

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2019

A RESOLUTION AMENDING THE CITY OF MOUNTAIN VIEW
MASTER FEE SCHEDULE TO MODIFY
THE BELOW-MARKET-RATE HOUSING PROGRAM IN-LIEU FEES

WHEREAS, On June 18, 2019, the City Council held a public hearing to consider amendments to the City's Below-Market-Rate (BMR) Housing regulations, which amendments require modifications to the City's Master Fee Schedule; and

WHEREAS, the modifications include changes to the BMR in-lieu fee methodology and fee amounts for market-rate residential developments, including rental and ownership projects per Council direction; and

WHEREAS, the objective standard of the BMR Housing Program (Program) is the creation of BMR on-site units; and

WHEREAS, payment of in-lieu fees would be a request for an alternative mitigation to the requirement of BMR on-site units and would require Council approval; and

WHEREAS, the schedule of in-lieu fees is related to the equivalency of creating BMR on-site units to facilitate meeting the objective standard of the Program; and

WHEREAS, the schedule of in-lieu fees shall be modified annually, as appropriate, based on the Program requirements;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. The following fees are hereby adopted as set forth in the schedules attached hereto and incorporated herein:

Exhibit A: Fee Schedule for Community Development Department Below-Market-Rate Housing Program as revised.

The effective date of this Resolution shall be August 24, 2019 to coincide with the effective date of the modified Below-Market-Rate Housing Program regulations.

WC/2/RESO
821-06-25-19r

Exhibit: A: Fee Schedule for Below-Market-Rate Housing Program

FEE SCHEDULE – COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit A

State Code § (if any)	MVCC §§/CP/ Other	Title of Fee	Current Fee	Proposed Fee	Fee Basis	Effective Date
	Chapter 36	BMR In-Lieu Fee – Rental	\$34.57 per net new habitable square foot	\$96.00 per net new habitable square foot	– Qualifying fractional units; or – Council approval of request for alternative mitigation to BMR on-site units	8/24/19
	Chapter 36	BMR In-Lieu Fee – Ownership (except for Rowhouse/Townhouse Projects)	3% of unit sales price	\$54.50 per net new habitable square foot	– Qualifying fractional units; or – Council approval of request for alternative mitigation to BMR on-site units	8/24/19
	Chapter 36	BMR In-Lieu Fee – Rowhouse/Townhouse Ownership Residential Projects	3% of unit sales price	\$125.00 per net new habitable square foot	– Qualifying fractional units; or – Council approval of request for alternative mitigation to BMR on-site units	8/24/19

WC/2/CDD
821-06-25-19FS