



STAFF REPORT

City Council

Meeting Date: 12/15/2015

Staff Report Number: 15-182-CC

Consent Calendar: **Approve the Annual Report of the Below Market Rate (BMR) Housing Program, including the Status of the BMR In-Lieu Fees Collected as of June 30, 2015, in Accordance with Government Code Section 66000 et.seq.**

Recommendation

Staff recommends that the City Council approve the Below Market Rate (BMR) Housing Program Annual Report for fiscal year 2014-15, and make the following findings regarding the unexpended BMR fees:

1. The City has unexpended funds held for more than five years for programs/projects intended to provide affordable housing through the BMR Program;
2. The purpose of the BMR Housing Fund is to develop BMR housing for persons who live and/or work in the City of Menlo Park and have very low, low or moderate incomes and there exists a continuing need for the program given the extremely high cost of living in Menlo Park;
3. There is a reasonable relationship between the BMR Housing Program fee and its purpose; and
4. Housing and new commercial developments are anticipated that will provide housing or financing of approved uses of the BMR Fund within a reasonable time.

Policy Issues

The BMR Annual Report was prepared as required in accordance with the BMR Housing Program Guidelines and State requirements related to developer impact fees. State law requires that all BMR in-lieu fees be committed to affordable housing development within five years of collection. This report demonstrates that in fiscal year 2014-15, this requirement has been met for the City of Menlo Park's BMR Housing Fund.

Background

The BMR Housing Program requires an annual report on the City's activities focused on production of affordable housing. The annual report is prepared in conjunction with the annual audit of the BMR Housing Fund. This annual report addresses activities during the 2014-15 fiscal year.

BMR in-lieu fees qualify as development impact fees under California Government Code Sections 66000 through 66003. As required by law, these fees are segregated from the General Fund and accounted for as special revenue funds. Government Code Section 66001 requires that the City make available to the public information regarding development impact fees for each fund within 180 days after the end of each fiscal year. This report meets that requirement.

Government Code Section 66000 et. seq. also requires that findings describing the continuing need for the

BMR in-lieu fees be made annually if a jurisdiction has had possession of a developer fee for five or more years and has not expended the money. If the findings are not made, the City must refund the fees collected. As described in the *Analysis* section of this report, the City has committed the fees held for five or more years but has not yet fully expended the money; therefore, the required findings must be made in order to retain the fees.

Analysis

BMR Housing Program

The BMR Housing Program was established in 1987 to increase the housing supply for people who live and/or work in Menlo Park and have very low, low, or moderate incomes as defined by income limits set by San Mateo County. The primary objective of the program is to create actual housing units rather than generate a capital fund. Currently, all owner-occupied residential developments of five or more units are required to provide a BMR unit. If that is not feasible, developers of five to nine unit projects are required to pay an in-lieu fee that is deposited into the BMR Housing Fund. Residential developments of 10 to 19 units are required to provide 10 percent of the housing at below market rates. Development projects of 20 units or more are required to provide 15 percent of the housing at below market rates. If the number of BMR units required includes a fraction of a unit, the developer must either provide a whole BMR housing unit or make a prorata in-lieu payment.

The BMR Housing Program also applies to new commercial developments of 10,000 square feet or more that generate employment opportunities. The 2014-15 in-lieu fees to mitigate the demand for affordable housing were \$15.19 per square foot of net new gross floor area for most commercial uses and \$8.24 per square foot of net new gross floor area for defined uses that generate fewer employees. Collected in-lieu fees are deposited into the BMR Housing Fund. The fee is adjusted annually on July 1.

In order to ensure the current in-lieu fee is appropriate, the City partnered with other San Mateo County jurisdictions to issue a Request for Proposal (RFP) for the preparation of affordable housing fee nexus and feasibility studies. Participation in this process helps the City comply with Housing Element program H4.D, which calls for the preparation of an updated nexus study, and will ensure compliance with the State Mitigation Fee Act (AB1600 – Government Code Section 66001 through 66003). The City last prepared a nexus study in 2001. Staff is reviewing the draft nexus report and anticipates presenting it to the City Council in early 2016.

Developers who build five or more housing units enter into BMR Agreements with the City concerning the BMR units' location, size and other details, including deed restrictions to preserve the BMR units' affordability.

The City received the following commercial linkage fees paid:

Table 4: Itemized FY2015-16	
Commercial Development	Total Fee Paid
151 Commonwealth Dr.	\$ 1,854,982.53
1273-1281 Laurel St.	\$ 382,500.00
1035 O'Brien Dr.	\$ 149,897.60
Total	\$ 2,387,380.13

Attachment G provides a list of all BMR units generated through the history of the program.

BMR Housing Fund

The BMR Housing Fund has a variety of Council-approved uses, all of which are designed to increase or maintain the housing supply for people who live and/or work in Menlo Park and have very low, low, or moderate incomes.

Current BMR Fund Balance

At the end of fiscal year 2014-15, the BMR Housing Fund had total assets of \$14,157,028 including \$1,626,021 in Purchase Assistance Loan (PAL) loans receivable, \$15,751 in interest receivable, and \$6,871,600 in cash. A Below Market Rate Housing Fund Balance Sheet is included in this report as Attachment A.

