

CITY OF MOUNTAIN VIEW
FEBRUARY 5, 2014 NOFA APPLICATION

PROJECT APPLICANT

1. **Project Applicant:** MP Shorebreeze Associates, LP

Applicant Name (Organization/ Agency): MidPen Housing Corporation

Principal (with Power of Attorney): Matthew O. Franklin

Primary Contact Person: Cathy Bowers, Senior Portfolio Manager

Address: 303 Vintage Park Drive, Suite 250
Foster City, CA 94404

Phone No.: 650-235-7693

Fax No.: 650-357-9766

E-Mail: cbowers@midpen-housing.org

Federal Tax ID No.: 23-7089977

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):**
N/A

PROJECT DESCRIPTION

5. **Project Name:** Shorebreeze Expansion

Project Address: 460 N. Shoreline Boulevard, Mountain View, CA 94043

Assessor's Parcel No.: 150-26-006

Census Tract: 49670

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Rental | <input type="checkbox"/> Ownership | |
| <input checked="" type="checkbox"/> Family | <input type="checkbox"/> Special Needs | <input 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: 62	Commercial/Office Uses (specify):
No. Res. Bldgs.: 2	Commercial Floor Area:
No. Stories: 3	Office Floor Area:
Land Area: 23,958 SF	Elevators: 1
Residential Floor Area: 49,398 SF	Other Uses (specify):
Community Room(s)	
Floor Areas: 2,000 sf +/- existing	

9. **Parking:**

Total Parking Spaces: 62

Parking Type: Residential

Residential Spaces and Ratio: 93, Ratio: 1.5

Guest Spaces: -

Commercial Spaces and Ratio: -

Office Spaces and Ratio: -

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

Category	Number of Units	Percentage of Units
0% to 30% AMI (Extremely Low-Income)	0	0%
31% to 50% AMI (Very Low-Income)	40	64.5%
51% to 80% AMI (Low-Income)	22	35.5%
Unrestricted	0	0%

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

The units will have air conditioning and balconies. The new phase will also benefit from existing community spaces, laundry facilities, and a playground.

12. **Number of Unit Types:**

Studio	<u>21</u>
1 Bedroom	<u>21</u>
2 Bedroom	<u>8</u>
3 Bedroom	<u>12</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.

See Attachment 1 for full response: The project will be located at an existing property of MidPen's, Shorebreeze. Shorebreeze is an affordable housing development built in 1980 that MidPen Housing acquired in 1997 in order to preserve its status as high-quality affordable housing for families and seniors. Shorebreeze is located on 460 N. Shoreline Boulevard, and comprises a total of 120 units. We propose the demolition of the 12 townhouse units on the site to be

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.

To achieve medium density, this project will be three stories high with shared stairs and short single or double loaded corridors, private patios or decks and surface parking. For an efficient layout, we cluster units in a side-to-side manner. These design considerations address the limited space we are working with, while permitting us to fivefold the unit count. We have also taken special care to set the new buildings back from the neighbor's property line to minimize impact.

15. **Green Building Features:**

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

See Attachment 1 for full response: Based on the budget MidPen plans to incorporate energy efficiency to meet Title 24 and other energy efficiency state requirements. Specific green building features will be decided upon as the project design moves forward. MidPen is committed to using sustainable practices in our work and the communities we serve. All new construction incorporates superior standards in environmentally-friendly design and materials that exceed California's

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.

MidPen plans to increase the size of community spaces, including the laundry facilities, to accommodate new families. MidPen also plans to maintain the existing play area. Together with our resident services, we expect these amenities will address the needs of incoming families.

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.

See attachment 1 for full response: Shorebreeze is located in a residential neighborhood, surrounded by multifamily housing properties and single-family homes. The property is conveniently located in close proximity to a wide range of amenities that serve the residents along with the surrounding community. Amenities within ¼ mile include 4 VTA Bus Route 34 stops, an elementary school, a preschool, and a grocery store (Safeway). Amenities within ½ a mile

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.

We recognize the potential sensitivity of developing housing in this infill location. As a result, we have taken care to design the project so as to minimize the impact of the development on our neighbors by maximizing set backs and minimizing building height at property edges.

The parking for the development will be located on land that is owned by the SFPUC. MidPen currently has a long term ground lease for this land that

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?

The property is owned by M.P. Shorebreeze Associates, LP, of which MidPen is now both the General and Limited Partner. The partnership owns the building and leases the land, which is owned by Mid Pen. The partnership also leases the SFPUC land as well. We foresee no issues securing site control for this project.

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

Site acquisition will be a long-term lease. MidPen currently holds a 51 year ground lease, set to expire on July 24th, 2048. The property also holds a lease with the San Francisco Public Utility Commission, set to expire on March 31st, 2031. We expect the extension of both ground leases to meet any lender requirements.

- 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).

The purchase price is \$2.1 million. An explanation of the purchase price is on attachment 1.

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

See attachment 1 for response.

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

See attachment 1 for response.

20. **Site Information:**

- a. Total square footage of site: 232,175 SF
- b. Existing uses on the site, number of existing units, existing unit size and the approximate square footage of all structures:

See attachment 1 for response.

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

Demolish Rehabilitate

Other (describe):

Buildings 4 and 5 on the Project site will be demolished. (Buildings 1, 2 and 3 of Sh

- 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:
Bldg1-44,160	1980	3
Bldg2-20,400	1980	2
Bldg3-10,600	1980	3

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

There is no rehabilitation as part of this Project. (Rehabilitation of the remaining 108

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

There is currently a ground lease with MidPen Housing as the lessor for the site. Th

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

See attachment 1 for response.

- h. Is the site in a floodplain? Yes No Map used: 06085C0039H

If yes, type of floodplain (number of years): 500

- i. Describe adjoining land uses:

West: Residential: Apartment Complex

East: Shopping Center: Bailey Park Plaza

North: Residential: Apartment and Single-Family Homes

South: Carwash/Preschool

21. **Zoning:**

- a. What is the current zoning of the project site? Planned Community/Precise Plan
- b. Is the proposed project consistent with the existing zoning status of the site?
 Yes No (explain)

The site is zoned for up to 200 senior units or up to 125 family units. See attachment 22.

