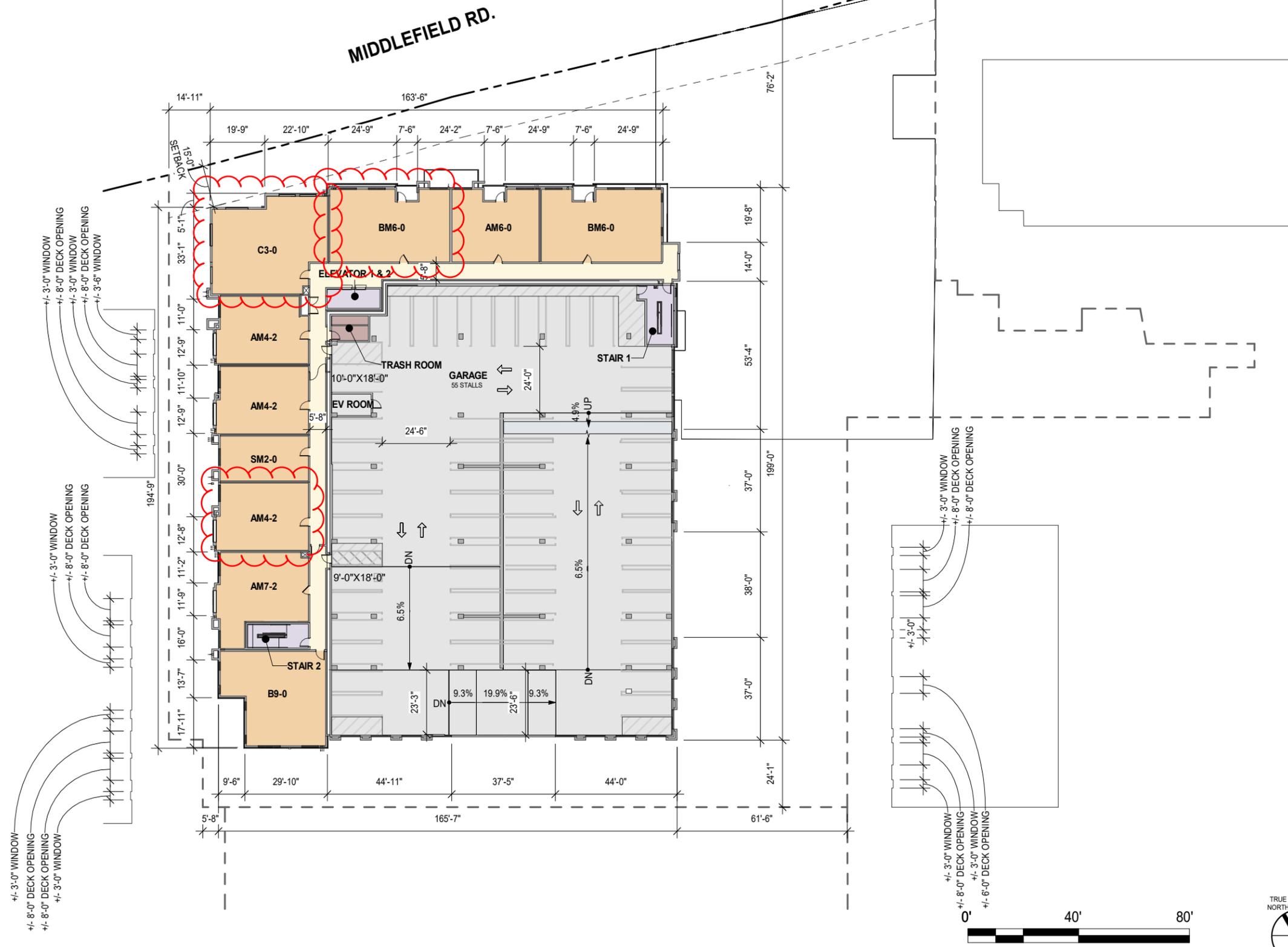
Please attach a narrative demonstrating how the proposed mitigation will complete one or more of the following objectives:

- 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.