At the end of fiscal year 2014-15, the BMR Housing Fund had a total fund balance of \$14,135,308. This includes \$2,855,979 designated for PAL loans, \$2,860,000 designated for the CORE housing project at the Veterans Affairs Center on Willow Road, \$3,200,000 designated for the MidPen 2014-15 notice of availability of funds (NOFA) project and \$7,899,060 available for a future NOFA. Total liabilities included an accounts payable balance of \$21,720. The fund balance is also shown on Attachment A. Major uses and substantive changes to the Fund during the 2014-15 fiscal year are described below:

Purchase Assistance Loan Program

On April 26, 2005, the City Council approved a resolution reserving \$3.5 million of the BMR Housing Fund for use in the PAL program, which would supplement the \$982,000 already dedicated to the program. This brought the total amount dedicated to the PAL program to \$4.482 million as a beginning loan fund. Since the creation of the PAL program, 90 loans have been made toward purchases of BMR homes and market rate units. Under the PAL program, purchase assistance was previously given to qualifying low- and moderate-income first-time homebuyers purchasing homes in the City of Menlo Park. The maximum loan was \$75,000, or 20 percent of the home purchase price, whichever was less. The program imposed a 5% interest rate. There have been 90 PAL loans made since its inception in fiscal year 1990-91 (Attachment H). No new PAL loans are being made given the availability of other first-time buyer programs provided through the County and private lenders and the elimination of the City's Housing Division. In December of 2014, Council approved the elimination of the PAL program and allocated those funds to the development of more affordable units through the NOFA process (described below).

The City's existing PAL loans are currently managed through a contract with HELLO Housing, a housing non-profit created in 2005 with experience in a range of housing services in partnership with local governments across the Bay Area. This contract is funded from the BMR program at an annual cost of approximately \$16,000 (varies depending upon number of loans that are more than 90 days past due).

CORE Development at the Menlo Park Veterans Affairs Facility

A \$2.86 million loan to CORE closed and all funds were committed in fiscal year 2014-15. The loan is funded and appears as a loan receivable in Attachment C. The project received temporary certificate of occupancy on Tuesday, Nov. 17th, and expect final certificate of occupancy approximately Dec. 7th. Move-ins will start mid-December and continue into January. A grand opening celebration will be held in late January or early February.



2014 NOFA

Subsequent to the adoption of the Housing Element, and as a final requirement of the lawsuit brought against the City, staff had advertised the availability of BMR funds for development of affordable housing units through a Notice of Funding Availability, or NOFA. Approximately \$3.2 million in Below Market Rate housing funds was made available under the 2014 NOFA to support the acquisition, rehabilitation or new construction of housing that will provide long term affordability. The funding is intended to fill the financing gap between the projected total development costs and other available funding sources.

Qualified non-profit affordable housing developers meeting the NOFA qualifications and demonstrating their ability to design, build, and manage affordable housing were encouraged to submit proposals by November 4, 2013.

A single proposal was received from MidPen Housing to develop 90 units of new construction affordable senior housing in the 1200 block of Willow Road. Council originally reviewed this proposal on May 6, 2014 and supported approval of the award of \$3.2 million to MidPen. On September 9, 2014 Council adopted a Resolution affirming the City's financial commitment to MidPen Housing and authorized the renegotiation of terms of the MidPen's existing \$4.02 million loan from 1987.

2015 NOFA

A second NOFA for BMR funds was issued in July 2015, making available approximately \$7 million designated and including anticipated fees from the Sobrato and Facebook developments. Several changes in the process were approved by Council including relaxing the requirement that eligible developers complete at least three prior projects (this requirement kept Peninsula Volunteers from applying last year, for example). The 2015 NOFA also emphasized the potential for property owners to

partner with developers, given the interest in affordable housing projects by Mt. Olive Church and Habitat for Humanity, for example. Three proposals were received by the response deadline and are currently under review.

St. Anton

The St. Anton's development is a 394-unit, multi-family residential development located at 3639 Haven Avenue. The development will include 22 units targeted to very low include households in compliance with State Density bonus law. In addition to these affordable units, the St. Anton's development also accommodates Facebook's Below Market Rate (BMR) obligation to provide 15 affordable residential units established as part of the City's approval of the Facebook West Campus. The 15 units will be targeted to low income households. The project is comprised of three buildings. Buildings B and C, which are about 218 units, are expected to be completed in mid-2016 and Building A is expected to be completed in December 2016.

Verification of Meeting State Requirements

Attachments B, C, and D illustrate that the City of Menlo Park has dedicated sufficient BMR Funds for development of low- and moderate-income housing to meet the State requirement for collection of BMR fees. The State requires that BMR funds held for five years or more (excluding interest earned) must be designated to affordable housing programs or projects. In fiscal year 2014-15, the City of Menlo Park met this State requirement. At the end of fiscal year 2014-15, the City had collected a total of \$9,679,472 in fees paid, excluding interest earned. Of this, \$8,451,663 had been held for five years or more. At this same time, the City had committed a total of \$8,660,493 for the development of low- and moderate-income housing through the NOFA, satisfying the State requirement (see Attachment C). It is anticipated that all funds will be committed or expended within the required timeframe given the receipt of a viable response to the NOFA.

Although the funds have been committed, but not been fully expended, the City Council is required to make a finding that the City continues to need the BMR fund to further BMR development for persons who live and/or work in Menlo Park and that these funds are necessary for that purpose. Without this finding, the fees would need to be returned to the developers.