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

N/A

- 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?

120

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

0

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

Tenants are on a month-to-month rental agreement.

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

N/A

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.

See attachment 1 for response.

PROJECT FUNDING

24. **Project Budget:**

- | | | |
|----|------------------------------------|-------------------------------------|
| a. | City Funds Requested: \$ 6,302,931 | Funds Per Assisted Unit: \$ 101,660 |
| b. | Total Project Cost: \$ 25,947,744 | Cost Per Assisted Unit: \$ 418,512 |

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

Type of Funding	Amount
<input type="checkbox"/> 9% Low-Income Housing Tax Credits	\$9,805,683
<input checked="" type="checkbox"/> 4% Low-Income Housing Tax Credits	
<input type="checkbox"/> CalHFA/Conventional Lender	
<input checked="" type="checkbox"/> Tax-Exempt Multi-Family Bonds	\$ 8,610,200
<input type="checkbox"/> Multi-Family Housing Program (MHP)	
<input checked="" type="checkbox"/> Affordable Housing Program (AHP)	
<input 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:	\$ 1,048,931

d. How will the requested City funding be used?

The primary uses will be acquisition costs and construction of the units.

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

\$2,748,831, of which \$798,831 is deferred and \$250,000 is contributed, per proforma. 10.5%

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)?

See attachment 1 for response.

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: 44
Number of Projects: 115
Number of Projects in Santa Clara County: 43
Average Size of Projects: 68 Units
Number of Units Placed in Service: 6510

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

See attachment 1 for response.

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: Moulton Plaza (See attachment 21 for photographs)
Location: Sunnyvale, Santa Clara
Number of Units: 66
Type of Development (senior, family, etc.): Family and Senior
Name of Project Manager: MidPen Housing, Jan Lindenthal
Number of Stories: 3
Unit Types (studio, 1-bedroom, etc.): 1 BR, 2 BR, 3 BR
Type of Construction: Two-story garden apartments, three-story over podium, and t
Project Amenities: Private patios and decks; extra storage; community room with ki
Entitlement Date: April 14, 2003
Occupancy Date: October 1, 2005
Funding Sources: CalHFA, City of Sunnyvale HOME, City of Sunnyvale City Housir

b. Project 2

Name of Project: Paulson Park (See attachment 21 for photographs)
Location: Mountain View, Santa Clara
Number of Units: 253
Type of Development (senior, family, etc.): Senior
Name of Project Manager:
Number of Stories: 2/3
Unit Types (studio, 1-bedroom, etc.): 1 BR, 2 BR
Type of Construction: Two-story garden apartments, three-story over podium, and
Project Amenities: Community Room; computer center; fitness center; game room;
Entitlement Date: 1972
Occupancy Date: 12/31/2008
Funding Sources: City of Mountain View, County of Santa Clara, Aegon, Wells Fargo

c. Project 3

Name of Project: Half Moon Village Phase I (See attachment 21 for photographs)
Location: Half Moon Bay, San Mateo County
Number of Units: 115
Type of Development (senior, family, etc.): Senior
Name of Project Manager: Abby Goldware
Number of Stories: 3
Unit Types (studio, 1-bedroom, etc.): 1 BR, 2 BR
Type of Construction: Type V Construction
Project Amenities: Community Rooms; residential lounge with computers; outdoor
Entitlement Date: 02/28/2012
Occupancy Date: 02/05/2014
Funding Sources: San Mateo County Department of Housing, Housing Authority of

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	Cathy Bowers	Project Manager	10+	3 months
Director of Real Estate Development	Nevada Merriman	Oversees Project Manager in planning, securing financing, and	14	9
Executive Director	Matthew Franklin	Responsible for MidPen's	18	8
Chief Financial Officer	Arthur Fatum	Oversees MidPen financial, legal, and administration	11	3
Other	Alice Talcott	Supports Project Manager	24	2
Other	Peter Villareal	Oversees Project Manager	9	9
Other	Kris Adhikari	Assists Project Manager	1	1 month

29. **Other Team Members:**

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

Developer, if Different from Applicant N/A

Architect(s)/Engineer(s) Dahlin Group

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

Property Management Agent MidPen Housing Property Management

Financial and Other Consultant(s) Community Housing Partnership Corporation

General Contractor Not yet selected

Investor Not yet selected

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

Name	Address
N/A	

31. **Property Management:**

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

See attachment 1 for response.