555 W. Middlefield Rd. Unit Mix (Market and BMR)

Unit Type	Building	Floorplan Name	Description	Living Sq. Ft.	All Units	Market Units	All BMR Units	50% AMI BMR	65% AMI BMR	80% AMI BMR	Total Sq. Ft
2 BR	A	BM6-0	2 BD/ 2 BATH	1,162	6	5	1			1	6,972
2 BR	A	B9-0	2 BD/ 2 BATH	1,223	3	3					3,669
2 BR	B	BM1-0	2 BD/ 2 BATH	1,078	3	2	1		1		3,234
2 BR	B	B4-0	2 BD/ 2 BATH	1,089	3	2	1		1		3,267
2 BR	B	BM3-2	2 BD/ 2 BATH	1,163	1	0	1	1			1,163
2 BR	B	BM7-1	2 BD/ 2 BATH	1,240	24	21	3	1	1	1	29,760
2 BR	B	BM8-0	2 BD/ 2 BATH	1,231	2	2					2,462
2 BR	C	BM2.0	2 BD/ 2 BATH	1,163	1	1					1,163
2 BR	C	BM2.1	2 BD/ 2 BATH	1,180	8	8					9,440
2 BR	C	BM2.2	2 BD/ 2 BATH	1,205	32	27	5	2	1	2	38,560
2 BR	C	BM2.3	2 BD/ 2 BATH	1,176	3	3					3,528
2 BR	C	BM2.4	2 BD/ 2 BATH	1,265	5	4	1	1			6,325
2 BR	C	BM3.2	2 BD/ 2 BATH	1,265	14	12	2	1		1	17,710
2 BR	C	B5.0	2 BD/ 2 BATH	1,181	2	1	1			1	2,362
2 BR	C	B5.1	2 BD/ 2 BATH	1,200	2	2					2,400
2 BR	C	B5.2	2 BD/ 2 BATH	1,230	2	2					2,460
2 BR	C	B5.3	2 BD/ 2 BATH	1,240	1	1					1,240
2 BR	C	B5.4	2 BD/ 2 BATH	1,250	3	3					3,750
2 BR	C	BM7-1	2 BD/ 2 BATH	1,236	4	3	1	1			4,944
2 BR	C	BM8-1	2 BD/ 2 BATH	1,250	3	3					3,750
2 BR	C	B10-0	2 BD/ 2 BATH	1,205	10	7	3	1	1	1	12,050
All 2BR				1,214	132	112	20	8	5	7	160,209
3 BR	A	C3-0	3 BD/ 2 BATH	1,218	3	2	1	1			3,654
3 BR	B	TH1-0	3 BD/ 2.5 BATH	2,323	9	8	1		1		20,907
3 BR	B	TH2-0	3 BD/ 2.5 BATH	2,702	1	1					2,702
3 BR	C	C1-0	3 BD/ 2 BATH	1,327	2	0	2			2	2,654
3 BR	C	C1-1	3 BD/ 2 BATH	1,335	1	1					1,335
3 BR	C	C1-2	3 BD/ 2 BATH	1,350	3	3					4,050
3 BR	C	CM2-0	3 BD/ 2 BATH	1,390	1	1					1,390
3 BR	C	CM2-1	3 BD/ 2 BATH	1,400	5	5					7,000
3 BR	C	CM2-2	3 BD/ 2 BATH	1,420	2	2					2,840
3 BR	C	CM2-4	3 BD/ 2 BATH	1,430	4	4					5,720
All 3BR				1,686	31	27	4	1	1	2	52,252
TOTAL				1,051	323	275	48	17	14	17	339,620

AVB-CK: Proposed BMR unit locations shown in red clouds.

