

# City of Mountain View Lot 12 Development Opportunity

May 2020

# MidPen Housing

- Your trusted partners. We believe strong community engagement is what builds strong communities
- 4 decades in Mountain View: 8 MidPen communities totaling over 900 homes!
- MidPen's response to COVID
- Excellent property management and robust resident services
- Achieving City RFP goals
- Proposal is just a starting point



*Paulson Park, Mountain View*

# Perkins & Will

- Our designs directly contribute to quality of life. Our buildings provide a sense of comfort and identity for the users.
- We're passionate about human-centered design and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research.
- Fast Company named us one of the World's Most Innovative Companies in Architecture.



# Community Outreach

- Councilmembers
- Planning Commissioners
- Mountain View Whisman School District
- Santa Clara County Office of Education
- Visual Arts Committee
- Old Mountain View Neighborhood Association
- Livable Mountain View
- Community Services Agency of Los Altos and Mountain View
- Housing Choices
- Local Housing Advocates

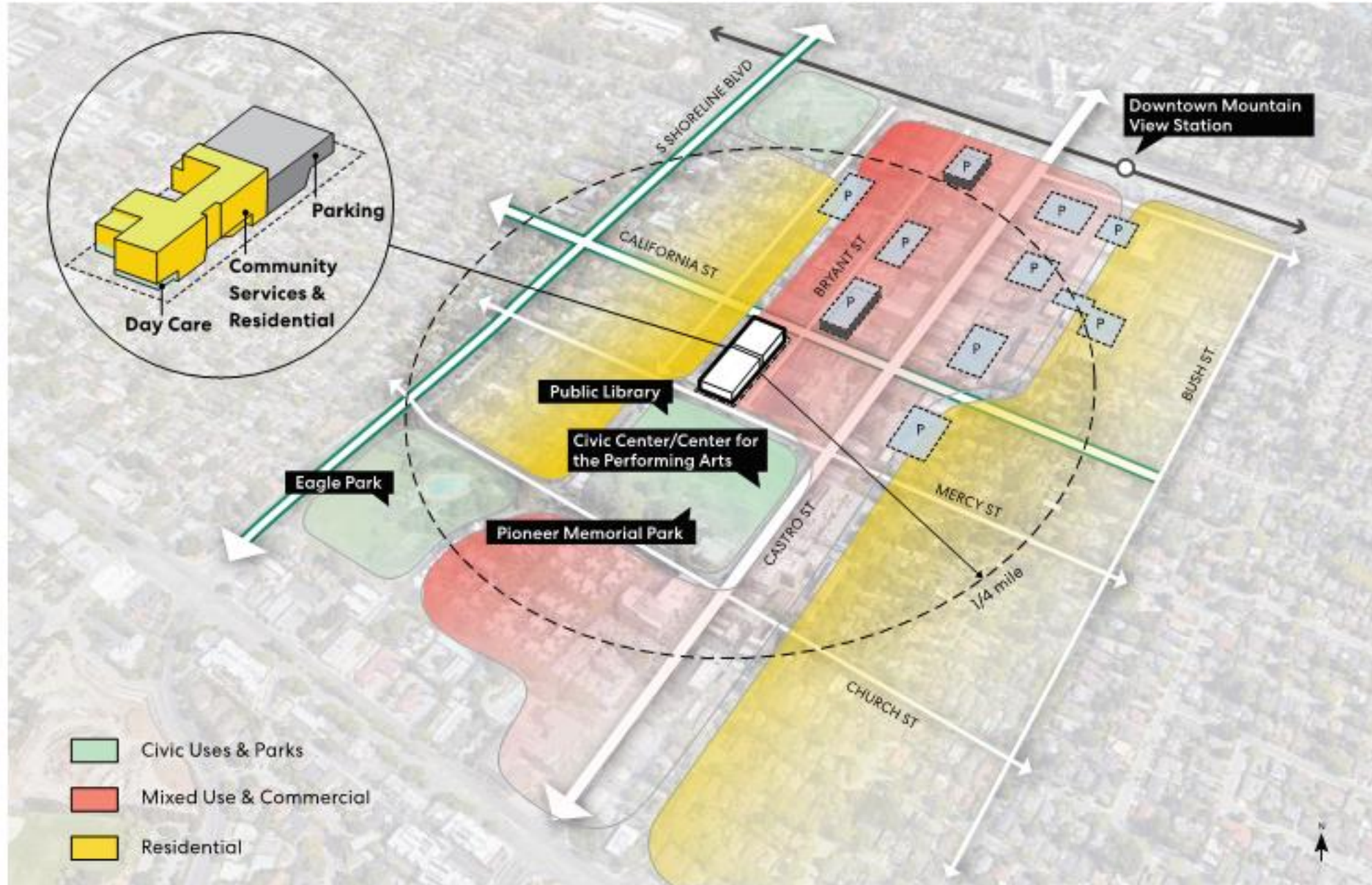




# Vision for Lot 12

# Context

Special downtown location: intersection of commercial, civic, and residential uses



# Informed Design Vision

- Use public land for public good
- Serve as sensitive transition, bridging diverse adjacencies cohesively
- Achieve multiple City goals and priorities
- Enhance public and community-serving spaces