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.**

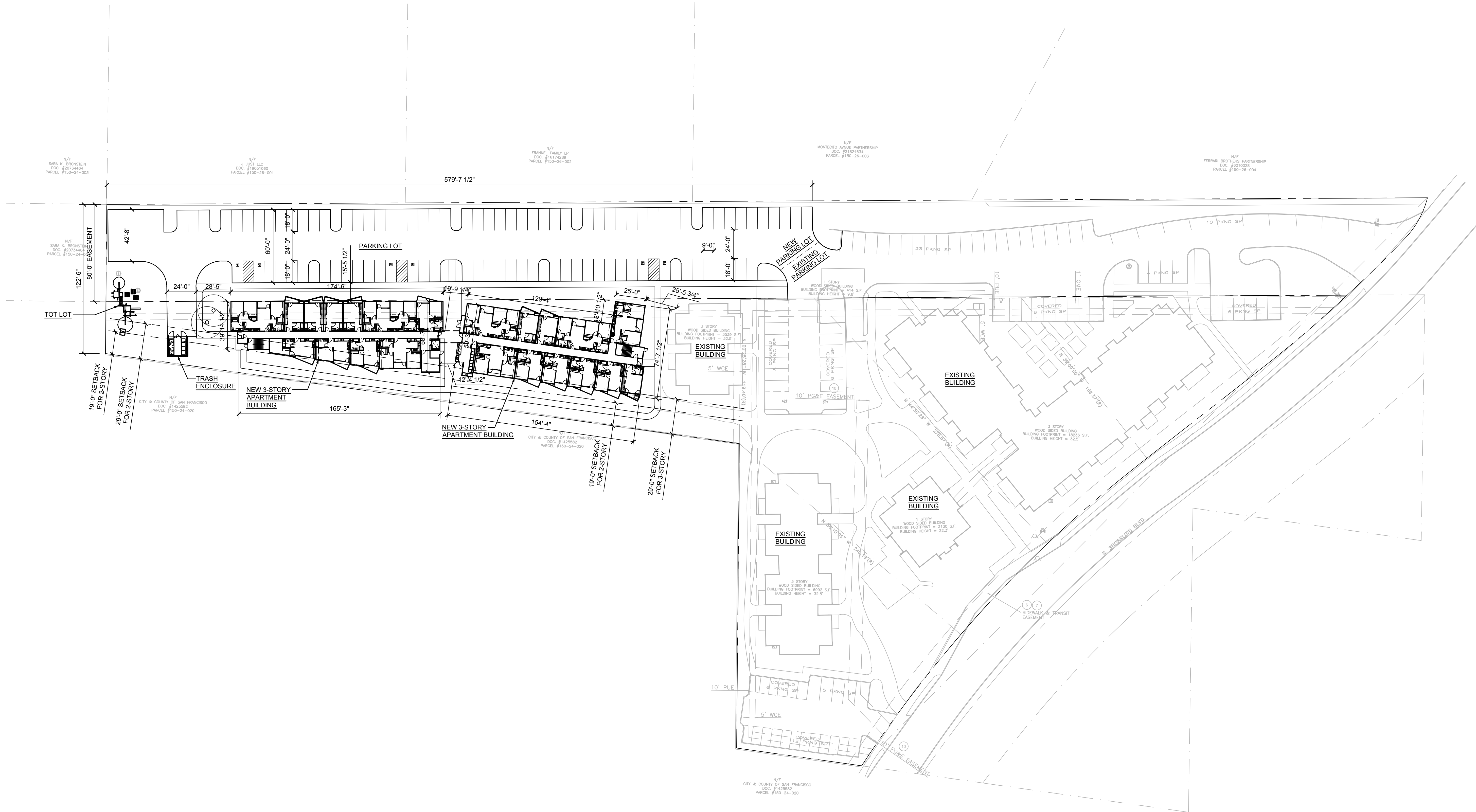
N/A

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

Name	Title (<i>e.g., project manager, intake staff</i>)	Job Responsibilities	Years Experience in Affordable Housing
Deborah Weber Sobeck	Vice President, Property Management	Oversees MidPen Property Management Corporation, including lease-up,	17
Evelyn Catalan	Operations Manager	Oversees day-to-day operations and property management staff	25
Andrea Robertson	Senior Lease-Up Manager	Oversees lease-up team, responsible for developing marketing plan, application	25

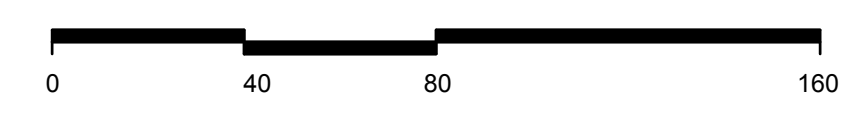
34. Explain your marketing strategy and the tenant selection process (including how local preferences will be handled) and the establishment and management of waiting lists.

See attachment 1 for response. Refer to attachment 11 for Management Plan.



ARCHITECTURAL SITE PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



DAHLLIN
group

JOB NO. 552-029
DATE 05-02-2016

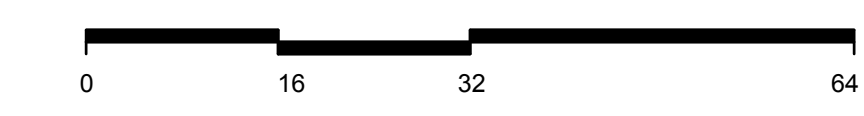
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1



BUILDING FLOOR AREAS

FIRST FLOOR	
RESIDENTIAL:	14,743 SF
COMMON:	713 SF
CIRCULATION:	2,396 SF
TOTAL AREA:	17,852 SF



BUILDING PLAN - FIRST FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



JOB NO. 552-029
DATE 05-02-2016

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 Pleasanton, CA 94588
 925-251-7200

A2.1



BUILDING FLOOR AREAS

SECOND FLOOR

RESIDENTIAL:	15,075 SF
COMMON:	553 SF
CIRCULATION:	2,450 SF
TOTAL AREA:	18,078 SF



BUILDING PLAN - SECOND FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



JOB NO. 552-029
DATE 05-02-2016

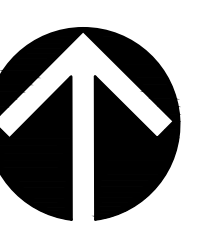
5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A2.2