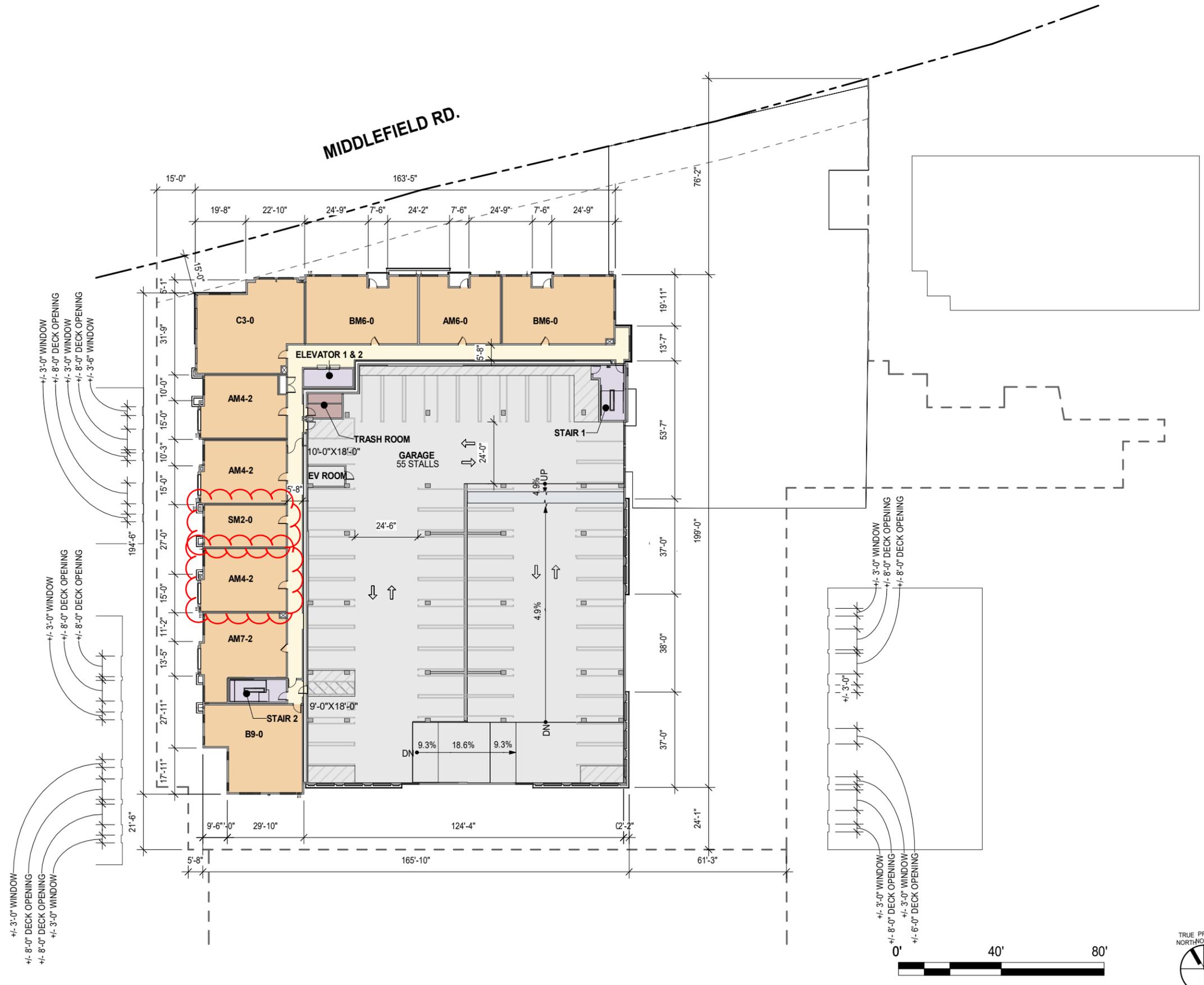


BUILDING A - BUILDING PLAN - FLOOR 2

TRUE PROJ
NORTH
1"=40'-0"

AP2.02-A

AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING A - BUILDING PLAN - FLOOR 3