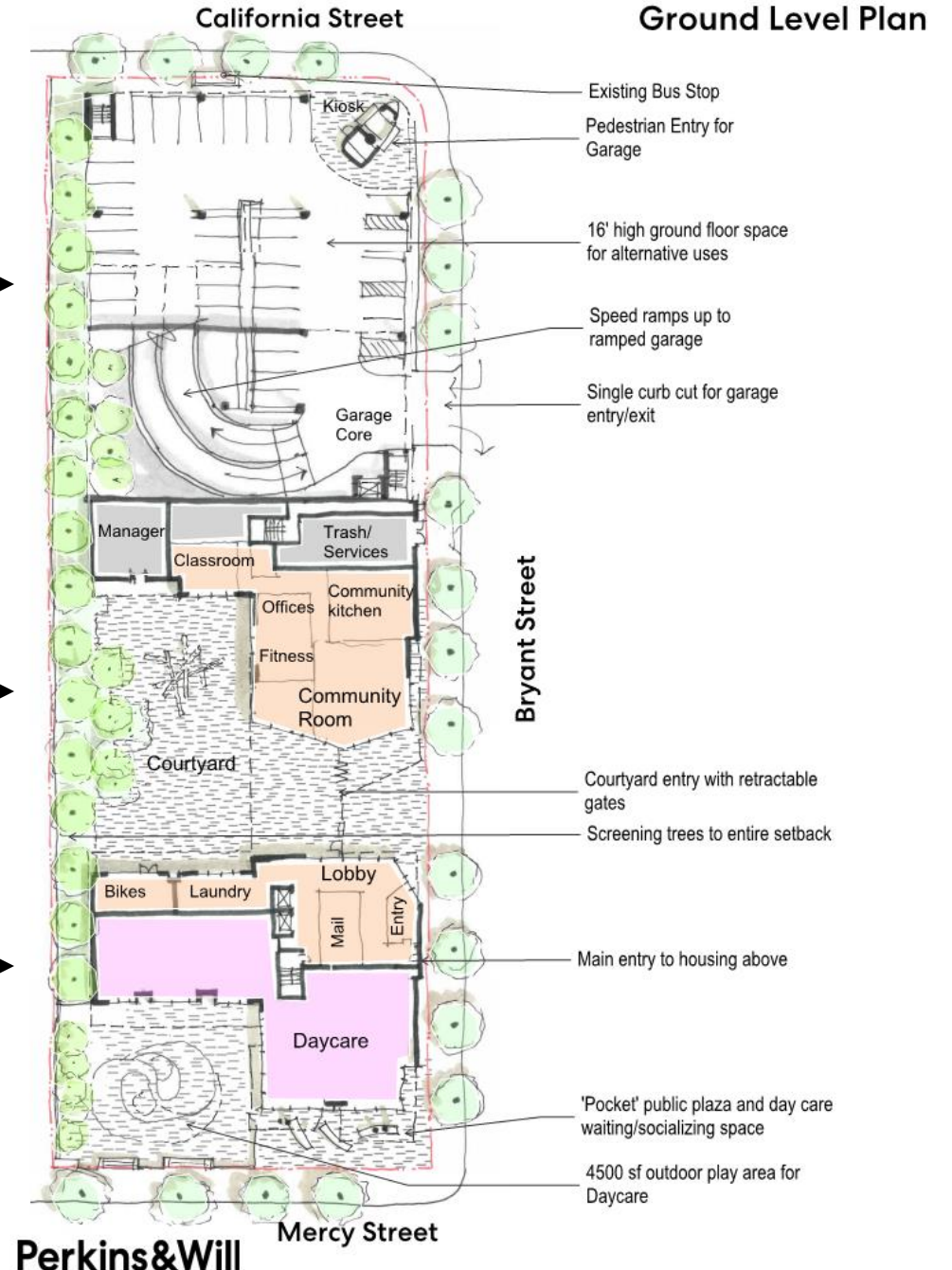


# Three Components

**Above-ground parking structure** relates to CVS and downtown parking flexible & adaptable ground-level use appropriate western screening next to homes