BUILDING FLOOR AREAS

THIRD FLOOR	
RESIDENTIAL:	12,266 SF
COMMON:	52 SF
CIRCULATION:	2,598 SF
TOTAL	14,916 SF



NORTH



BUILDING PLAN - THIRD FLOOR

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



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DATE 05-02-2016

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A2.3



BUILDING ROOF PLAN

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



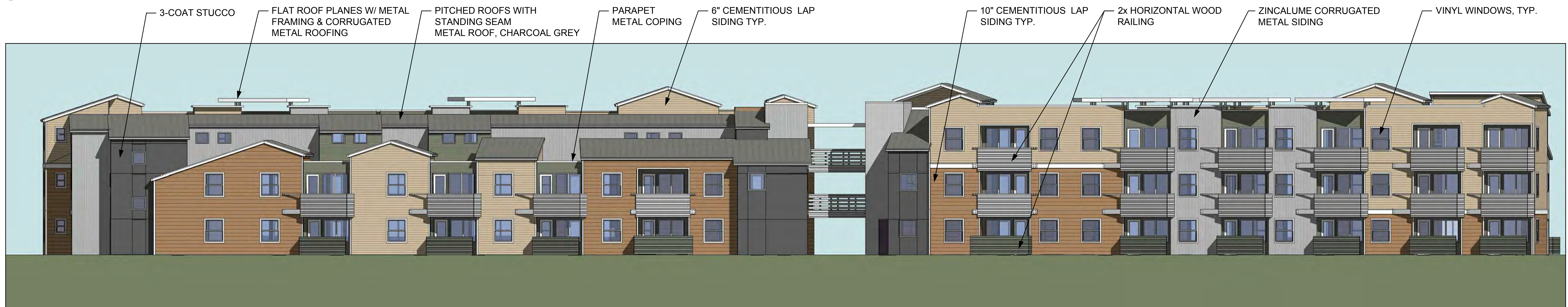
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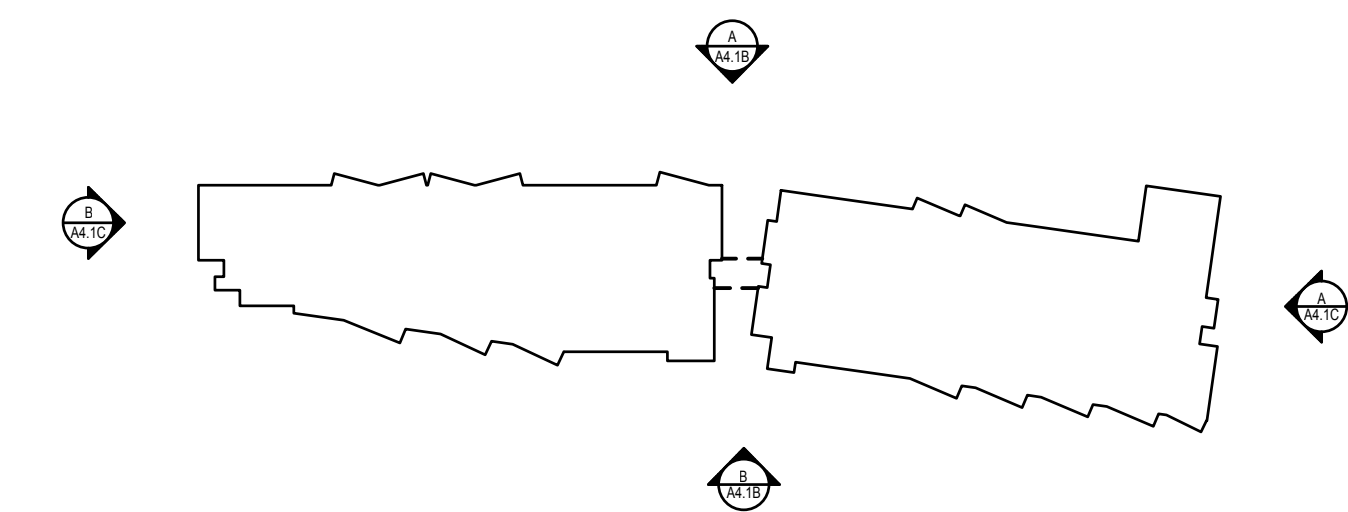
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(A) NORTH ELEVATION