AP2.03-A

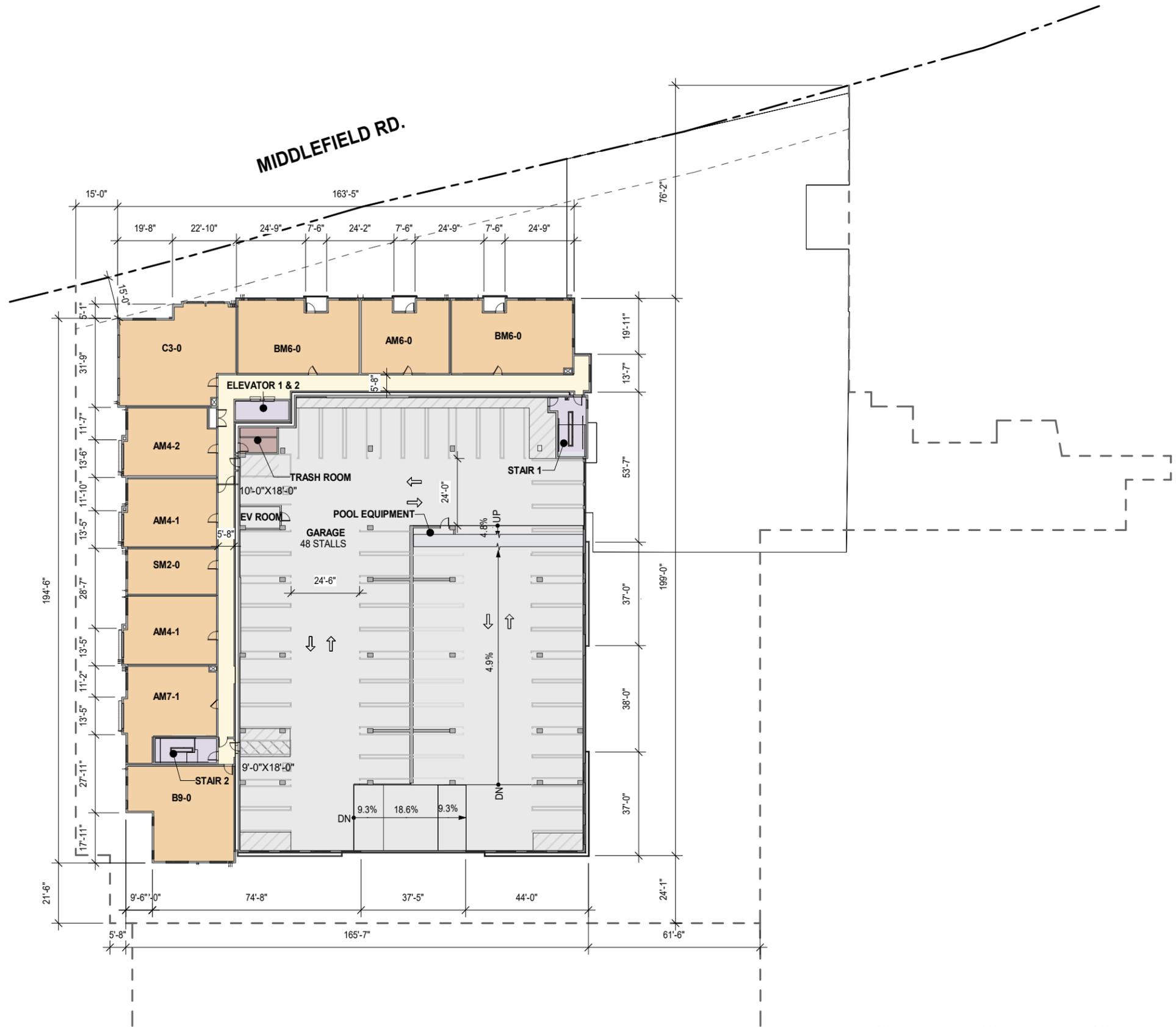


555 W. MIDDLEFIELD - FORMAL APPLICATION

MARCH 19, 2025

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING A - BUILDING PLAN - FLOOR 4

1"=40'-0"

AP2.04-A

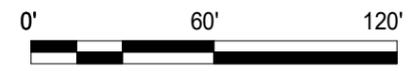


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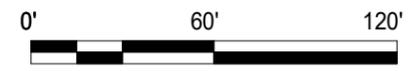
AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING B - BUILDING PLAN - FLOOR 1