**100% affordable housing** with amenities and courtyard on the ground level

**Community-serving childcare facility** across from Pioneer Park and library





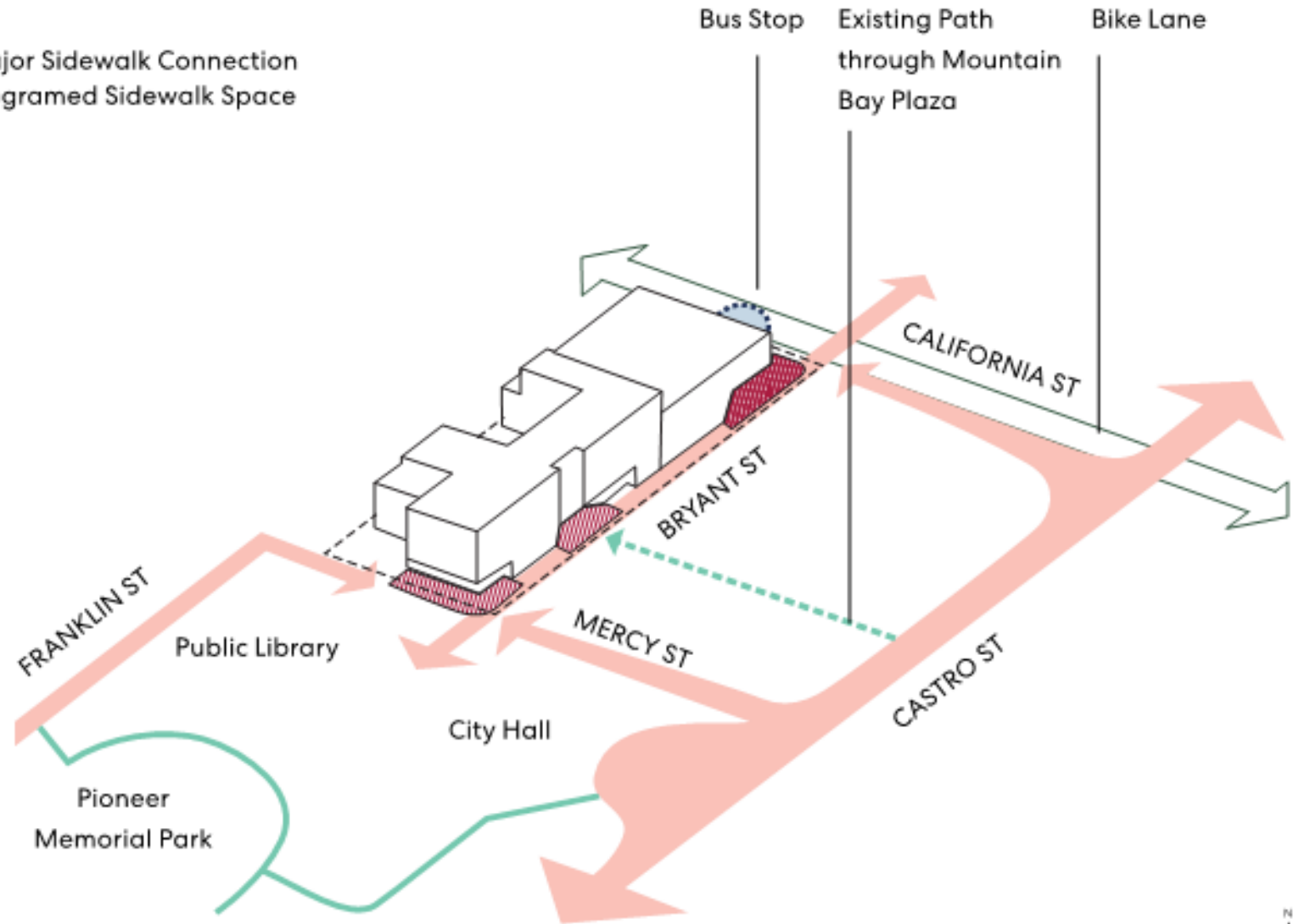
# Place-Making Opportunities

Based on pedestrian circulation and the three design components



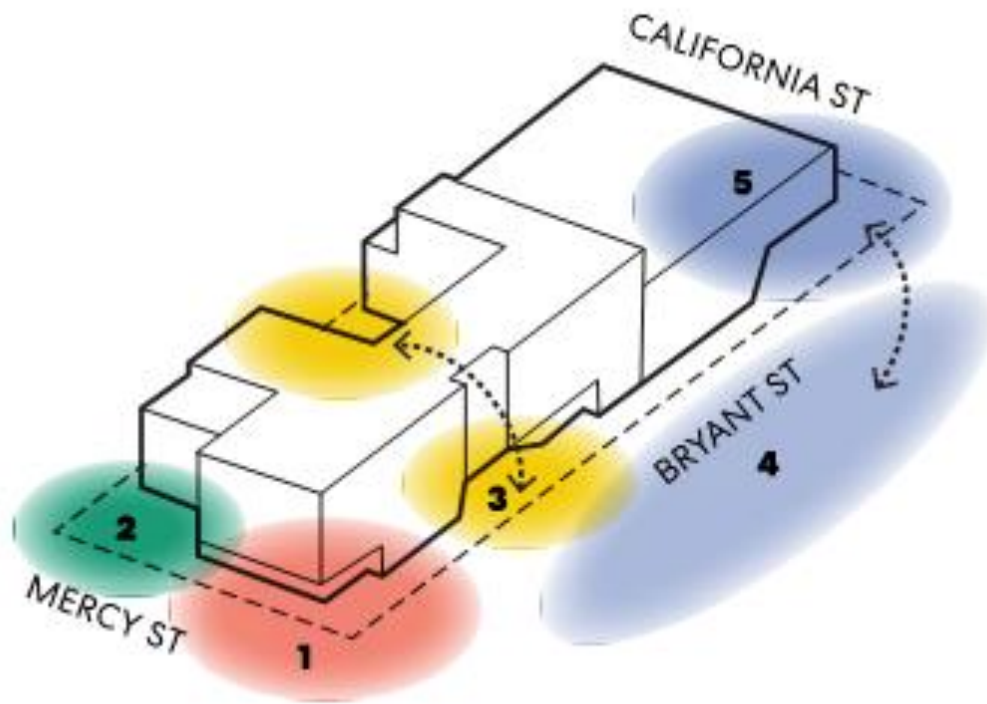
## Pedestrian Circulation

- Major Sidewalk Connection
- ▨ Programed Sidewalk Space



# Place-Making Concepts

- Thoughtful integration of places and public art
- In conjunction with Visual Art Committee
- For ornamental & functional art