(B) SOUTH ELEVATION



BUILDING ELEVATIONS - NORTH & SOUTH ELEVATIONS

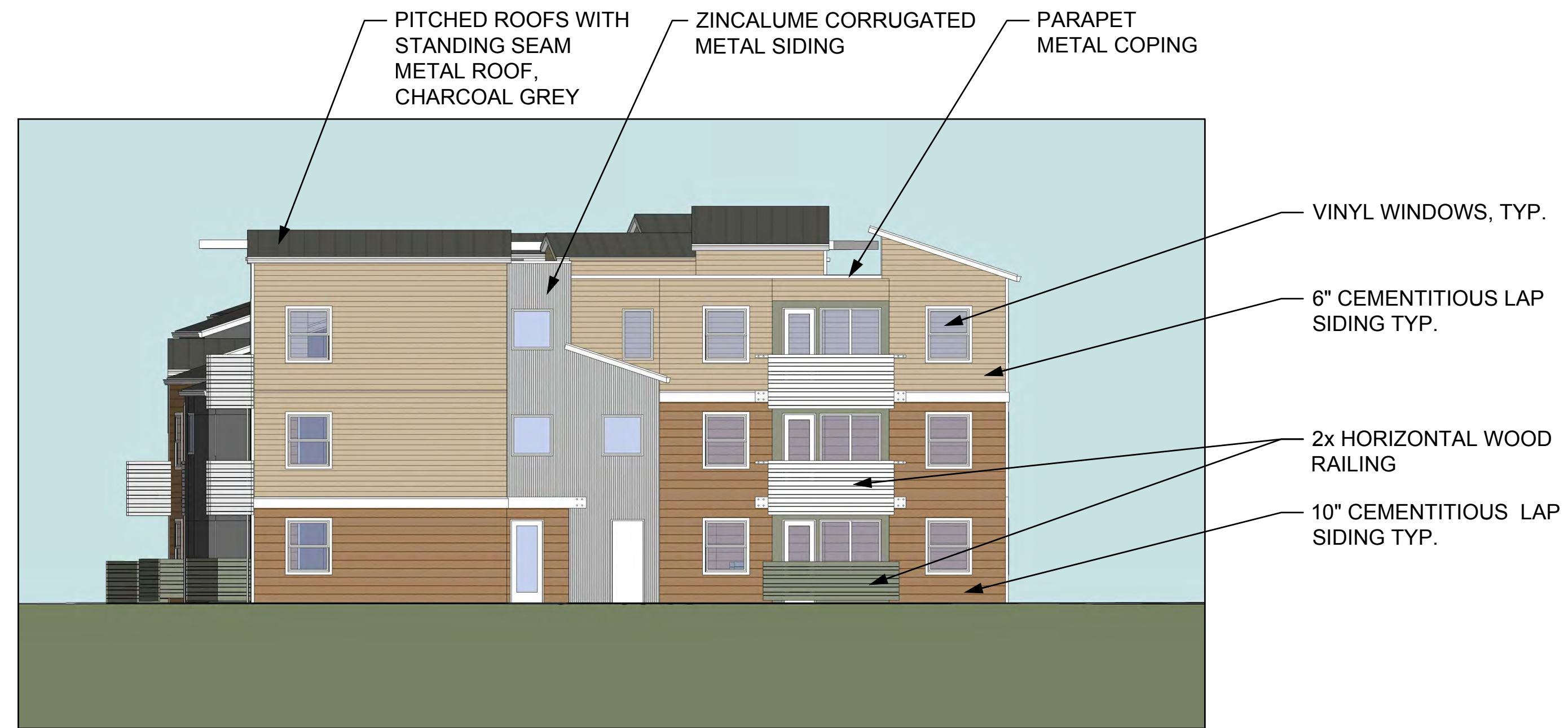
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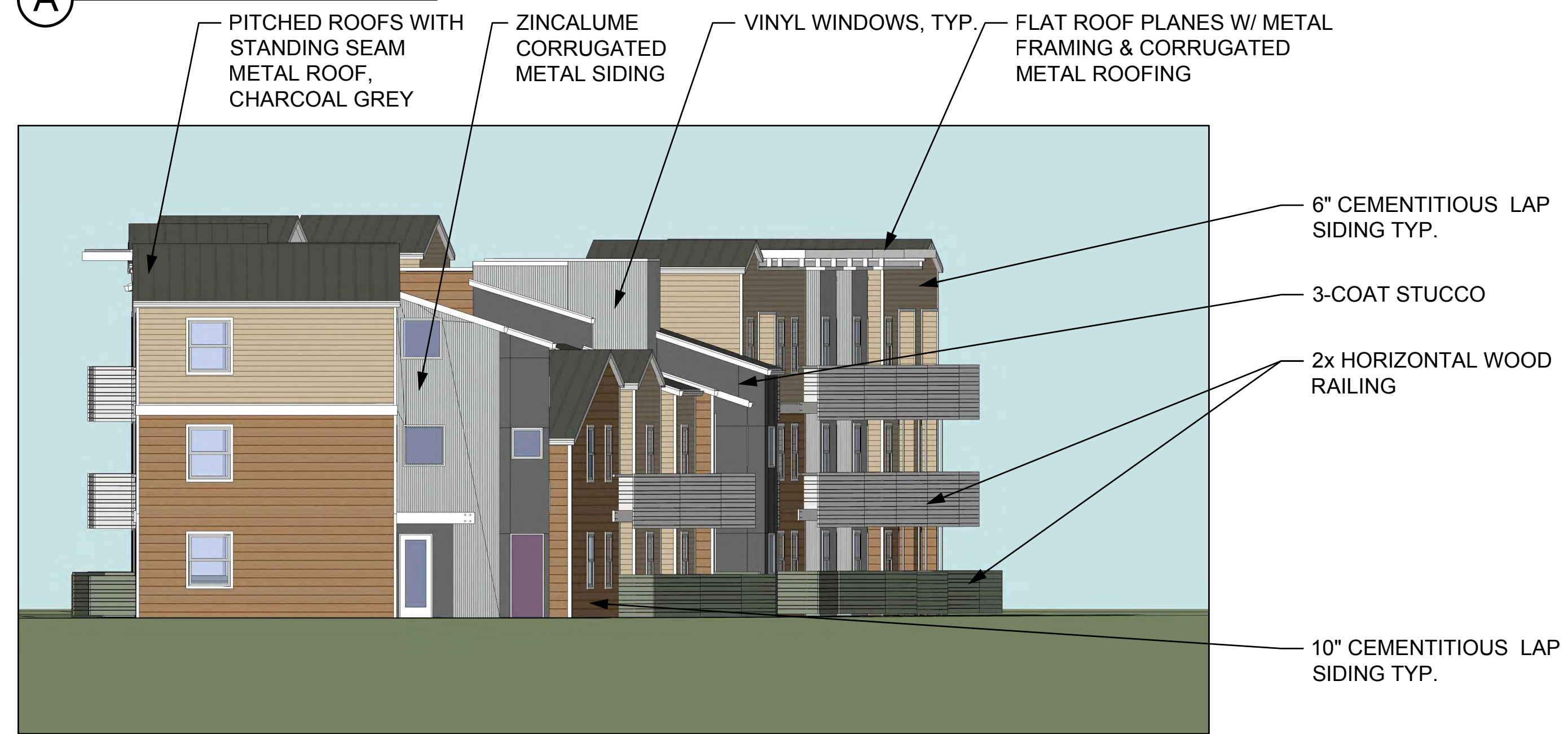
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Pleasanton, CA 94588
925-251-7200