BMR Residential Program Needs

Through a contract with Hello Housing, the City maintains a waiting list of persons who are interested in and eligible to occupy BMR housing units. To be eligible for the BMR Waiting List, persons must have low or moderate household incomes and must currently live or work in Menlo Park. The City's BMR Waiting List currently shows 132 households. Several dozen BMR Waiting List applications are received every year both for rental and purchase of BMR units. Attachment E provides additional details about the BMR Waiting List.

At the end of the reporting period, the program had 66 BMR housing units located throughout the city. As shown in Attachment G, three new units were occupied in this reporting period. There was one resale during this reporting period.

Impact on City Resources

The BMR Housing Fund is a special revenue fund separate from the General Fund. Activities funded in the BMR Housing Program are independent of, but may be used with, other funds, such as State, Federal or private funding sources. There is no impact on City resources resulting from this Annual Report.

State law requires that all BMR in-lieu fees be committed to affordable housing development within five years of collection. In fiscal year 2014-15, this requirement has been met for the City of Menlo Park's BMR Housing Fund. At the end of fiscal year 2014-15, \$10,755,039 in BMR funds had been committed to affordable housing development. This amount includes funding committed to the PAL Program for first-time homebuyers (\$2,855,979) and the Notice of Funding Availability (\$7,899,060) as shown in Attachments A, B, C and D. Although the funds collected have been committed, because the funds have not been fully expended, adoption of findings describing the continuing need for the funds will eliminate the need to refund fees to developers. Other funds, such as the \$3.2 million for the MidPen project, will be held in the BMR Fund until loan closure occurs.

Beginning this fiscal year (to be reported in more detail in next year's report) Hello Housing also began servicing the City's Emergency Repair Loan and Rehab loan programs previously managed by Finance, Community Development and Community Services Staff. Management of these former Redevelopment Agency loans is funded through the Successor Agency Fund. Hello Housing is also managing the City's Community Development Block Grant loan portfolio that was recently returned to us from the County. Management of these loans is paid for out of a General Fund allocation. The contract with Hello for supporting these loan programs (which have active loans, but for which new loans are not being created) is approximately \$65,000, decreasing to approximately \$45,000 in later years as systems are set up, files are audited and customer contacts are in place.

Environmental Review

The BMR Housing Program Annual Report is not subject to California Environmental Quality Act requirements.

Public Notice

Public Notification to comply with the Mitigation Fee Act was achieved by posting the availability of the report 15 days before the meeting. In addition, public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours before the meeting.

Attachments

- A. Below Market Rate Housing Fund Balance Sheet
- B. Total BMR Funds Held 5+ Years vs. Total BMR Funds Committed to Projects and Programs
Per Fiscal Year 02/03 – 14/15
- C. BMR Reserve Fees and Fund Commitment Summary
- D. BMR Reserve Fees and Fund Commitment
- E. Status Report-BMR Housing Program Waiting List
- F. Approved Below Market Rate (BMR) Housing Agreements
- G. Inventory of Occupied BMR Units
- H. PAL Accounting

Report prepared by:

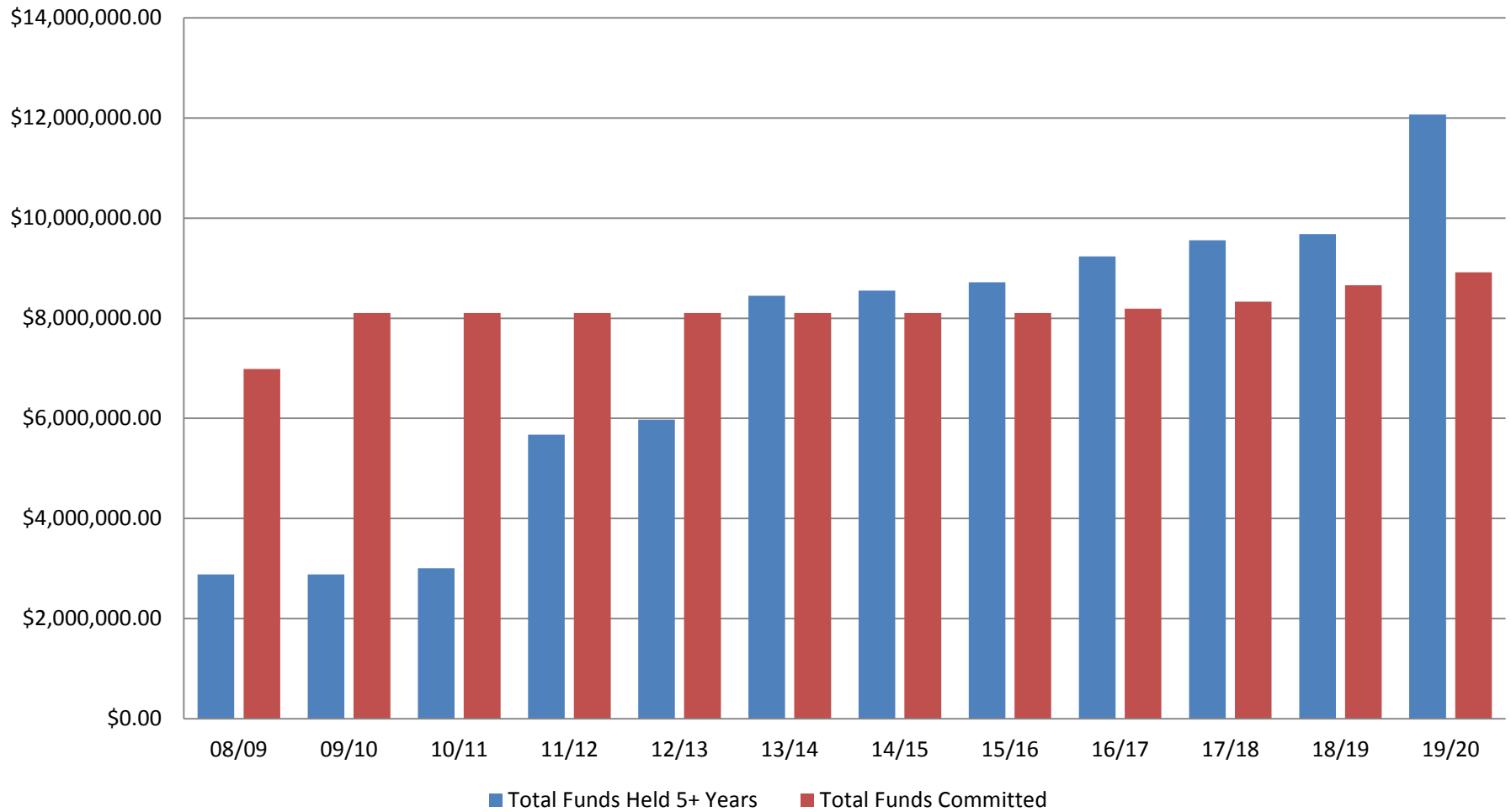
Jim Cogan, Housing and Economic Development Manager