1 Daycare center street corner



3 Art, community indoor/outdoor reading space, bike parking



4 Bryant Street temporary closure for pop-up events (farmers market, food truck street fair, etc.)



2 Daycare center outdoor space



5 Flexible space with coffee kiosk at the corner

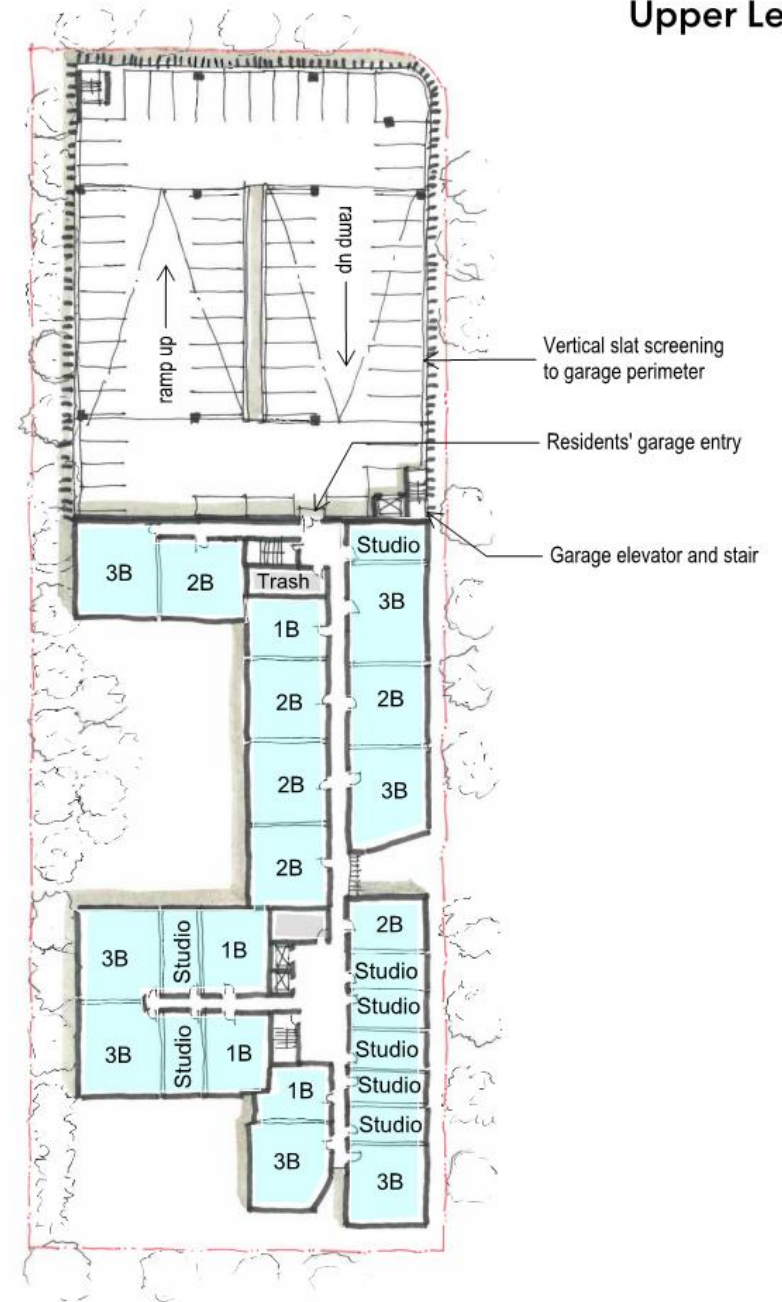


# Affordable Housing

# Affordable Housing Program

- 120 new homes
- 100% Mountain View control for local live/work preference
- Diverse sizes of homes: 50% threes and twos, 50% ones and studios
- Diverse mix of incomes: \$23k (30% AMI) - \$126k (80% AMI)
- Proposed partnerships with School District and Housing Choices
- After land and \$8M for replacement public parking, minimizing City Housing subsidy to \$7 million (\$60k/home)

Upper Level Plan



# Proposed Special Needs Preferences

informed through community outreach

## Homeless Family Referrals

- Direct referrals from Mountain View Whisman School District (MVWSD)
- Supported by MVWSD programs and MidPen Resident Services
- 21 students live in 15 RVs in Mountain View
- 8 homes



## Intellectual and Developmentally Disabled (I/DD) Homes

- 313 I/DD individuals (135 are adults) reside in the City of Mountain View.
- 70% of Mountain View's adult population with I/DD live at home with aging parents
- 8 homes of varying sizes to accommodate different household types (singles, caretaker, parents, etc.)



# Letters of Support

## Mountain View Whisman School District & Housing Choices



March 1, 2020

City Council  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94039-7540

Re: Students in RVs in Mountain View

Dear Honorable Council Members:

I write to express our support for MidPen's proposal to add units for homeless families to the new development slated for California Street's Lot 12 parcel. The addition of this type of housing would benefit our District's most vulnerable families.

The McKinney-Vento Homeless Assistance Act requires that we track and serve our homeless students. Currently, we have 21 students who live in 15 RVs in Mountain View. (more homeless data to come) The law requires us to do everything we can to keep these students in our community; rather than bussing them from other communities to continue their education in MWUSD.

MidPen Housing is a leading non-profit developer of high-quality affordable housing. Providing eight low-cost or free units would go a long way toward helping some housing-insecure families stay in Mountain View and provide stable residence for their children.

I am greatly encouraged that MidPen is considering daycare/preschool facilities as part of the development. The kind of stability that both housing and early education could provide to families is life-changing. Thank you for partnering with developers to help solve this community issue.

Respectfully,

Ayindé Rudolph, Ed.D.  
Superintendent

Cc: Kimbra McCarthy, City Manager

District Office  
T 650.526.3500  
1400 Montecito Ave.  
Mountain View, CA 94043

February 24, 2020  
Grace Montgomery  
Community Development Department  
City of Mountain View  
500 Castro Street  
Mountain View CA 94041

Re: Support for Mid-Pen Housing's Lot 12 Proposal

Dear Ms. Montgomery:

I am pleased to provide a letter of support and to commit the services necessary to achieve the goals of Mid-Pen Housing's proposal for the Lot 12 affordable housing development opportunity ("Lot 12").

Mid-Pen Housing's proposal includes making eight apartments subject to a preference for people with intellectual and developmental disabilities who require the coordinated on-site services of Housing Choices and other services funded by the San Andreas Regional Center in order to live in community rental housing. Because of this set-aside, Mid-Pen will be able to compete for \$1 million of competitive funding from the Department of Developmental Services for inclusive housing and for \$1.6 million of Santa Clara County funding specifically for inclusive housing for people with developmental disabilities, which Housing Choices will support. **This project will address a significant unmet need for larger unit sizes for Mountain View residents with developmental disabilities.**

#### Community Need

The City of Mountain View has created inclusive housing for people with intellectual and developmental disabilities at:

- 1585 Studios (26 studio units) and
- San Antonio Place (although there is not a preference, 8 adults with developmental disabilities are living in studios at that site).
- 950 West El Camino (15 studio apartments in progress)

Studio apartments address the housing needs of people who are able to live independently, with monitoring and support but not daily caregiving. Mid-Pen Housing's proposal is critical because it will provide a unit mix that will address the housing needs of people who are unable to live in a studio apartment. In addition to 2 studio apartments, Mid-Pen Housing's proposal for people with developmental disabilities includes:

- 2 one-bedroom apartments

person with developmental disabilities in eight apartments at the Lot 12 project. These services include but are not limited to the following:

#### Tenant Referral for Occupancy of Units Designated for SARC Clients

Housing Choices will work with San Andreas Regional Center (SARC) to refer SARC clients for units as they become available. This comprehensive referral process includes:

- Marketing units to appropriate households in the community, drawing from Housing Choices' registry of SARC clients seeking housing, and also keeping SARC and other community partners educated and aware of the availability of designated units;
- Screening households to verify that they are clients of SARC and reviewing applicant's self-reports to help households determine whether they meet the other tenant selection criteria for the property, which will be verified by property management when the completed application for housing is submitted;
- Conducting a lottery to place applicants who are verified to be clients of SARC on a randomly generated wait list for designated units at the time of initial lease-up;
- Continuing to add SARC clients in date order to the wait list for designated units after the initial lottery is conducted;
- Interviewing the applicants and prospective roommates and helping them prepare for the application and move-in process;
- Referring clients to SARC Service Coordinators to ensure that appropriate Independent Living or Supported Living services are in place before a client signs a lease;
- Helping clients pursue all available sources of security deposit assistance and grants for basic household needs;
- Working with property management to ensure applicants fill out the formal housing application and other necessary paperwork;
- Providing support to the client in the property manager's initial interview when others are not available to provide this assistance;
- Assisting clients in following up on comments provided by property management on the applicant's application or supporting documentation;
- Making best efforts to ensure the designated units are occupied by clients of SARC.

#### Resident Coordination

In addition, Housing Choices will provide a Resident Coordinator upon occupancy of the apartments whose job responsibilities will include:

- Providing a single point of contact for independent living services and supported living services (ILS/SLS) agencies, in-home care providers, San Andreas Regional Center, conservators and property management with respect to the housing needs and issues of residents living in the units designated for occupancy by SARC clients;



- 3 two-bedroom apartments
- 1 three-bedroom apartment

This unit mix addresses a critical unmet need for larger units which allow for live-in caregivers for people who require 24/7 care or overnight care, as well as a unit size that can accommodate equipment needs.

This need for larger units is a priority for Housing Choices in the City of Mountain View where 313 people with developmental disabilities live, of whom 135 are adults. Of Mountain View's adult population with developmental disabilities, 95 (70%) are living at home with aging parents—usually not by choice but because of the lack of affordable housing in the community where the adult grew up and has a support system. Forty (40) Mountain View adults with developmental disabilities now live in their own apartment with Independent Living Services—mostly in studio apartments financed by the City of Mountain View for this purpose.

Mountain View has no licensed care facilities for people with developmental disabilities. So those adults with greater caregiving needs (who need units larger than studios) are remaining at home with parents in their sixties and seventies. Mid-Pen's proposal will provide a critical option for those Mountain View families caring for adults who will need more support and a larger unit size than is provided in the existing supply of studio housing for people with developmental disabilities.

#### Mid-Pen's Capacity to Create Housing for People with Developmental Disabilities

Mid-Pen Housing has a long track record of creating affordable housing for people with developmental disabilities. In addition to creating a number of HUD 811 projects (a program no longer available because it is 100% disabled), Mid-Pen has collaborated with Housing Choices at two inclusive housing projects:

- Pippin Orchards Apartments in Watsonville, where Housing Choices supports residents of seven one- and two-bedroom apartments.
- Firehouse Station in Belmont, where Mid-Pen has committed eight studio, one-bedroom, and two-bedroom apartments to people with developmental disabilities who will be supported by Housing Choices.

By collaborating with Mid-Pen's own robust resident services capacity, Housing Choices and the San Andreas Regional Center are able to ensure that people with developmental disabilities achieve housing stability and community integration.

#### Housing Choices' Capacity and Services

Housing Choices has been working to create affordable housing opportunities for people with developmental disabilities since 1997. Housing Choices agrees to work with Mid-Pen Housing to provide Tenant Referral and Resident Coordination services for qualified households which include a

- Assisting residents of the designated units in seeking reasonable accommodations for specific disabilities;
- Assisting residents of the designated units in preparing for unit inspections and annual re-certifications;
- Assisting residents of the designated units in understanding and complying with lease terms and property rules and regulations;
- Assisting residents in responding to adverse notices from property management resulting from unsatisfactory inspections, the annual re-certification process, or complaints about the residents' compliance with lease terms and property rules;
- Assisting in mediation of conflicts involving residents occupying units designated for SARC clients—between other residents, property management, service providers and other conflicts as necessary;
- Advocating on behalf of clients to ensure they are receiving all necessary services;
- Attending Circle of Support and Individual Program Plan meetings as invited with the client's individual service provider;
- Working to create a sense of community among HCC residents and encouraging a network of support among neighbors and friends. This includes:
  - Coordinating resident/community meetings;
  - Facilitating resident activities on a regular basis;

These services will be provided at no cost to tenants on a regular and ongoing basis commencing at the time of initial lease-up for so long as SARC continues to contract with Housing Choices for the services.

#### Other Services by San Andreas Regional Center

In addition, Housing Choices will monitor residents weekly to ensure they are receiving other services funded by SARC which are needed for successful tenancy, such as Independent Living Services (ILS) and SLS. SARC works with each of its clients to develop an individual service plan and contracts with qualified agencies to provide each client with the appropriate level of ILS/SLS or other services to meet his or her specific needs.

Please contact me if I can provide further information in support of Mid-Pen Housing's Lot 12 proposal.

