

Attachment #8

Mountainside Project (TTM 15-001, VAR 15-001, UPA 15-001, DR 15-001)
413 Rainbow Lane
Alternative Housing Mitigation Plan

Project Description

- 16-unit development
- 2 single family units (2,019s.f. Building B and 2,046s.f. Building D)
- 7 duplexes
- Project would be phased:
 - Phase 1: Units 1-9 (1 single family and 4 duplexes)
 - Phase 2: Units 10-16 (1 single family and 3 duplexes)

Housing Required per the Interim Policy

- The 2 single family units are exempt from housing mitigation because each would be less than 2,500s.f. of living area
- 10% inclusionary requirement is applicable because 14 units proposed (more than 9 units):
 - 1 on-site housing unit deed restricted to 120% AMI, plus
 - \$9,288.80 (0.4 x \$23,222)

Alternate Housing Mitigation Plan (AHMP) Proposal

- Payment of \$23,222 in lieu fee for each of the 14 market rate units
- The fee would be paid upon issuance of building permit for each unit (building permits will be pulled for each building one at a time)
- Total fees that will be paid after all building permits are issued = \$325,108

Rationale for Approval of AHMP Proposal

- If the project is considered in phases, the AHMP Proposal is consistent with the Interim Policy:
 - Phase 1: 8 units x \$23,222 = \$185,776
 - Phase 2: 6 units x \$23,222 = \$139,332
 - Total: \$325,108
- On-site mitigation is undesirable for the following reasons:
 - The development is focused towards nightly rentals since it is located next to Canyon Lodge; MLH notes in its 1/6/15 letter re Removal of Use Permit for transient rentals in RMF-2 zoning district, "Quality of life is significantly reduced when long-term renters live next to transient renters"
 - The site is located away from Vons, Rite Aid, schools, hospital, Post Office, and other resident facilities/amenities (Athletic Club, etc.)
- "Additional housing benefit" will be derived from the AHMP:
 - Fees would be paid earlier than when an on-site unit would be triggered (\$208,998 in fees provided at building permit issuance for 9 market rate units while an on-site unit would be required as the 10th unit)
 - Fees provide flexibility for the Town and MLH to mitigate more efficiently
 - \$325,108 is adequate to purchase affordable housing units and/or provide mortgage assistance to multiple households that would more closely meet current MLH/Town priorities