**BELOW MARKET RATE HOUSING RESERVE
BALANCE SHEET
7/01/14 - 6/30/15**

	6/30/2014	6/30/2015
ASSETS		
BMR Housing Reserve Cash	7,972,431	6,871,600
BMR Accounts Receivable	41,511	22,859
BMR Interest Receivable	16,847	15,751
PAL Loans Receivable	1,881,507	1,626,021
CORE Housing Loan Receivable	-	2,679,731
Other Loans Receivable	1,849,047	1,849,047
Real Estate Held for Resale	-	1,092,019
TOTAL ASSETS	11,761,343	14,157,028
LIABILITIES		
Accounts Payable	10,200	21,720
TOTAL LIABILITIES	10,200	21,720
FUND BALANCE		
Designated for PAL Loans	2,600,493	2,855,979
Designated for CORE Housing	2,860,000	180,269
Designated for Notice of Funding Availability (NOFA) MidPen	3,200,000	3,200,000
Available for Notice of Funding Availability (NOFA) 2016-17	3,090,650	7,899,060
TOTAL FUND BALANCE	11,751,143	14,135,308
TOTAL LIABILITIES AND FUND BALANCE	11,761,343	14,157,028

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Total BMR Funds Held 5+ Years vs. Total BMR Funds Committed Per Fiscal Year 08/09 - 19/20



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BMR Reserve Fees and Fund Commitment Summary
Fiscal Year 2014-2015

I. Fees Paid to Date

Total Fees Held 5 or More Years as of Fiscal Year 2014-2015:	\$ 8,553,663
Fees paid (per annum) 6/15 - 6/16	\$ 165,168
Reaching 5+ years in: 6/16 - 6/17	\$ 515,720
6/17 - 6/18	\$ 365,274
6/18 - 6/19	\$ 79,647
6/19 - 6/20	\$ 2,387,380
Fees Paid Through 6/30/15:	\$ 12,066,852
Interest Earned Through 6/30/15 on Paid Fees:	\$ 3,529,397
Total Fees Paid + Interest Earned Through 6/30/15	\$ 15,596,249
Total Expenditures Through 6/30/15:	\$ (1,460,941)
Total BMR Fund Balance (rounded) as of 6/30/15 =	\$ 14,135,308

II. Committed and Designated Funds in FY 2014-2015

PAL Loan Funds (Committed)	\$ 2,855,979
Core Housing	\$ 180,269
Notice of Funding Availability (NOFA) Mid-Pen	\$ 3,200,000
Total Funds Committed as of 6/30/15 =	\$ 6,236,248
Accounts Payable/Liabilities	\$ 21,720
Available for Notice of Funding Availability (NOFA) for 2016-2017	\$ 7,899,060
Total BMR Fund Balance as of 6/30/15 =	\$ 14,135,308
Total Liabilities and BMR Fund Balance as of 6/30/15 =	\$ 14,157,028

Note: Fees paid and fees held include miscellaneous fee payments for years 1989-1999. Total miscellaneous fee payments equal \$3,826.97. Miscellaneous fees are not required to be included in the Fees Held 5+ Years vs. Funds Committed requirement and are included in this report for accounting purposes only.

