

A Parking Lot Re-Imagined

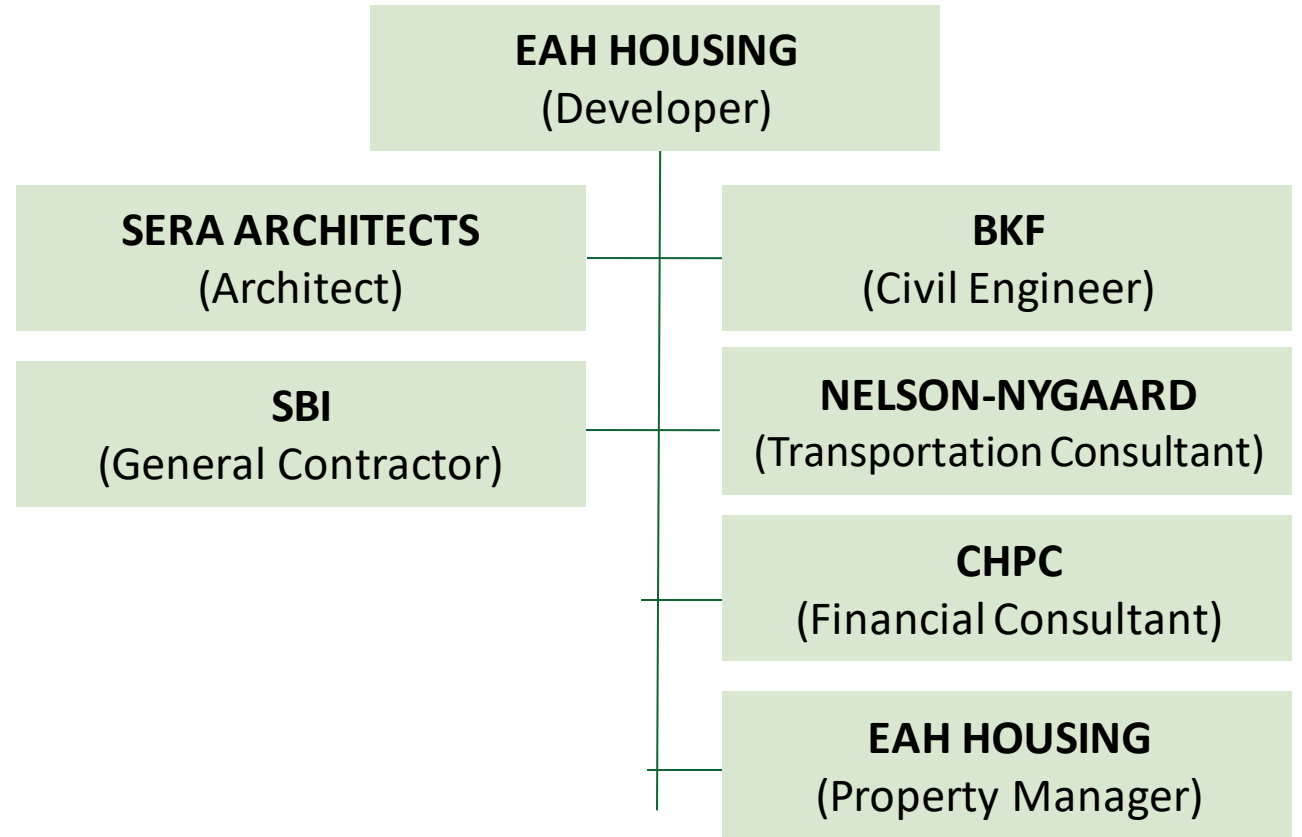
Lot 12 RFP | Mountain View, CA - EAH HOUSING PROPOSAL

50 years ago, EAH Housing was founded with the belief that attractive, affordable housing is the cornerstone to sustainable communities.

A roof is just the beginning.



