



November 17, 2020

Vera Gil
City of Mountain View
500 Castro Street
Mountain View, CA 94041

**RE: LA AVENIDA
NOFA REQUEST FOR FUNDING**

Dear Ms. Gil:

Eden Housing is very excited to move forward with our La Avenida project and submit this funding application. This project is a new construction project that will include 100 units of affordable housing. Located in the North Bayshore area, this development will provide critically needed affordable housing for a diverse group of households including formerly homeless individuals, families, and the workforce.

Eden Housing is a highly experienced affordable housing development and management company based in the Bay Area for over 50 years. Eden has developed more than 12,000 units across 150 properties in the state of California. In the City of Mountain View, Eden has previously co-developed Studio 819, an affordable housing development that includes 49 studios for the workforce population. Studio 819 was completed in 2015 and has gone on to win several awards including the National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit in Housing and Community Development.

La Avenida presents an excellent opportunity to provide permanent supportive housing in addition to affordable housing for extremely low- and very low-income households earning 30% to 60% of the area's median income. The site is well located near transit and myriad employment opportunities including the Google and Microsoft office parks. The project will include a mix of unit sizes and number of bedrooms, thus being able to service a diverse population such as families, singles, young professionals, single-parent households, and seniors.

We are applying at this time to request that the City of Mountain View make a financing commitment of \$15 million to close the financing gap on this project. A commitment from the City would not only be instrumental in closing the financing gap, it would also ensure the competitiveness of this project for other necessary affordable housing funds for which we will be submitting applications.

We look forward to continuing to work with the City on this exciting new project. We thank you for your consideration.

Sincerely,

Linda Mandolini
President

NOFA APPLICATION

**CITY OF MOUNTAIN VIEW
FEBRUARY 5, 2014 NOFA APPLICATION**

PROJECT APPLICANT

1. Project Applicant: Eden Housing

Applicant Name (Organization/ Agency): Eden Housing

Principal (with Power of Attorney): Andre H. Madeira

Primary Contact Person: Jared Nolan

Address: 22645 Grand St.
Hayward, CA 94541

Phone No.: (510) 247-8152

Fax No.: n/a

E-Mail: jared.nolan@edenhousing.org

Federal Tax ID No.: 23-1716750

What is the role of the Applicant in the project? *(check all that apply)*

- Ownership Entity
- Managing Partner or Managing Member
- Sponsoring Organization
- Developer
- Other (describe):

2. Legal Status of Applicant:

- General Partnership Limited Partnership Corporation
 Joint Venture¹ Nonprofit Organization
- Other (specify):

3. Status of Organization:

- Currently Exists
 To be formed, estimated date:

¹ If the Applicant is a Joint Venture, a Joint Venture Agreement is required, clearly describing the roles and responsibilities of each partner, who is the lead partner or if the responsibilities are approximately equally split between the partners.

4. **Name(s) of individual(s) who will be General Partner(s) or Principal Owner(s):**
tbd

PROJECT DESCRIPTION

5. **Project Name:** La Avenida Apartments

Project Address: 1100 La Avenida St., Mountain View, CA

Assessor's Parcel No.: 116-14-111

Census Tract: 5046.01

6. **Project Type (check all that apply):**

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Rental | <input type="checkbox"/> Ownership | |
| <input checked="" type="checkbox"/> Family | <input checked="" type="checkbox"/> Special Needs | <input checked="" type="checkbox"/> SRO/Studio Apartments |
| <input type="checkbox"/> Senior | <input type="checkbox"/> Other (describe): | |

7. **Project Activity (check all that apply):**

- Acquisition
- Rehabilitation
- Redevelopment
- New Construction
- Expiring Tax Credit Property
- Mixed Income
- Mixed Use
- Other (please specify):

8. **Project Description:**

No. Units: 100	Commercial/Office Uses (specify): None
No. Res. Bldgs.: 1	Commercial Floor Area: 0
No. Stories: 4	Office Floor Area: 0
Land Area: 0.96 acre	Elevators: 2
Residential Floor Area: 61,974 sf	Other Uses (specify):
Community Room(s)	
Floor Areas: 1,753 sf	

9. **Parking:**

Total Parking Spaces: 45

Parking Type: podium at grade

Residential Spaces and Ratio: 43; 0.43 per unit

Guest Spaces: 2

Commercial Spaces and Ratio: 0

Office Spaces and Ratio: 0

10. **Number of Housing Units by Income Category:**

Category	Number of Units	Percentage of Units
0% to 30% AMI (Extremely Low-Income)	65	66%
31% to 50% AMI (Very Low-Income)	19	19%
51% to 80% AMI (Low-Income)	14	14%
Unrestricted	2	

11. **Unit Amenities (air conditioning, laundry in unit, balconies, etc.):**

Laundry room in building

12. **Number of Unit Types:**

Studio	<u>63</u>
1 Bedroom	<u>18</u>
2 Bedroom	<u>19</u>
3 Bedroom	<u>0</u>

PROJECT NARRATIVE

13. **Project Description:**

Provide a brief narrative summary of the proposed project. Please include location, project type (new versus rehab), target population and any unique project characteristics.

