



HOUSING AND REDEVELOPMENT
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MEMORANDUM

DATE: July 28, 2004

TO: Housing Commission

FROM: Gretchen Hillard, Housing and Redevelopment Manager

SUBJECT: Study Session concerning proposal for 110 and 175 Linfield Drive BMR Agreement

At the August 4, 2004 Housing Commission Meeting, representatives of Consolidated Freightways and Olive Hill Development will attend a Study Session to present their proposal for a BMR Agreement to satisfy the BMR Program requirements for new developments at 110 and 175 Linfield Drive. A Memorandum from the developers addressing the proposal with site plans and floor plans for the BMR units is included in agenda packet. Consolidated Freightways and Olive Hill Development will provide a proposed BMR Agreement for a later meeting, currently scheduled as the September 2 meeting. Plans at 11x17 were requested for the packet, but legal size provided due to the lack of time. Larger plans and floor plans for the market rate units will be provided at the Study Session. The Housing Commission will consider a recommendation to the City Council concerning the proposed BMR Agreement at the September 2 meeting.

The requirements for new developments are described in Sections 4 and 5 of the BMR Guidelines. Section 5.1 and 5.2 describe the physical requirements for BMR units, which are provided below in list format, with a brief observation about the compliance of the 110 and 175 Linfield Drive proposal with the BMR Guidelines requirements.

- **BMR housing units shall be generally of the same size (number of bedrooms and square footage) as the market-rate units.**
 - **Number of bedrooms** -- floor plans for other units were not made available for comparison. Will be provided at the Study Session.
 - **Square footage** -- All proposed units have the smallest square footage in the development.
- **The BMR units should be distributed throughout the development.** -- The BMR units are clustered at the back of 175 Linfield and in a corner of 110 Linfield.
- **The BMR units should be indistinguishable from the exterior.** – The BMR units have an identifiable design that is shared with one other duplex at 110 Linfield and two zero lot line buildings at 175 Linfield.
- **The BMR units shall contain standard appliances common to new units, but need not have luxury accessories, such as Jacuzzi tubs.** – This language was copied verbatim in the cover memo.
- **The design and materials used in construction of the BMR unit shall be of a quality comparable to other new units constructed in the development, but need not be of luxury quality.** – This language was copied verbatim in the memo.
 - **Design** – See last bullet above.
 - **Materials** – See last bullet above.