Our Team



Our Intent



OUR VALUE PROPOSITION

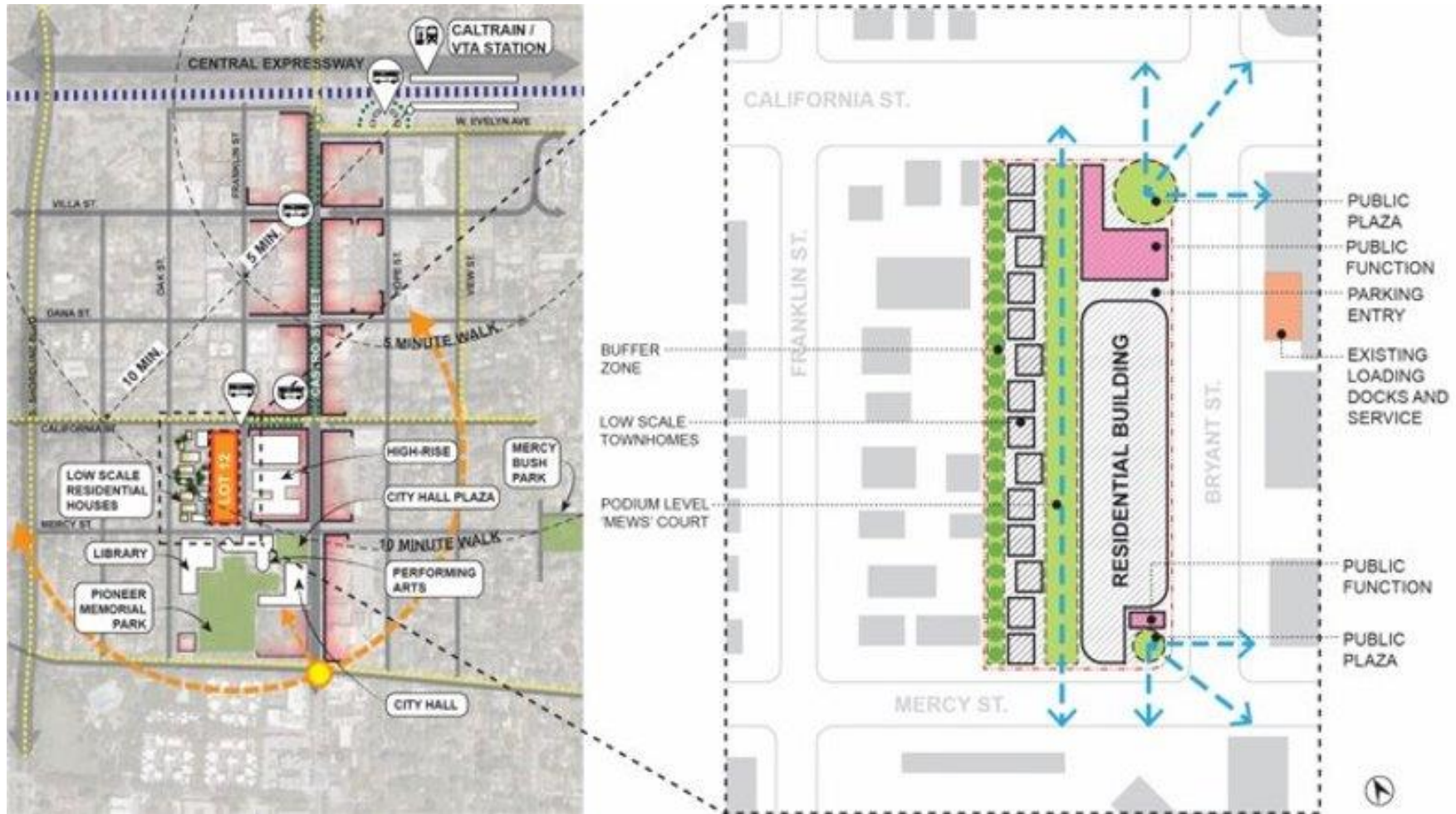
- Equity and Inclusion
- Feasible Cost Containment
- Phenomenal Placemaking Design

Creating a New Anchor



Pedestrian life is activated on Bryant Street with public plazas at both corners, a variety of seating options, raised stoops, native planting, art installations, and pedestrian and bicycle enhancements.