La Avenida Apartments is a new construction 100-unit affordable housing development that will be geared toward lower-income households including formerly homeless individuals. The project site is 1100 La Avenida St.

14. **Project Design:**

Provide a description of the project's architectural and site plan concepts and how these concepts address the opportunities and limitations of the site and location.

Along La Avenida, ground floor units will open to the street with patios and awnings to create residential character. Parking is provided on the ground level along with the resident amenities. Above the podium will be three floors of residential units arranged in three wings. The ground floor amenities will also open up into a generous open courtyard space on the interior of the site.

15. **Green Building Features:**

Describe the green building features that will be incorporated into the project.

Green building features contemplated include solar panels, tight building envelopes using insulated windows and building materials, water conserving and low flow water fixtures, and Energy Star appliances.

16. **On-Site Amenities:**

Describe any on-site amenities, including any project characteristics that address the special needs of the population you intend to serve.

The project will include a community room, outdoor courtyard, manager's office, resident services coordinator's office, supportive services offices, computer room, exercise room, and laundry room. The on-site supportive offices are located adjacent to the residential entry to increase interaction with residents. A manager's unit will be included for a live-in property manager. There will also be an outdoor terrace on the second floor above the podium for residents to relax and socialize.

17. **Neighborhood/Off-Site Amenities:**

Describe the property location, neighborhood, transportation options, local services and amenities within 1/4-mile and 1/2-mile of the site.

Within 1/4 mile of the site are the Google and Microsoft office parks, as well as several bus stops and restaurants. Within 1/2 mile of the site are the Social Services Agency of Santa Clara County, stores, and offices. Within 1 mile of the site are parks, a Safeway grocery store, two elementary schools, and one middle school.

18. **Potential Development Obstacles:**

Are there any known issues or circumstances that may delay or create challenges for the project? If yes, list issues below, including an outline of steps that will be taken and the time frame needed to resolve these issues.

No

SITE INFORMATION

19. **Site Control:**

- a. Site control at the time of application is required. What is the level of site control currently held by the applicant?

Eden Pratt LLC currently owns the site. Eden Pratt LLC is comprised of two partners: Eden Housing (the applicant) and Pratt LLC. Eden Housing is the developer for this entire mixed-use project and will own the entire building.

- b. Will site acquisition be a purchase or long-term lease?

Purchase. Ownership of land may be transferred to the County of Santa Clara and ground-leased back to the project in a long-term lease.

- c. What is the purchase price of the land? (For proposed leaseholds, indicate the amount of the annual lease payment and the basis for determining that amount).

\$12,400,000

- d. What is the appraised value of the site? Briefly describe the type of valuation cited.

\$12,440,000. Market value

- e. Who is the current property owner and what is their address and contact information?

Eden Pratt Development LLC, 22645 Grand St., Hayward, CA 94541. (same contact



20. **Site Information:**

- a. Total square footage of site: 41818
- b. Existing uses on the site, number of existing units, existing unit size and the approximate square footage of all structures:

There are two structures on the site being used as office space. Square footage: 12



- c. Planned use of on-site existing structures:

Demolish Rehabilitate

Other (describe):

- d. Provide the following information for each on-site building to be retained as part of this project:

Square Footage:

Date Built:

No. of Stories:

- e. Provide a brief description of the condition of any buildings to be rehabilitated.


- f. Describe unique site features (Heritage trees, parcel shape, etc.).

None

- g. Identify problem site conditions (high noise levels, ingress/egress issues, etc.).

None

- h. Is the site in a floodplain? Yes No Map used: FEMA 06085C0037H

If yes, type of floodplain (number of years): Zone X, are with reduced flood risk 

- i. Describe adjoining land uses:

West: Theater: The Pear Theatre

East: Commercial/industrial: D&K Precision Sheetmetal

North: Mobile home park

South: Commercial: Microsoft office park

21. **Zoning:**

- a. What is the current zoning of the project site? residential (North Bayshore Precise Plan)
- b. Is the proposed project consistent with the existing zoning status of the site?
✓| Yes No (explain)

- c. Indicate any discretionary review permits required for the project (Planned Community Permits, Design Review Permits, Rezoning, etc.).