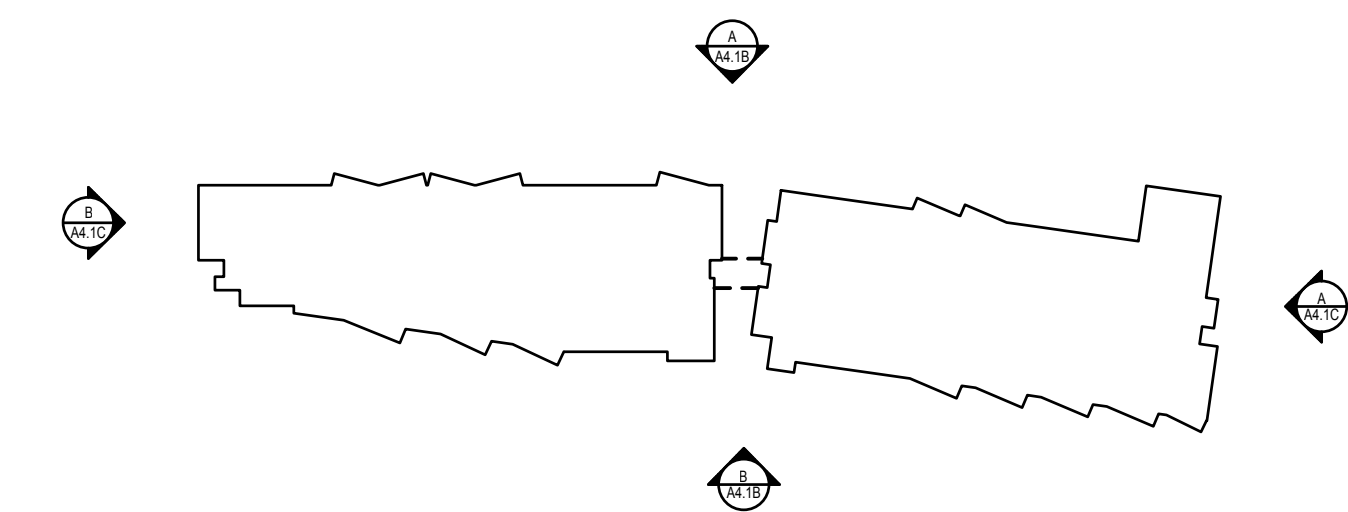
A4.1B



(A) EAST ELEVATION



(B) WEST ELEVATION



BUILDING ELEVATIONS - EAST & WEST ELEVATIONS

SHOREBREEZE APARTMENTS, MOUNTAIN VIEW, CA - MIDPEN HOUSING, INC.



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A4.1C



(A) NORTH-EAST PERSPECTIVE



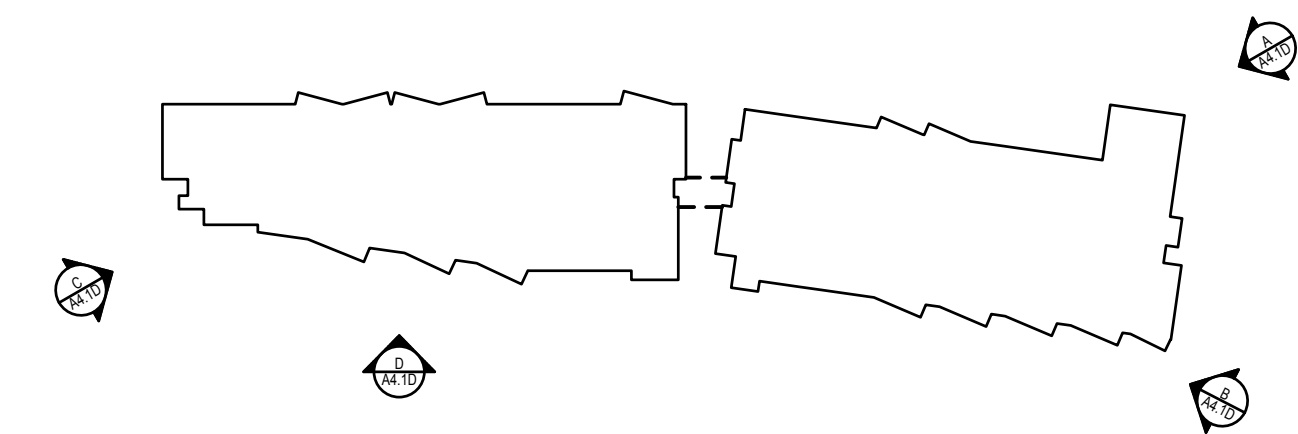
(B) SOUTH-EAST PERSPECTIVE



(C) SOUTH-WEST PERSPECTIVE



(D) DECKS & PATIOS PERSPECTIVE



BUILDING PERSPECTIVES

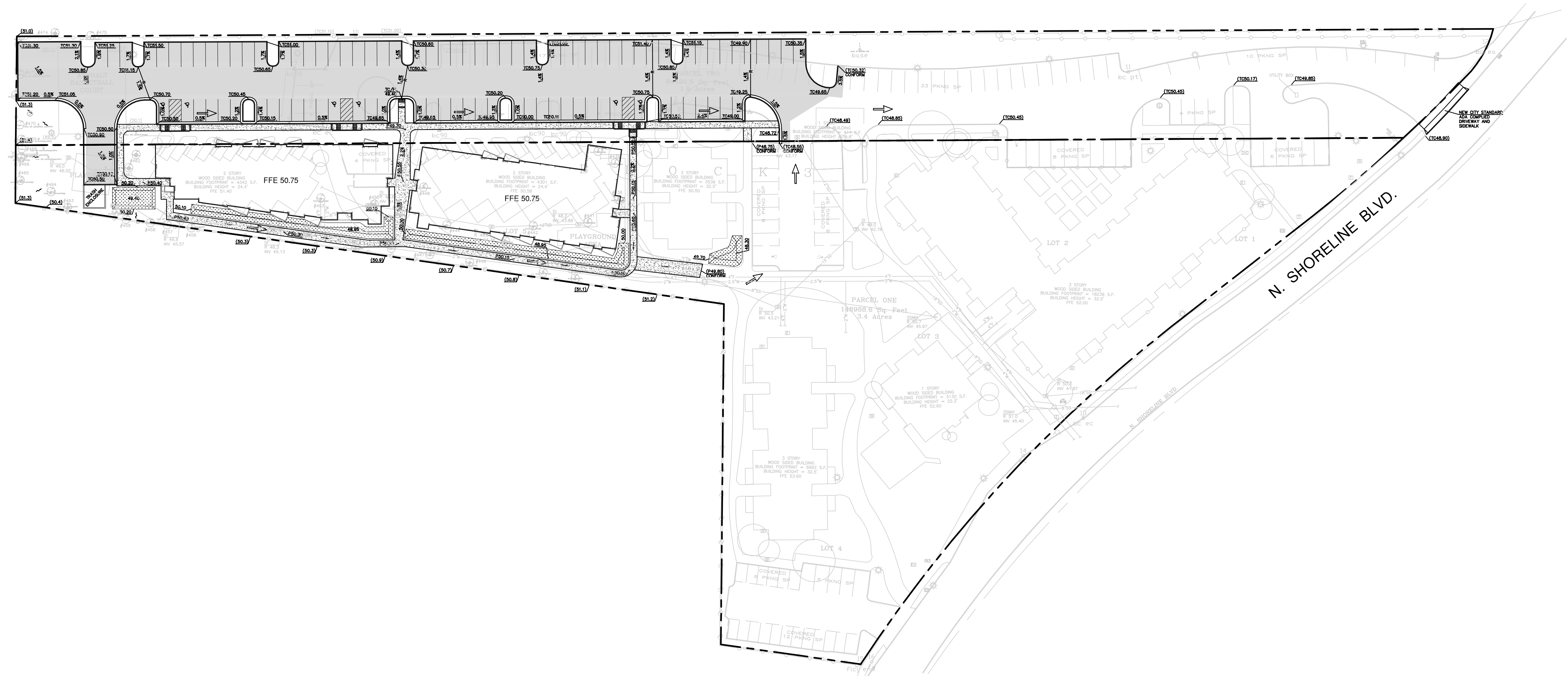
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DATE 05-02-2016