1"=60'-0" **AP2.01-B**

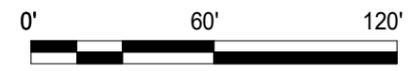
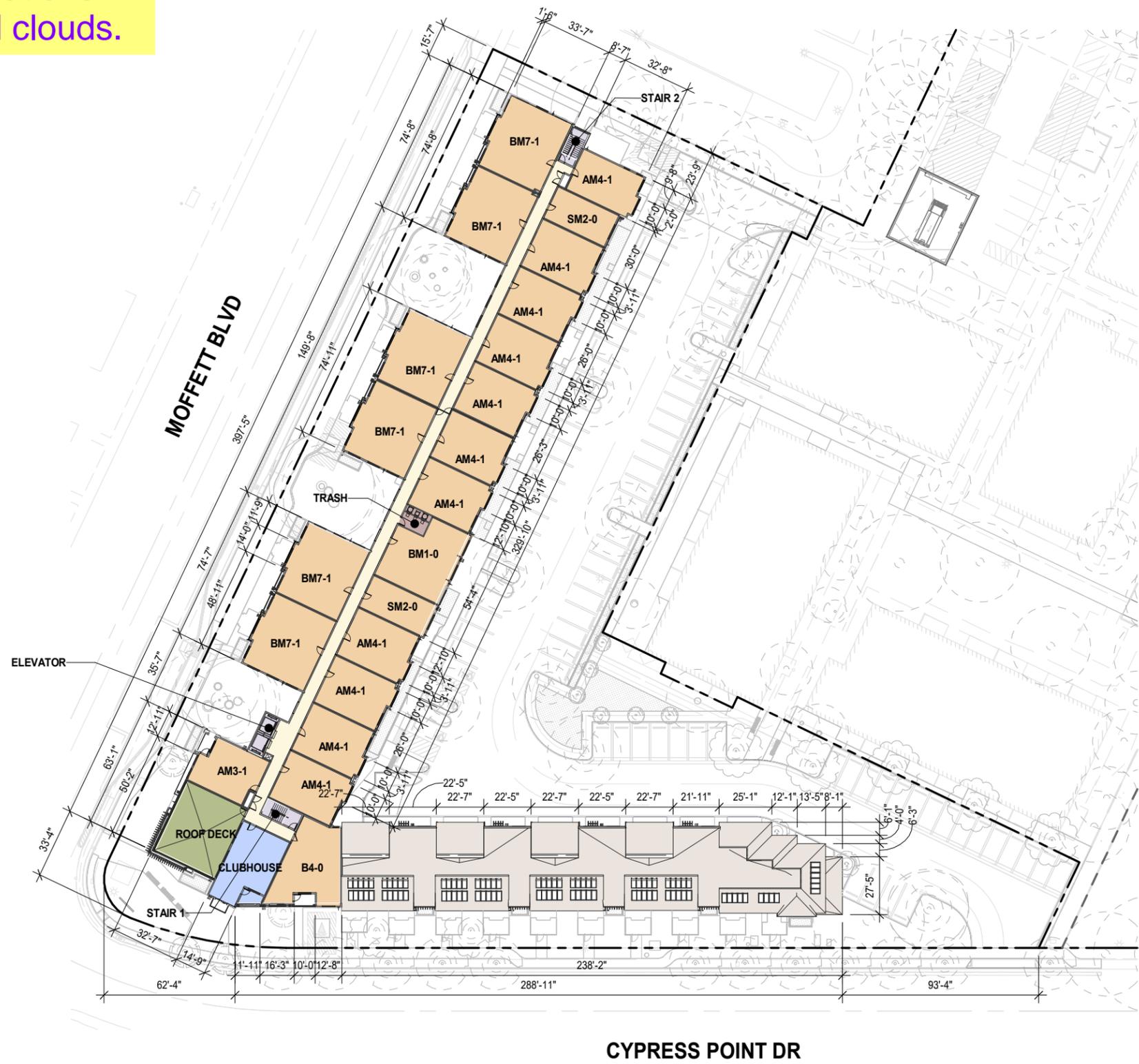
AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING B - BUILDING PLAN - FLOOR 3

1"=60'-0" AP2.03-B

AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING B - BUILDING PLAN - FLOOR 4

1"=60'-0" **AP2.04-B**

AVB-CK: Proposed BMR unit locations shown in red clouds.



CYPRESS POINT DR



BUILDING C - BUILDING PLAN - FLOOR 1

1"=60'-0"

AP2.01-C

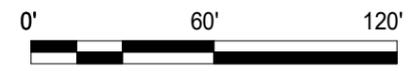


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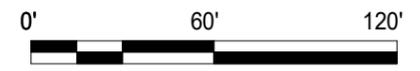


BUILDING C - BUILDING PLAN - FLOOR 3

1"=60'-0"

AP2.03-C

AVB-CK: Proposed BMR unit locations shown in red clouds.