Development Review Permit

- d. If rezoning is required, identify the requested zoning district for the project.

n/a

22. Households and Businesses on Site

- a. If residential exists on the proposed site, how many households currently reside on the property?

n/a

- b. How many of the residential units are vacant?

n/a

- c. Have the tenants signed a lease or a month-to-month rental agreement?

yes

- d. If businesses are located on the site, provide the name, type of business and the associated square footage for each business.

Viakoo: 2,500 sf

23. Community Priorities:

- a. Explain how this project meets the objectives of the housing goals and priorities identified in this NOFA and the goals and objectives of the City's Housing Element and General Plan.

This project address the city's housing priorities, serving very low and extremely low income households. The project also meets the goals in the City's Housing Element and General Plan: serves a diverse population including units for young and mature families, singles, young professionals, single-parent households, and seniors; provides higher density housing near employment centers; the development integrates with and improves the character of existing neighborhoods; uses an

PROJECT FUNDING

24. Project Budget:

- | | | |
|----|-------------------------------------|-------------------------------------|
| a. | City Funds Requested: \$ 15,000,000 | Funds Per Assisted Unit: \$ 156,250 |
| b. | Total Project Cost: \$ 78,573,646 | Cost Per Assisted Unit: \$ 785,736 |

c. Other Sources of Permanent Financing (not including private bank loans):

Type of Funding	Amount
<input type="checkbox"/> 9% Low-Income Housing Tax Credits	21,637,123
<input checked="" type="checkbox"/> 4% Low-Income Housing Tax Credits	8,064,000
<input checked="" type="checkbox"/> CalHFA/Conventional Lender	6,097,624
<input type="checkbox"/> Tax-Exempt Multi-Family Bonds	1,000,000
<input checked="" type="checkbox"/> Multi-Family Housing Program (MHP)	19,000,000
<input checked="" type="checkbox"/> Affordable Housing Program (AHP)	5,403,757
<input checked="" type="checkbox"/> County of Santa Clara, Office of Affordable Housing	
<input type="checkbox"/> Housing Trust Silicon Valley	
<input type="checkbox"/> Stanford Housing Funds (administered by County of Santa Clara)	
<input checked="" type="checkbox"/> Other:	

d. How will the requested City funding be used?

Construction. Also pre-development if possible.

e. Amount of developer fee and percentage of project cost:

2,500,000 up-front fee: 3.4%; \$1,1042,001 deferred developer fee

f. Assess the chances of the project securing required funding and steps that will be taken to make the project competitive. What is the self-scored nine percent (9%) tax credit tie breaker score for the project (if applicable)?

The project has a high chance of securing the 4% tax credits.

DEVELOPER EXPERIENCE

Developers must have successfully completed a minimum of three affordable housing projects of similar size and complexity as the proposed project to qualify for this NOFA.

25. Provide a summary of affordable housing experience:

Years Experience: 50
Number of Projects: 152
Number of Projects in Santa Clara County: 32
Average Size of Projects: 83
Number of Units Placed in Service: 12,639

26. Describe awards given to projects completed in the last 10 years.

• Eden’s Alta Mira Senior & Family Property was selected as a Readers’ Choice Urban Finalist (Affordable Housing Finance). • Monteverde Senior Apartments, HUD Secretary's Housing and Community Design Award • Alta Mira Senior & Family Apartments, Real Estate Deal of the Year, San Francisco Business Times • Monteverde Senior Apartments, Architecture and Design Award Runner-Up, Senior Housing News • Alta Mira Senior & Family Apartments, Charles L. Edge Tax Credit Excellence Award, Metro/Urban Housing

27. Describe three projects completed in the last ten years that are similar to the proposed project and provide photographs of each project:

a. Project 1

Name of Project: Valor Crossing
Location: 7500 Saint Patrick Way
Number of Units: 62
Type of Development (senior, family, etc.): Family, Veterans
Name of Project Manager: Susie Criscimagna
Number of Stories: 4
Unit Types (studio, 1-bedroom, etc.): 1br, 2br, 3br
Type of Construction: I and V
Project Amenities: parking garage, community room, manager's office, playground
Entitlement Date: 3/2013
Occupancy Date: 5/2017
Funding Sources: 4% tax credits, bonds, City, County, HCD Infill Infrastructure Grant

b. Project 2

Name of Project: Alta Mira Apartments
Location: 28901 Mission Blvd., Hayward, CA
Number of Units: 151
Type of Development (senior, family, etc.): senior, family
Name of Project Manager: Andrea Osgood, Neil Saxby
Number of Stories: 5
Unit Types (studio, 1-bedroom, etc.): 1br, 2br, 3br
Type of Construction: I and V
Project Amenities: community room, outdoor courtyard, computer lab, laundry room
Entitlement Date: 7/2011
Occupancy Date: 10/2016
Funding Sources: 4% tax credits, bonds, HCD TOD and IIG, Hayward, Alameda Co

c. Project 3

Name of Project: Studio 819
Location: 819 N. Rengstorff Ave., Mountain View, CA
Number of Units: 49
Type of Development (senior, family, etc.): workforce
Name of Project Manager: Neil Saxby
Number of Stories: 5
Unit Types (studio, 1-bedroom, etc.):studio
Type of Construction: V
Project Amenities: community room, laundry room
Entitlement Date: 2/2013
Occupancy Date: 3/2015
Funding Sources: 9% tax credits, City of Mountain View, mortgage