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**BMR Reserve Fees and Fund Commitment
Annual Report 2014-15**

ATTACHMENT D

Fee Payments and Interest Earned per Year					Total Funds Held 5 or More Years vs. Total Funds Committed		
Fiscal Year	Fees Paid Per Year	Total Fees Paid To Date	Interest Earned Per Year	Fees + Interest To Date	5 Year Commitment Date for Fees Paid	*Total Funds Held 5 or More Years as of Commitment Date	Total Funds Committed as of Commitment Date
<i>Balance Carryover 88/89-89/90</i>	441,430.89	441,430.89	51,705.70	493,136.59			
1990-1991	9,004.26	450,435.15	35,735.22	537,876.07	1995-1996	450,435.15	832,000
1991-1992	5,180.00	455,615.15	29,846.88	572,902.95	1996-1997	455,615.15	832,000
1992-1993	-	455,615.15	-	572,902.95	1997-1998	455,615.15	2,782,000
1993-1994	662,448.40	1,118,063.55	59,522.30	1,294,873.65	1998-1999	1,118,063.55	2,932,000
1994-1995	872,076.80	1,990,140.35	115,252.86	2,282,203.31	1999-2000	1,990,140.35	2,932,000
1995-1996	14,265.00	2,004,405.35	120,352.23	2,416,820.54	2000-2001	2,004,405.35	3,482,000
1996-1997	227,977.66	2,232,383.01	138,744.83	2,783,543.03	2001-2002	2,232,383.01	3,782,000
1997-1998	308,157.01	2,540,540.02	169,307.66	3,261,007.70	2002-2003	2,540,540.02	3,782,000
1998-1999	164,573.25	2,705,113.27	170,809.00	3,596,389.95	2003-2004	2,705,113.27	3,785,061
1999-2000	89,300.04	2,794,413.31	192,902.01	3,878,592.00	2004-2005	2,794,413.31	4,482,000
2000-2001	89,112.36	2,883,525.67	267,906.54	4,235,610.90	2005-2006	2,883,525.67	4,482,000
2001-2002	-	2,883,525.67	185,907.22	4,421,518.12	2006-2007	2,883,525.67	4,482,000
2002-2003	-	2,883,525.67	129,772.02	4,551,290.14	2007-2008	2,883,525.67	4,482,000
2003-2004	-	2,883,525.67	47,072.18	4,598,362.32	2008-2009	2,883,525.67	6,983,909
2004-2005	-	2,883,525.67	94,648.47	4,693,010.79	2009-2010	2,883,525.67	8,107,000
2005-2006	123,705.52	3,007,231.19	144,410.00	4,961,126.31	2010-2011	3,007,231.19	8,107,000
2006-2007	2,668,170.50	5,675,401.69	253,842.00	7,883,138.81	2011-2012	5,675,401.69	8,107,000
2007-2008	300,050.00	5,975,451.69	395,933.30	8,579,122.11	2012-2013	5,975,451.69	8,107,000
2008-2009	2,476,211.80	8,451,663.49	348,457.00	11,403,790.91	2013-2014	8,451,663.49	8,107,000
2009-2010	102,000.00	8,553,663.49	123,558.00	11,629,348.91	2014-2015	8,553,663.49	8,107,000
2010-2011	165,168.00	8,718,831.49	79,220.00	11,873,736.91	2015-2016	8,718,831.49	8,107,000
2011-2012	515,720.00	9,234,551.49	53,399.00	12,442,855.91	2016-2017	9,234,551.49	8,189,815
2012-2013	365,274.00	9,599,825.49	65,659.00	12,873,788.91	2017-2018	9,599,825.49	8,332,000
2013-2014	79,647.00	9,679,472.49	133,565.00	13,087,000.91	2018-2019	9,679,472.49	8,660,493
2014-2015	2,387,380.00	12,066,852.49	121,869.00	15,596,249.91	2019-2020	12,066,852.49	8,915,979
Total (all years)	12,066,852.49	12,066,852.49	3,529,397.42	15,596,249.91			

**Includes only fees paid. Interest earned is not required to be included in the Funds Held 5+ Years vs. Funds Committed requirement.*

Notes regarding the "Fees Paid" columns and the column "Total Funds Held 5 or More Years as of Commitment Date":

"Fees Paid" columns include miscellaneous fee payments for years 1989-1999. Total miscellaneous fee payments equal \$3,826.97

"Total Funds Held 5 or More Years..." reflects/includes these miscellaneous fee payments. Miscellaneous fees are not required to be included in the Funds Held 5+ Years vs. Funds Committed requirement and are included in this report for accounting purposes only.

Note regarding "Fees + Interest To Date" for 2014-2015: The total of \$15,596,250 minus total expenditures equals a final fund balance of \$15,574,530.

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STATUS REPORT
CITY OF MENLO PARK
BELOW MARKET RATE HOUSING PROGRAM WAITING LIST
NOVEMBER 16, 2015
(Review completed by Hello Housing)

Total households on BMR Waiting List	132
>Total households on list that <u>only</u> want to OWN	23
>Total households on list that <u>only</u> want to RENT	34
>Total households on list that want to OWN or RENT	75

Cities of Residence

Menlo Park	105
Redwood City	3
East Palo Alto	4
Sunnyvale	2
Fremont	4
Mountain View	2
Palo Alto	2
San Carlos	1
San Francisco	2
San Jose	2
Santa Clara	2
Union City	1
Woodside	1
Stanford	1

Places of Work

50 households have a worker/workers in Menlo Park.
25 households live and have a worker/workers in Menlo Park.
80 households live in Menlo Park but work elsewhere.