BUILDING C - BUILDING PLAN - FLOOR 4

1"=60'-0" **AP2.04-C**

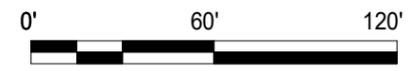
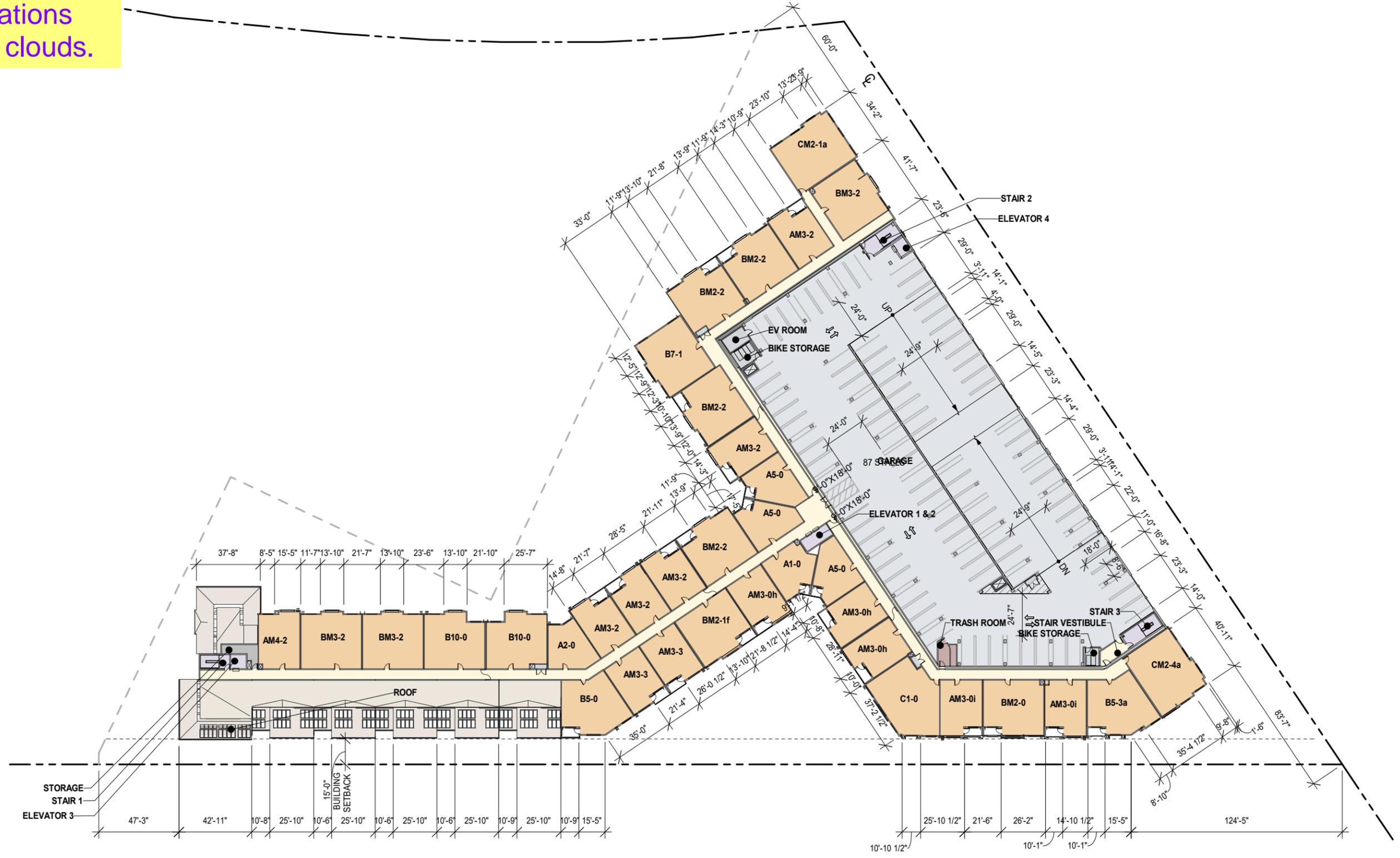


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BUILDING C - BUILDING PLAN - FLOOR 5

1"=60'-0" **AP2.05-C**



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MARCH 19, 2025

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