28. **Personnel:**

List the names of key members of the applicant's development team, their titles, responsibilities and their years of experience in affordable housing:

Project Staff	Name	Role in Proposed Project	Years of Hsg Dev Experience	Years with this Developer
Project Manager	Jared Nolan	Project manager	1	1
Director of Real Estate Development	Susie Criscimagna	Supervise project manager	7	7
Executive Director	Linda Mandolini	President	27	18
Chief Financial Officer	Tatiana Blank	CFO	24	4
Other	Andy Madeira	Senior Vice President of Development	26	7
Other				
Other				

29. **Other Team Members:**

Indicate which of the following development team members have been selected and identify them:

Developer, if Different from Applicant (same as applicant)

Architect(s)/Engineer(s) David Baker Architects

Attorney(s) and/or Tax Professionals Gubb and Barshay

Property Management Agent Edeh Housing Management, Inc.

Financial and Other Consultant(s) Community Economics

General Contractor tbd

Investor tbd

30. **List all other participants and affiliates (people, businesses and organizations) proposing to participate in the project:**

Name	Address
Pete Mugnani, construction manager	2908 Concord Ave., Davis, CA

31. **Property Management:**

Describe how the property will be managed, including the number of staff, locations and management office hours.

The property will have a full time property manager and maintenance person. The property management office will be on site, and hours will be regular working hours, such as 9am to 5pm. The property will also have a front desk staff person who will monitor the building and site after hours.

32. **If the project will be managed by an agency other than the project applicant, describe the project applicant's role in the ongoing management of the project and resolution of management issues.**

Project will be managed by the project applicant.

33. List the names of key property management staff, their titles, responsibilities and their years of experience in affordable housing:

Name	Title (e.g., project manager, intake staff)	Job Responsibilities	Years Experience in Affordable Housing
Barbara Blazer	Lease-up manager	Manage lease-up activities	20
Kylah Reynolds	Associate Director of Compliance	Oversee compliance relating to lease-ups and occupancy	5

34. Explain your marketing strategy and the tenant selection process (including how local preferences will be handled) and the establishment and management of waiting lists.

Lease-up for this project will be undertaken by Eden Housing Management, Inc. (EHMI). EHMI currently operates more than 12,000 units in the state of California and is a highly experienced manager of affordable housing properties. EHMI will start to market the property 3-6 months prior to the project's construction completion according to a fair housing marketing plan. The property will be marketed in print publications and online on the Eden website, as well as information and referral services serving the local area. The tenant selection process will focus on a lottery system, in which all applicants will be provided with a lottery number. The first qualified applicants will be offered housing, with the next 100-150 households joining the waitlist at the time of the initial lease-up. The wait list will be periodically opened when the wait list dips below approximately 100 households. Eden Housing is amenable to providing a local live-work preference should it be legally feasible and conform with fair housing law.

One-third of the units will be set aside for permanent supportive housing and will be referred from the coordinated entry system maintained by the County of Santa Clara Office of Supportive Housing.

Applicant Certification

I certify that the information submitted in this application and all supporting materials is true, accurate and complete to the best of my knowledge. I acknowledge that if facts and/or information herein are found to be misrepresented, it shall constitute grounds for disqualification of my proposal.

I further certify that all of the following statements are true, except if I have indicated otherwise on this certification:

- a. I have not sold any of the projects listed on the "10-Year Projects" list;
- b. No mortgage on a project listed by me has ever been in default, assigned to the government or foreclosed, nor has mortgage relief by the mortgagee been given;
- c. I have not experienced defaults or noncompliance under any contract or regulatory agreement nor issued IRS Form 8823 on any Low-Income Housing Tax Credit (LIHTC) project on the "10-Year Projects" list;
- d. To the best of my knowledge, there are no unresolved findings raised as a result of Agencies' audits, management reviews or other investigations concerning me or my projects for the past ten years;
- e. I have not been suspended, debarred or otherwise restricted by any state agency from participating in the LIHTC program or other affordable housing programs; and
- f. I have not failed to use state funds or LIHTC allocated to me in any state.

Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this NOFA.

Eden Housing

Applicant Name(s)

Signature/Date

Andy Madeira, Senior Vice President of Real Estate Development

Print Name and Title

This application and all supporting material are regarded as public records under the California Public Records Act.

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