Sincerely,

Janette E. Stokley, Executive Director  
Email: jan@housingchoices.org



# Sections



Long Section

Respecting adjacent neighbor's properties with step-downs in the building to 4 stories, and open-air light wells over the courtyard and childcare outdoor area



Cross Section



## Housing Entry mid-block on Bryant

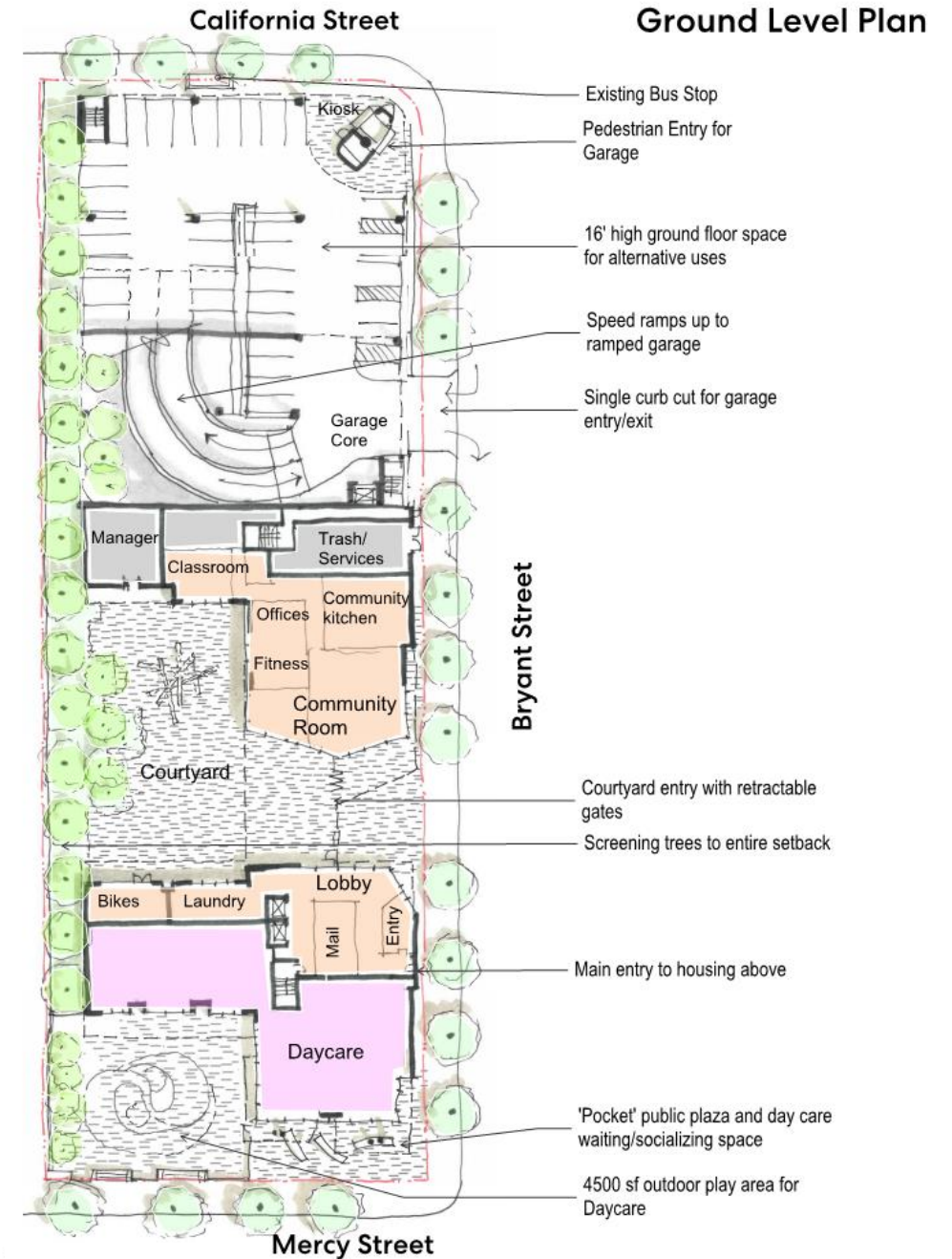
- Terminus of pedestrian pathway to Castro St.
- Transparency into ground-level courtyard
- Translucency into resident community amenities/activities and childcare art display
- Opportunity for iconic public art feature over housing entry



# Community-Serving Use

# Proposed Neighborhood Childcare

- In partnership with Santa Clara County Office of Education (SCCOE), who will fund, develop, and operate the childcare facility
- Meets identified regional and local shortage of early education
- Proposed 60 seats, ages 0-6. Includes some reduced cost/subsidized spaces.
- Serves the residential neighborhood and downtown businesses and employees
- Leverages proximity to park and library
- MidPen also has childcare experience, with 5 co-located facilities in our housing portfolio
- No City subsidy requested for this component



**MidPen and SCCOE are partnering to develop an onsite childcare – from predevelopment to operations.**

**SCCOE:**

- Early care and education provider for over 50 years
- Successfully purchased, developed, licensed, and operated over 60 early learning (EL) facilities
- Current recipient of local, state and federal funds for EL facilities development, including inclusive environments
- Numerous partners with vested interests in the expansion of high quality, early learning programs
- Home of the Local Early Education Planning Council



# Letter of Support

## Santa Clara County Office of Education



Santa Clara County Office of Education

Mary Ann Dewan, Ph.D.  
County Superintendent of Schools

February 18, 2020

Grace Montgomery  
Community Development Department  
City of Mountain View  
500 Castro Street  
Mountain View, CA 94041

Dear Ms. Montgomery,

I am writing to reaffirm my support for MidPen Housing's proposal to build a residential/mixed-use development on Lot 12 in downtown Mountain View that includes 120 housing units (60 of which will be set-aside units for three- or four-person low-income families) and a co-located child care facility with the capacity to serve approximately 60 children.

MidPen's proposal addresses the City Council's goal of increasing the quantity, diversity, and affordability of housing in Mountain View while meeting a core RFP criteria for the proposed non-residential space to be used in unique or innovative ways to create a sense of place that serves residents as well as the broader community. An affordable housing development that includes a co-located child care facility will attract new residents and serve as a vital community resource available to all members of the Mountain View community as well as those from neighboring municipalities who commute into Mountain View for work. It is exactly the type of family-friendly development we need in Santa Clara County where we estimate there are over 35,000 children under the age of six who are without a child care slot. This feature, along with local amenities that include a library, parks, and easy access to mass-transit, makes the proposed development an ideal residence for low-to-middle income working families with young children.