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925-251-7200

A4.1D

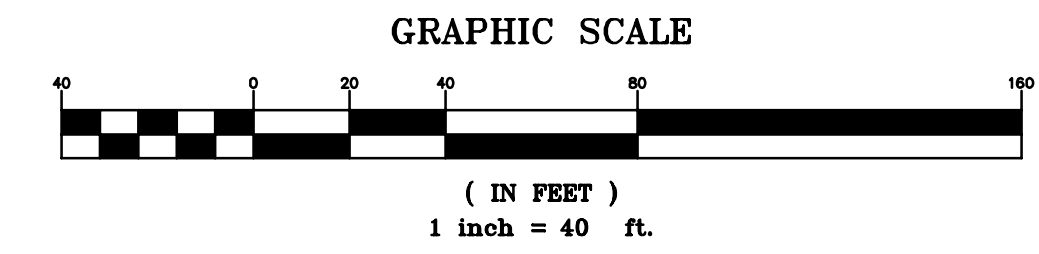
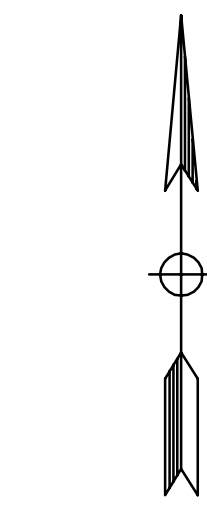


LEGEND

- CURB AND GUTTER
- CONCRETE CURB
- AC PAVEMENT
- PERVIOUS PAVERS
- NEW SIDEWALK
- BIORETENTION BASIN
- OVERLAND RELEASE
- SLOPE DIRECTION
- (XXX.XX) EXISTING GRADE
- XXX.XX PROPOSED GRADE

ABBREVIATIONS

- AD AREA DRAIN
- BB BUBBLER BOX
- BW BACK OF WALK
- BOW BOTTOM OF WALL
- BFP BACKFLOW PREVENTION DEVICE
- CC CURB CUT
- DI DROP INLET GRATE
- DW DOMESTIC WATER
- FC FACE OF CURB
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- FW FIRE WATER
- G GROUND
- IRR IRRIGATION
- OFD OVERFLOW DRAIN
- P/L PROPERTY LINE
- P PAVEMENT
- SDCO STORMDRAIN CLEANOUT
- SW SIDEWALK
- TC TOP OF CURB
- TW TOP OF WALL



**SHOREBREEZE APARTMENTS
460 N SHORELINE BLVD
OVERALL PRELIMINARY GRADING PLAN**

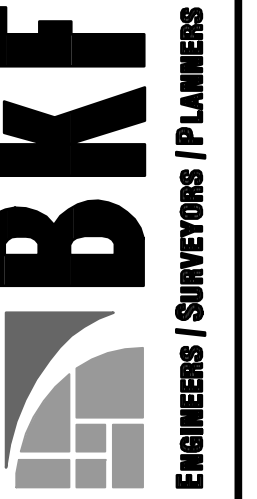
1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9199 (FAX)



MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA

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Drawn: CU	
Approved: JN	
Job No: 20166038	
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1650 TECHNOLOGY DRIVE
SUITE 650
SAN JOSE, CA 95110
408-467-9190 (P)
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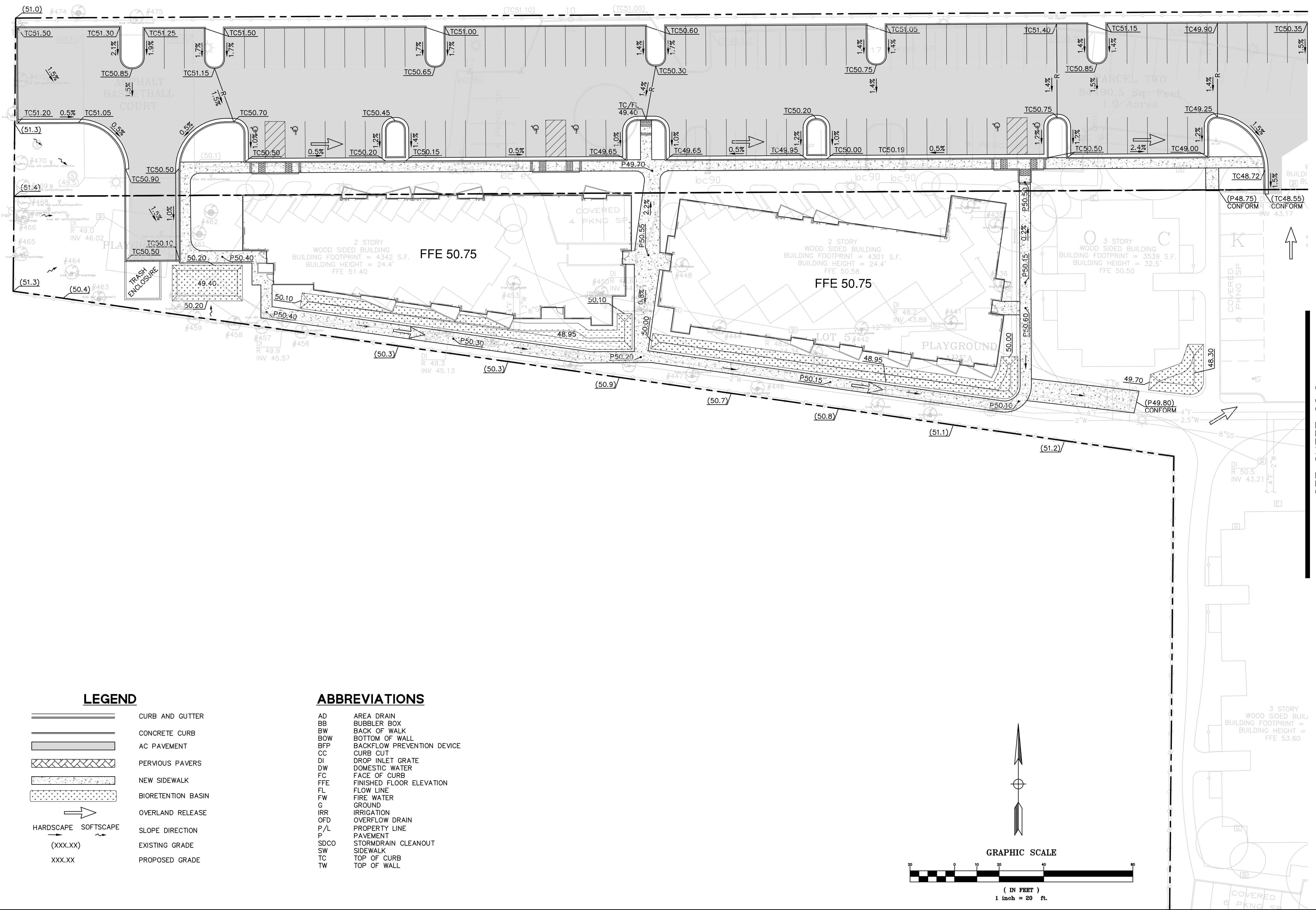
CALIFORNIA

**SHOREBREEZE APARTMENTS
460 N SHORELINE BLVD
PRELIMINARY GRADING PLAN**

MOUNTAIN VIEW
SANTA CLARA COUNTY

Date: 5/7/16	No.	Revisions
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Drawn: CU		
Approved: AN		
Job No: 20166038		

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3 OF 10

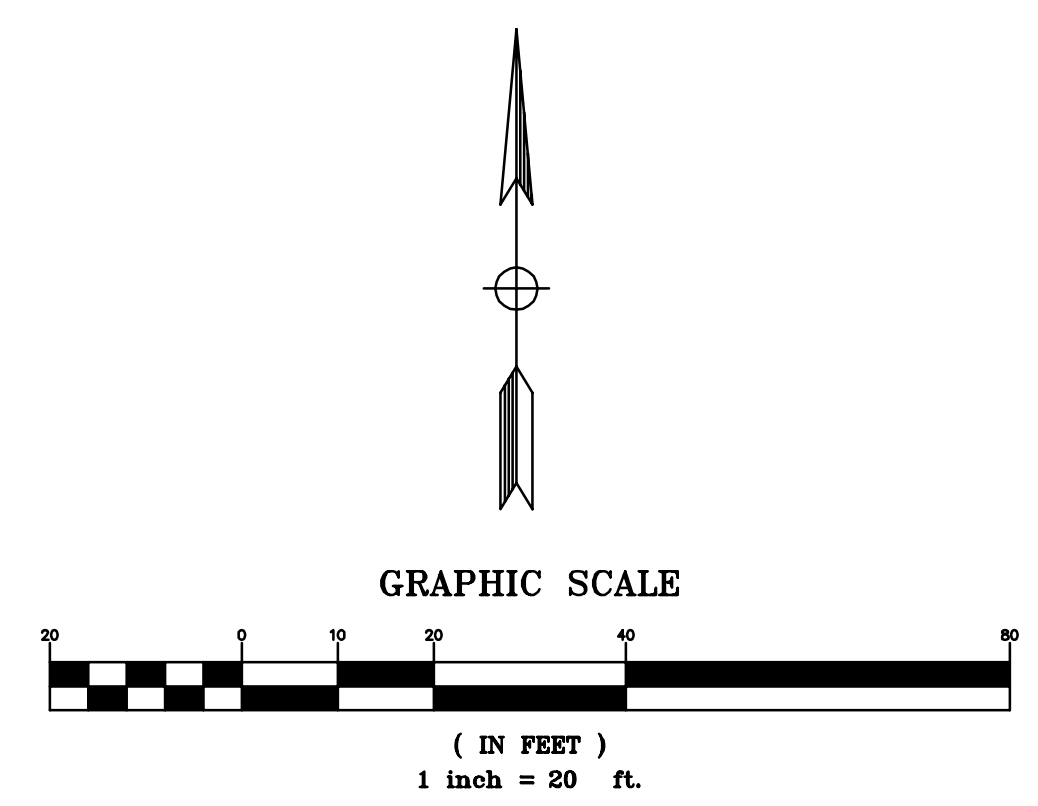


LEGEND

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- TC TOP OF CURB
- TW TOP OF WALL



SEE SHEET C2.2

ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE SPECIFIED. SEE SHEET C2.1 FOR ADJACENT AREAS.