Household Size Information

Household Size	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
Number of Households	38	37	23	16	10	7	1

Households with Children

Children	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Number of Households	65	33	19	9	5	1

Number of Workers in the Household

Workers	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>
Number of Households	6	92	33	1

Single Heads of Household (One Adult with Dependent Child/Children) = 28

Households with a Person Confined to a Wheelchair = 0

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**Approved Below Market Rate (BMR) Agreements
Since Inception in 1987 to June 30, 2015**

Development	Approved Date	Number of Units Approved	Number of Units Occupied	Number of Units Not Yet Occupied
2160 Santa Cruz Ave (Pacific Hill)	June 22, 1995 (Approved by City Council)	2	2	
600 Willow Rd. (Pacific Parc)	September 18, 1996 (Approved by City Council)	2	2	
Vintage Oaks	Phase I - May 15, 1996 Phase II & III - Dec. 24, 1996 (Approved by City Council)	14	14	
Classics Communities	May 19, 1998 (Approved by City Council)	3	3	
20 Willow Rd. (Park Lane)	June 28, 1998 (Approved by City Council)	4	4	
Menlo Square	December 7, 2000 (Approved by City Council)	3	3	
1050-60 Pine St.	August 30, 2005 (Approved by City Council)	1	1	
966-1002 Willow Rd.	September 20, 2005 (Approved by City Council)	2	2	
507-555 Hamilton (Hamilton Park)	October 25, 2005 (Approved by City Council)	20	20	
1944-48 Menalto Ave	March 13, 2006 (Approved by City Council)	1		1
110-175 Linefield (Morgan Lane)	March 21, 2006 (Approved by City Council)	8	8	
1460 El Camino Real (Beltramo's)	August 1, 2006 - 3 BMR units* *Amended on January 11, 2011 for 1 BMR unit + in lieu fees + profit sharing of revenues (Approved by City Council)	1		1
75 Willow Road (Lane Woods)	November 14, 2006 (Approved by City Council)	2	2	
1382 Hollyburne (NSP Program)	January 12, 2010 (Approved by City Council)	1	1	
1441 Almanor Ave (NSP Program)	September 14, 2010 (Approved by City Council)	1	1	
389 El Camino Real	July 31, 2012 (Approved by City Council)	3	3	
3605-3639 Haven Ave (St. Anton)	October 20, 2013 Rental Units only (Approved by Community Development Director) 15 - Facebook's BMR requirement 22 - State Density Bonus	37		37
605 Willow Rd (Core Housing)	September 26, 2014 Rental Units only (Approved by Community Development Director)	59		59
1121 Willow Rd (MidPen Housing)	June 19, 2015 Rental Units only (Approved by Community Development Director)	20		20
TOTALS =		184	66	118

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City of Menlo Park
Below Market Rate Housing Program
Inventory of Occupied BMR Units
June 30, 2015

<u>Development</u>	<u>Location (Street Only)</u>	<u>Initial Date of Sale</u>	<u>Initial Sale Price</u>	<u># BR/BA</u>
Pacific Hill	BMR #1 Santa Cruz Ave	5/29/96	\$150,820	2/1.0
Pacific Hill	BMR #2 Santa Cruz Ave*	1/23/96	\$135,490	1/1.0
Pacific Parc	BMR #1 Willow Road	4/2/1996	\$192,780	3/2.5
Pacific Parc	BMR #2 Willow Road	8/27/96	\$182,888	2/2.5
Vintage Oaks	BMR #1 Gloria Circle	12/18/96	\$217,895	3/2.5
Vintage Oaks	BMR #2 Gloria Circle	1/28/97	\$217,895	3/2.5
Vintage Oaks	BMR #3 Gloria Circle*	4/11/97	\$217,895	3/2.5
Vintage Oaks	BMR #4 Gloria Circle	3/21/97	\$217,895	3/2.5
Vintage Oaks	BMR #5 Seminary Drive	9/26/97	\$232,630	3/2.5
Vintage Oaks	BMR #6 Seminary Drive	9/26/97	\$232,630	3/2.5
Vintage Oaks	BMR #7 Seminary Drive	11/26/97	\$232,630	3/2.5
Vintage Oaks	BMR #8 Seminary Drive*	11/25/97	\$232,630	3/2.5
Vintage Oaks	BMR #9 Santa Monica*	12/10/97	\$232,630	3/2.5
Vintage Oaks	BMR #10 Santa Monica	12/9/97	\$232,630	3/2.5
Vintage Oaks	BMR #11 Hanna Way	7/22/98	\$251,990	3/2.5
Vintage Oaks	BMR #12 Hanna Way	7/22/98	\$251,990	3/2.5
Vintage Oaks	BMR #13 Riordan Place	8/28/98	\$251,990	3/2.5
Vintage Oaks	BMR #14 Riordan Place**	8/28/98	\$251,990	3/2.5
Park Lane	BMR #1 Willow Road	1/6/99	\$205,630	1/1.0
Park Lane	BMR #2 Willow Road*	2/12/99	\$253,500	3/2.0
Park Lane	BMR #3 Willow Road	2/24/99	\$234,390	2/2.0
Park Lane	BMR #4 Willow Road*	3/16/99	\$234,390	2/2.0
Classics at Burgess Park	BMR #1 Barron Street	3/1/99	\$264,900	3/2.5
Classics at Burgess Park	BMR #2 Barron Street	4/6/99	\$264,900	3/2.5
Classics at Burgess Park	BMR #3 Hopkins Street	4/22/99	\$286,530	4/2.5
Menlo Square	BMR #1 Merrill Street	9/4/02	\$257,290	3/2.0
Menlo Square	BMR #2 Merrill Street*	1/23/03	\$223,520	2/2.0
Menlo Square	BMR #3 Merrill Street*	3/2/04	\$190,540	1/1.0
Hamilton Avenue Park	BMR #1 Sandlewood Street*	5/11/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #2 Sandlewood Street	5/11/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #3 Sandlewood Street	5/18/07	\$375,270	4/2.5
Hamilton Avenue Park	BMR #4 Sandlewood Street	5/17/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #5 Sandlewood Street	5/22/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #6 Sandlewood Street	5/25/07	\$375,270	4/2.5
Hamilton Avenue Park	BMR #7 Sandlewood Street	5/31/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #8 Sandlewood Street	6/12/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #9 Sandlewood Street	7/17/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #10 Sandlewood Street	9/28/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #11 Rosemary Street	7/17/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #12 Rosemary Street	7/17/07	\$375,270	4/2.5
Hamilton Avenue Park	BMR #13 Rosemary Street	7/27/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #14 Rosemary Street	8/14/07	\$375,270	4/2.5
Hamilton Avenue Park	BMR #15 Rosemary Street	8/17/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #16 Sage Street*	9/11/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #17 Sage Street	9/11/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #18 Hamilton Avenue	9/28/07	\$375,270	4/2.5