I especially applaud MidPen's demonstrated commitment to collaborating with early care and education (ECE) facilities experts to build-out the child care space so that it meets licensing standards and recommended design specifications for the provision of inclusive care. These efforts will:

- Facilitate provider recruitment and selection;
- Ease licensing and inspection processes for the provider;
- Increase marketability of the facility space; and,
- Promote a setting where children from different backgrounds, income levels, and who may have additional needs can interact with and learn from one another.

MidPen's proposal and commitment to working with ECE facilities experts on design aspects aligns with the Santa Clara County Office of Education's (SCCOE) goal to improve access to inclusive, equitable, and high-quality early learning programs for all children and families residing in Santa Clara County. The SCCOE has been an ECE provider for over 50 years and in that time period we have purchased, developed, licensed, and operated over 60 early learning facilities. Through this work and our research, we understand fully that the lack of facilities space is the number one barrier to the expansion of early learning programs in our county. Our partnership with MidPen Housing on this proposal provides the opportunity to address this barrier head-on in what we hope will be a scalable approach to increasing access to mixed-income early learning programs countywide.

The SCCOE will support MidPen's proposal by providing the following services throughout the planning, development, and start-up stages:

- Provide materials, research, and data on the need for early care and education programs (both general and subsidized) in the City of Mountain View and broader Santa Clara County.
- Provide consultation on ECE licensing requirements, early learning environment quality standards, and American with Disability Act specifications for least restrictive environments; and,
- Assist with child care provider recruitment and selection.

The SCCOE will also support MidPen Housing in the identification and leveraging of state and local funding sources to finance development of the child care space at no cost burden to the City of Mountain View. The SCCOE is examining the capacity of local facility development funds, state facility bond programs, and federal facility dollars available to federal-subsidized early learning programs (i.e., Early Head Start/Head Start) as potential funding sources for this project.

I want to close by restating that I fully support MidPen's proposal to build a residential/mixed-use development on Lot 12 in downtown Mountain View that includes affordable housing with co-located child care facilities. The lack of access to child care is a major concern in our county and presents a challenge to families, communities, and employers. If approved, selected, and ultimately successful, this development project will serve as a model for other developers/municipalities interested in building family friendly communities that meet the need for affordable housing and child care. I wish to thank the City of Mountain View for its care in crafting this RFP and for its consideration of MidPen's submission. I strongly encourage the City to select MidPen Housing as the development team.

Sincerely,

Dr. Mary Ann Dewan  
County Superintendent of Schools

# Pocket Plaza, Mercy and Bryant Entrance to Childcare Center



- Pedestrian connection from downtown to neighborhood
- Public pocket plaza for parents at drop-off and pick-up, also for public at large to socialize
- Recessed entry creates covered area
- Enclosed outdoor play area along Mercy St.
- Opportunity for both sculptures and functional public art

# Parking Structure

# Parking Concept

Prescribed parking program:

- + 160 replacement public parking
- + 90 residential stalls (0.75:1 ratio)
- + 7 childcare staff parking (1/1000 sf)
- = 257 total stalls in garage

Above-ground parking structure:

- Most cost-efficient for the number of stalls required
- Easy way-finding for public users
- Direct building entry at resident levels
- Quiet and naturally ventilated

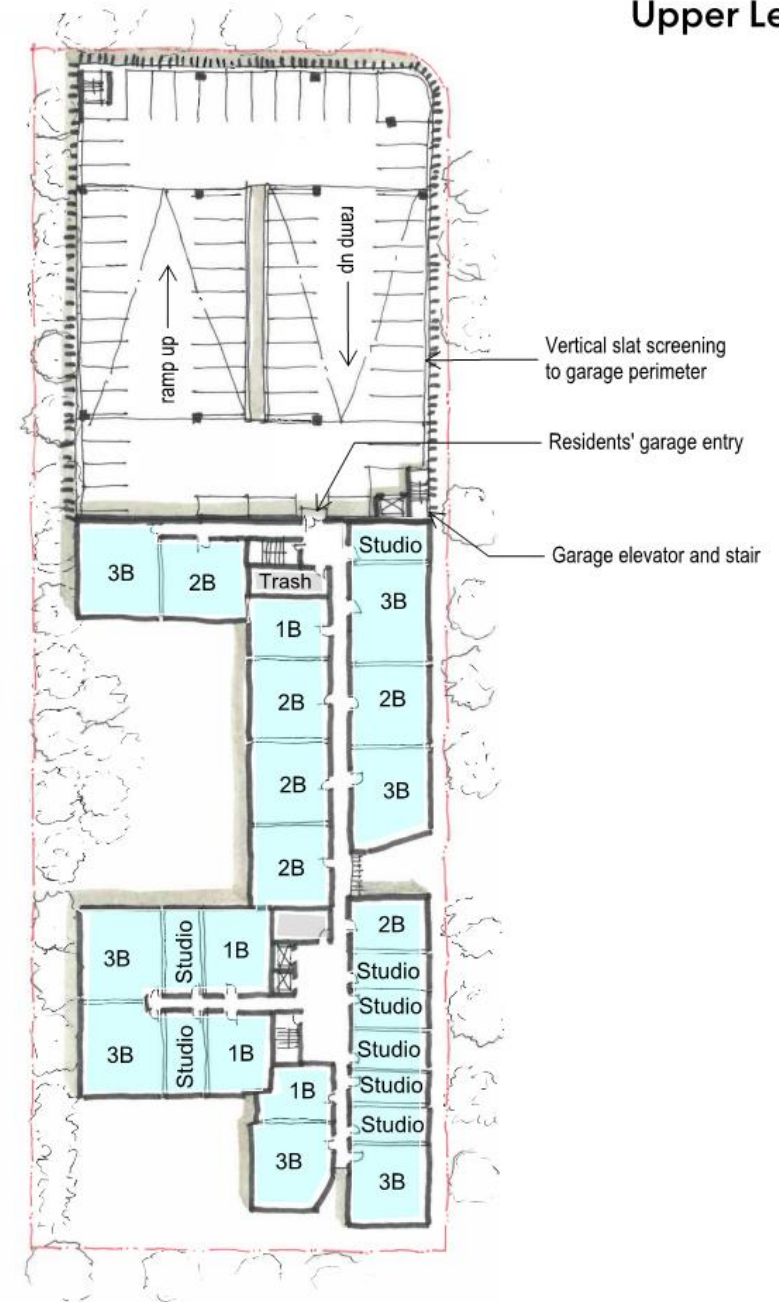
Flat, tall, ground-level public parking:

