



CITY OF SUNNYVALE - HOUSING DIVISION
 456 West Olive Avenue, Sunnyvale, CA 94086
 Office: (408) 730-7250
 Fax: (408) 737-4909
 TDD: (408)-730-7501

**Below Market Rate (BMR) Compliance Plan
 Pursuant to Sunnyvale Municipal Code Chapter 19.67**

Developer Information	
Developer Company Name: Trumark Homes	
Representative (Name): Heide Antonescu	Daytime Phone Number: (925) 999-3967
Representative Email: hantonescu@trumarkco.com	
Mailing Address: 3001 Bishop Drive, Suite 100, San Ramon, CA 94583	
Property Owner (if different from Developer): Gabriel Francia	
Project Information	
Project Name: Corn Palace	Project APN(s): 213-12-001
Project Situs Address: 1142 Dahlia Court, Sunnyvale, CA 94086	
Planning Application # (if applicable): 2017-7451	Building Permit # (if applicable):
Type of Housing (SF, Condo, Townhouse): S.F. Detached	
Total Number of Housing Units: 58	
Number of BMR Units Required (Total Number of Housing Units multiplied by 12.5%): 7	

* If project has 7 or fewer units, it is exempt from Chapter 19.67 – Do Not Complete this Form

Select Your Proposed Method(s) of Complying with the City's Inclusionary Housing Policy
Standard Compliance:
<input type="radio"/> Will Provide the Required Number of BMR Units for Sale Within the Project
Alternative Compliance Options*:
<input checked="" type="checkbox"/> Payment of In-lieu Fees
<input type="radio"/> Transfer of Credits
<input type="radio"/> Will utilize the Unit Conversion Program

* All of the alternative options require recordation of an additional legal agreement with the City.

If you mark any of the last two options above, please attach a separate signed letter further describing, in detail, your proposed alternative for compliance with Chapter 19.67.

If Calculation Results in a Fractional Unit, Select an Option Below
<input type="radio"/> Elect to Pay an In-lieu Fee for the Fractional Amount Prior to the Issuance of the First Building Permit for the Project.
<input type="radio"/> Elect to Provide an Additional Affordable Unit Instead of Paying the Fraction Fee.

Details regarding payment of a fractional in-lieu fee can be obtained by calling the City at (408) 730-7250.

Signatures	
Developer's Signature: <i>Heide Antonescu</i>	Date: 10/24/18
City's Approval of Plan: <i>[Signature]</i>	Date: 10/25/18