**City of Menlo Park
Below Market Rate Housing Program
Inventory of Occupied BMR Units
June 30, 2015**

<u>Development</u>	<u>Location (Street Only)</u>	<u>Initial Date of Sale</u>	<u>Initial Sale Price</u>	<u># BR/BA</u>
Hamilton Avenue Park	BMR #19 Hamilton Avenue	10/4/07	\$331,150	3/2.5
Hamilton Avenue Park	BMR #20 Ginger Street	10/4/07	\$331,150	3/2.5
Morgan Lane	BMR #1 Linfield Drive	4/29/08	\$273,600	3/2.5
Morgan Lane	BMR #2 Linfield Drive	4/29/08	\$273,600	3/2.5
Willow Road	BMR #1 Heritage Place	5/9/08	\$277,084	3/2.5
Willow Road	BMR #2 Heritage Place	5/15/08	\$277,084	3/2.5
Morgan Lane	BMR #3 Morgan Lane	9/12/08	\$273,600	3/2.5
Morgan Lane	BMR #4 Morgan Lane	12/16/08	\$273,600	3/2.5
Morgan Lane	BMR #5 Ballard Lane	12/18/08	\$273,600	3/2.5
Lane Woods	BMR #1 Paulson Circle	10/21/08	\$272,000	3/2.5
Lane Woods	BMR #2 Paulson Circle	3/27/09	\$313,000	4/2.5
Morgan Lane	BMR #6 Morandi Lane	7/29/09	\$273,600	3/2.5
Pine Court	BMR #1 Pine Street	9/3/09	\$270,058	2/1.5
Morgan Lane	BMR #7 Homewood Place	5/12/11	\$273,600	3/2.5
Morgan Lane	BMR #8 Linfield Drive	6/9/11	\$273,600	3/2.5
NSP Program	BMR #1 Almanor Avenue	4/30/13	\$295,000	4/2.0
NSP Program	BMR #2 Hollyburne Avenue	1/3/14	\$255,000	3/1
Artisan	BMR #1 Artisan Way	6/13/14	\$203,600	2/2.5
Artisan	BMR #2 Artisan Way	6/26/14	\$250,900	3/3
Artisan	BMR #3 Artisan Way	6/26/14	\$250,900	3/3.5

***Unit was later resold (see Resales, below)**

RESALES

Vintage Oaks	BMR #9 Santa Monica	1/28/99	\$239,353	3/2.5
Vintage Oaks	BMR #8 Seminary Drive	12/24/99	\$243,642	3/2.5
Vintage Oaks	BMR #3 Gloria Circle	6/29/00	\$252,000	3/2.5
Pacific Hill	BMR #2 Santa Cruz Ave	4/1/04	\$151,685	1/1.0
Park Lane	BMR #2 Willow Road (Note 1)	12/16/05	\$280,570	3/2.0
Park Lane	BMR #4 Willow Rd.	10/10/06	\$258,100	2/2.0
Park Lane	BMR #2 Willow Road	10/12/06	\$283,640	3/2.0
Vintage Oaks	BMR #14 Riordan Place	12/8/09	\$281,810	3/2.5
Menlo Square	BMR #3 Merrill Street	7/16/10	\$190,540	1/1.0
Hamilton Avenue Park	BMR #1 Sandlewood Street	7/16/10	\$335,460	3/2.5
Pacific Hill	BMR #2 Santa Cruz Ave	10/14/10	\$158,764	1/1.0
Vintage Oaks	BMR #14 Riordan Place**	10/11/13	\$1,350,000	3/2.5
Hamilton Avenue Park	BMR #16 Sage Street	1/13/14	\$345,955	3/2.5
Menlo Square	BMR #2 Merrill St	11/13/14	\$246,743	2/2