- Allow for flexible public use, such as Farmer's Market
- Open to future adaptive reuse, conversion to other uses

\$8 million Parking subsidy requested for public portion of parking garage (may be reduced depending on tax opinion)

Invite community and Council input on underground parking alternative

## Upper Level Plan



# Parking Structure, California and Bryant

Flexible ground-level use for special events



- Relationship with CVS, downtown, and existing parking garage
- Flexible ground-level use for public events, such as pop-ups and Farmer's Market
- Ramp to access upper levels of parking
- Lower height and special screening next to homes
- Opportunity for public art through screens and at the kiosk



# Financing Summary

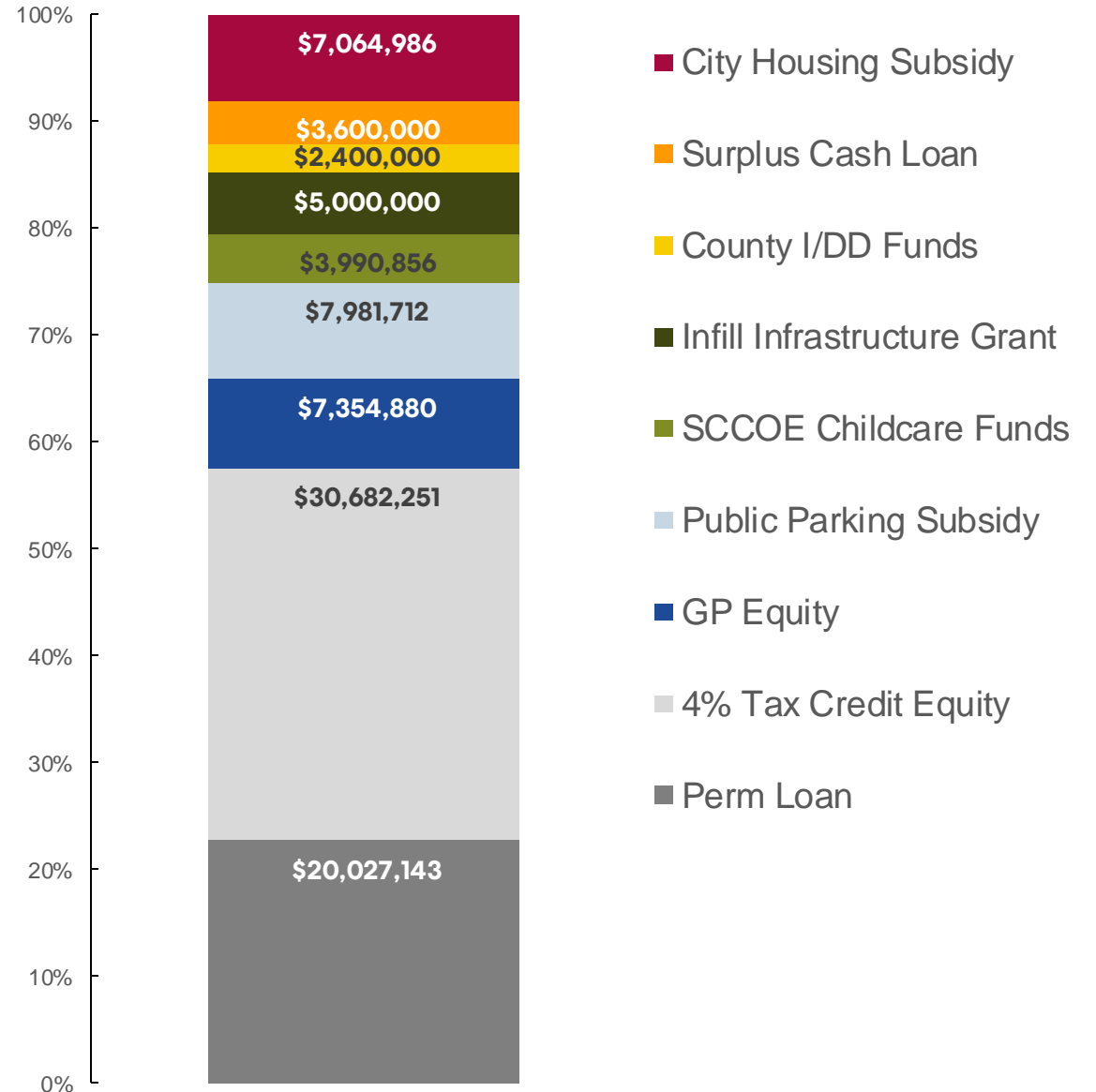
# Subsidy Request

- No subsidy request for childcare
- \$8 million for public portion of parking garage
- \$7 million City housing subsidy request; equivalent to \$60K / home
- Work with City to add / substitute other sources to further reduce City subsidy



# Financing Goals

- Exclude sources that limit local preference (No Measure A or Section 8 Vouchers)
- Focus on ease and speed of securing funds
- Leverage below-the-line cash flow to support surplus cash loan
- Minimize the City investment needed to make this mixed-use development feasible



An aerial, high-angle photograph of a city, likely a university campus, showing a dense grid of buildings, streets, and green spaces. The image is semi-transparent, allowing the text to be clearly visible. The text is centered horizontally and vertically.

**Thank you for your partnership!**