Note 1: Unit was purchased by City and resold to someone on the BMR Waiting List

** Unit was purchased by the City and resold at regular market rate per City Council's direction

Total Number of Occupied BMR Units = 66

Total Number of BMR Units Resold = 14

CITY OF MENLO PARK - PAL ACCOUNTING
PAL LOAN ACTIVITY

ATTACHMENT H

DATE	SOURCE	CASH	LOANS	HSG 832-199
				\$0.00
2003-2004	New Loans #48, 49, 50, 51, 52 & 53	(\$368,445.00)	\$368,445.00	
2003-2004	Loans Principal Paid	\$25,496.16	(\$25,496.16)	
2003-2004	Paidoff Loans #34, 42 & 46	\$126,974.20	(\$126,974.20)	
6/30/2004		\$92,742.81	\$889,257.19	\$889,257.19
				\$0.00
6/30/2005	PAL Ln Allocation-transf fr BMR reserve	\$3,500,000.00		
2004-2005	New Loans	\$0.00	\$0.00	
2004-2005	Loans Principal Paid	\$8,881.91	(\$8,881.91)	
2004-2005	Paid Off Loans	\$0.00	\$0.00	
6/30/2005		\$3,601,624.72	\$880,375.28	\$880,375.28
				\$0.00
9/30/2005	PAL Ln Allocation-transf fr BMR reserve	\$0.00		
2005-2006	New Loans #36A	(\$52,270.00)	\$52,270.00	
2005-2006	Loans Principal Paid	\$9,516.86	(\$9,516.86)	
2005-2006	Paid Off Loans #12, 36, 48, & 53	\$204,218.13	(\$204,218.13)	
6/30/2006		\$3,763,089.71	\$718,910.29	\$718,910.29
				\$0.00
2006-2007	New Loans #54, 55, 57, 59, 62, 65, 66, 67	(\$532,770.00)	\$532,770.00	
2006-2007	Loans Principal Paid	\$11,236.49	(\$11,236.49)	
2006-2007	Paid Off Loans #40, 47 & 52	\$180,217.18	(\$180,217.18)	
6/30/2007		\$3,421,773.38	\$1,060,226.62	\$1,060,226.62
				\$0.00
2007-2008	New Loans #56, 58, 60, 61, 63, 64, 68, 69, 70, 71, 72, 73, 74	(\$825,080.00)	\$825,080.00	
2007-2008	Loans Principal Paid	\$9,975.20	(\$9,975.20)	
2007-2008	Paid Off Loans #28 & 43	\$51,600.42	(\$51,600.42)	
6/30/2008		\$2,658,269.00	\$1,823,731.00	\$1,823,731.00
				\$0.00
2008-2009	New Loans #75, 76, 77, 78 & 79	(\$281,160.00)	\$281,160.00	
2008-2009	Loans Principal Paid	\$6,272.75	(\$6,272.75)	
2008-2009	Paid Off Loans #30 & 32	\$52,058.97	(\$52,058.97)	
6/30/2009		\$2,435,440.72	\$2,046,559.28	\$2,046,559.28
				\$0.00
2009-2010	New Loans #80, 81, 82 Plus Modification to Loan #56	(\$187,989.80)	\$187,989.80	
2009-2010	Loans Principal Paid	\$6,734.41	(\$6,734.41)	
2009-2010	Paid Off Loan #44	\$71,818.96	(\$71,818.96)	
6/30/2010		\$2,326,004.29	\$2,155,995.71	\$2,155,995.71
				\$0.00
2010-2011	New Loans #83, 84, 85, 86, 87 & 88	(\$303,392.00)	\$303,392.00	
2010-2011	Loans Principal Paid	\$4,364.78	(\$4,364.78)	
2010-2011	Paid Off Loans #17, 31, 49, 50, 51 & 66	\$241,974.31	(\$241,974.31)	
6/30/2011		\$2,268,951.38	\$2,213,048.62	\$2,213,048.62
2011-2012	New Loans #89	(\$71,800.00)	\$71,800.00	
2011-2012	Loans Principal Paid	\$5,817.97	(\$5,817.97)	
2011-2012	Paid Off Loans	\$0.00	\$0.00	
6/30/2012		\$2,202,969.35	\$2,279,030.65	\$2,279,030.65
2012-2013	New Loans #90	(\$75,000.00)	\$75,000.00	
2012-2013	Loans Principal Paid	\$9,563.75	(\$9,563.75)	
2012-2013	Paid Off Loans #63, 65, 86 & 87	\$251,905.10	(\$251,905.10)	
6/30/2013		\$2,389,438.20	\$2,092,561.80	\$2,092,561.80
2013-2014	New Loans	\$0.00	\$0.00	
2013-2014	Loans Principal Paid	\$27,505.04	(\$27,505.04)	
2013-2014	Paid Off Loans - #79 & 81	\$117,320.00	(\$117,320.00)	
2013-2014	Write Off Loan - #60	\$66,230.00	(\$66,230.00)	
6/30/2014		\$2,600,493.24	\$1,881,506.76	\$1,881,506.76
2014-2015	New Loans	\$0.00	\$0.00	
2014-2015	Loans Principal Paid	\$25,533.10	(\$25,533.10)	
2014-2015	Paid Off Loans #45, 64, 80 & 90	\$252,114.53	(\$252,114.53)	
2014-2015	Vars Adj-Application of Payment	(\$22,161.69)	\$22,161.69	
6/30/2015		\$2,855,979.18	\$1,626,020.82	\$1,626,020.82
	SUMMARY			
	Total PAL Loan Allocation	\$4,482,000.00		
	Total Loans Funded		\$4,209,986.80	
	Loans Paid Off / Written Off		(\$2,313,649.78)	
	Total Monthly Loan Principal Paid		(\$270,316.20)	
	Total Loans Receivable	(\$1,626,020.82)	\$1,626,020.82	HSG 832-199
	Funds Available for Loans:	\$2,855,979.18		

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