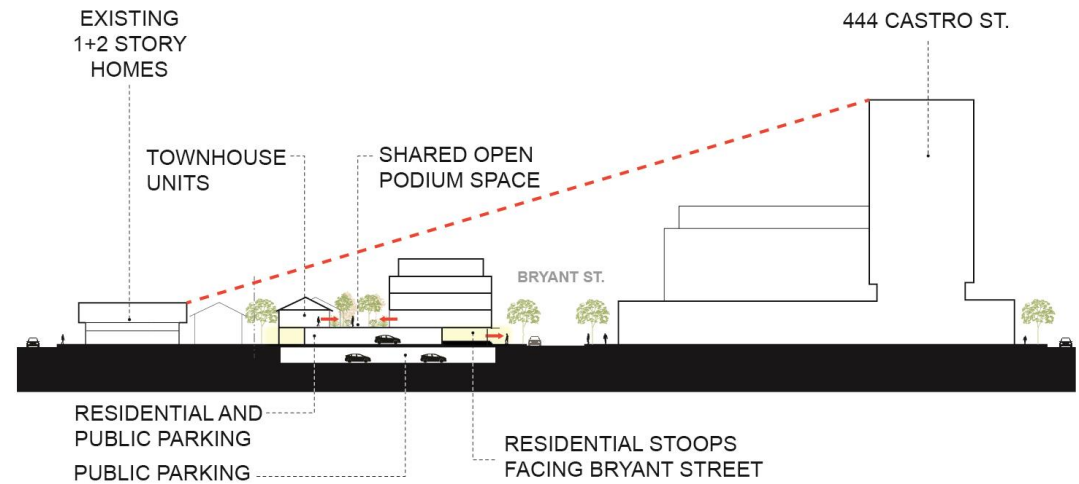
Learning From the Site



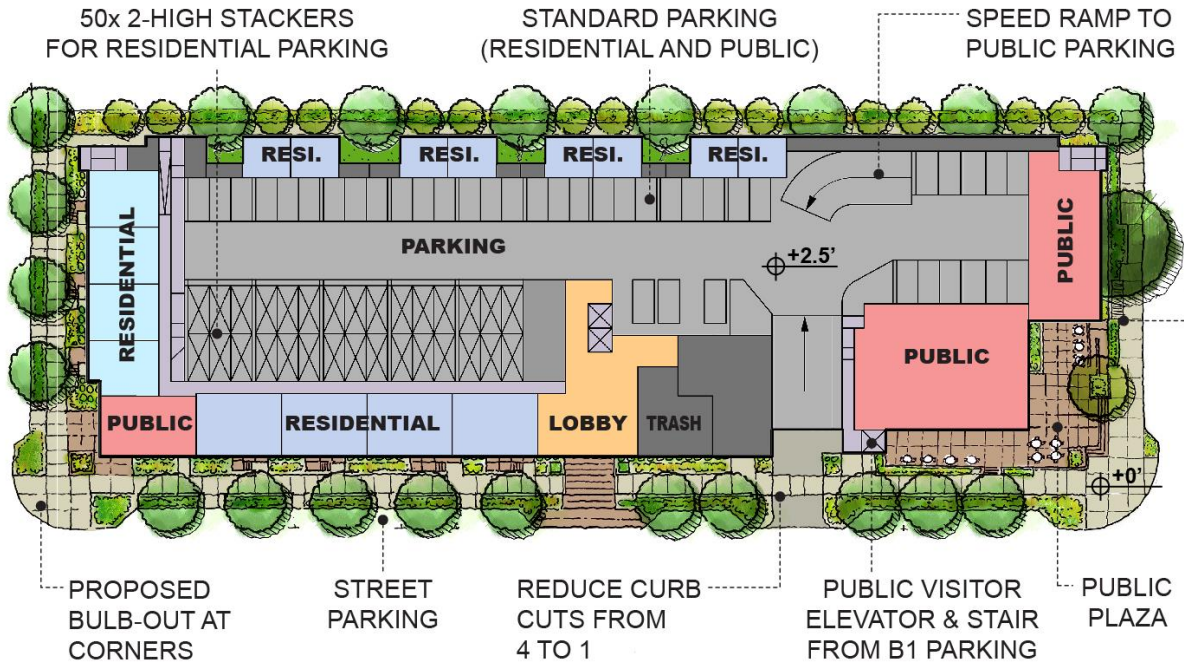
Mediating Scale



Mid-rise to low-rise buildings step-down and create transition in scale between Mountain View's downtown and the adjacent residential neighborhood and provides a podium-level mews for residential shared use.



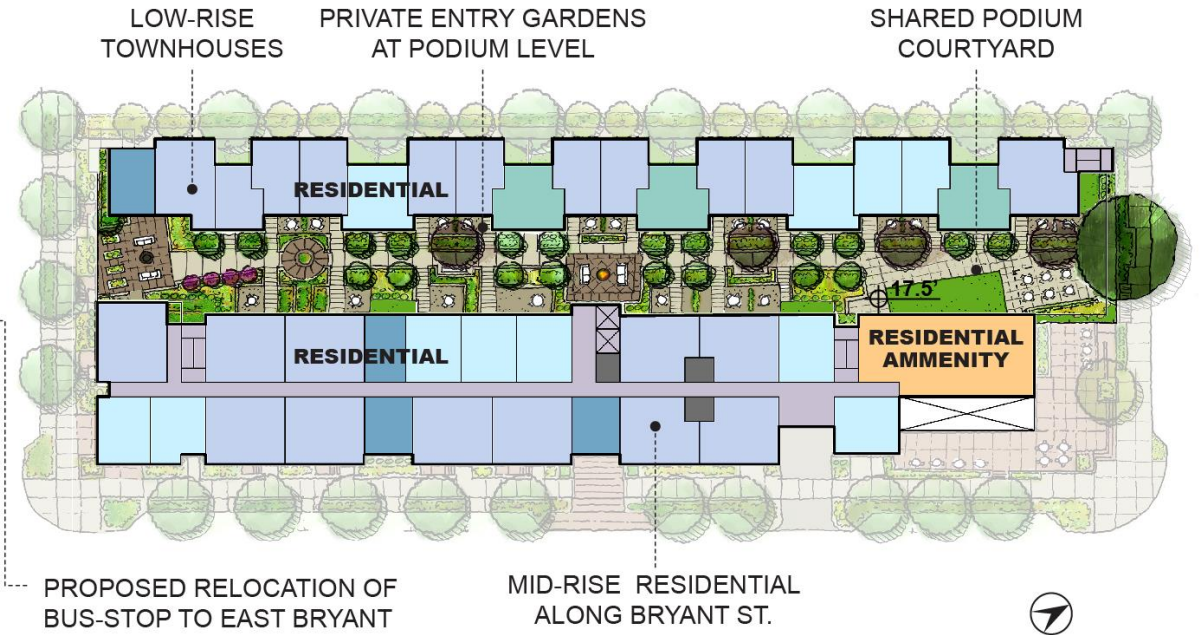
The Right Layout



GROUND FLOOR

Residential Unit Mix and Area	
UNIT TYPE	QTY
Studio	16
1-Bedroom	42
2-Bedroom	59
3-Bedroom	1
Staff Unit	2
Total:	120

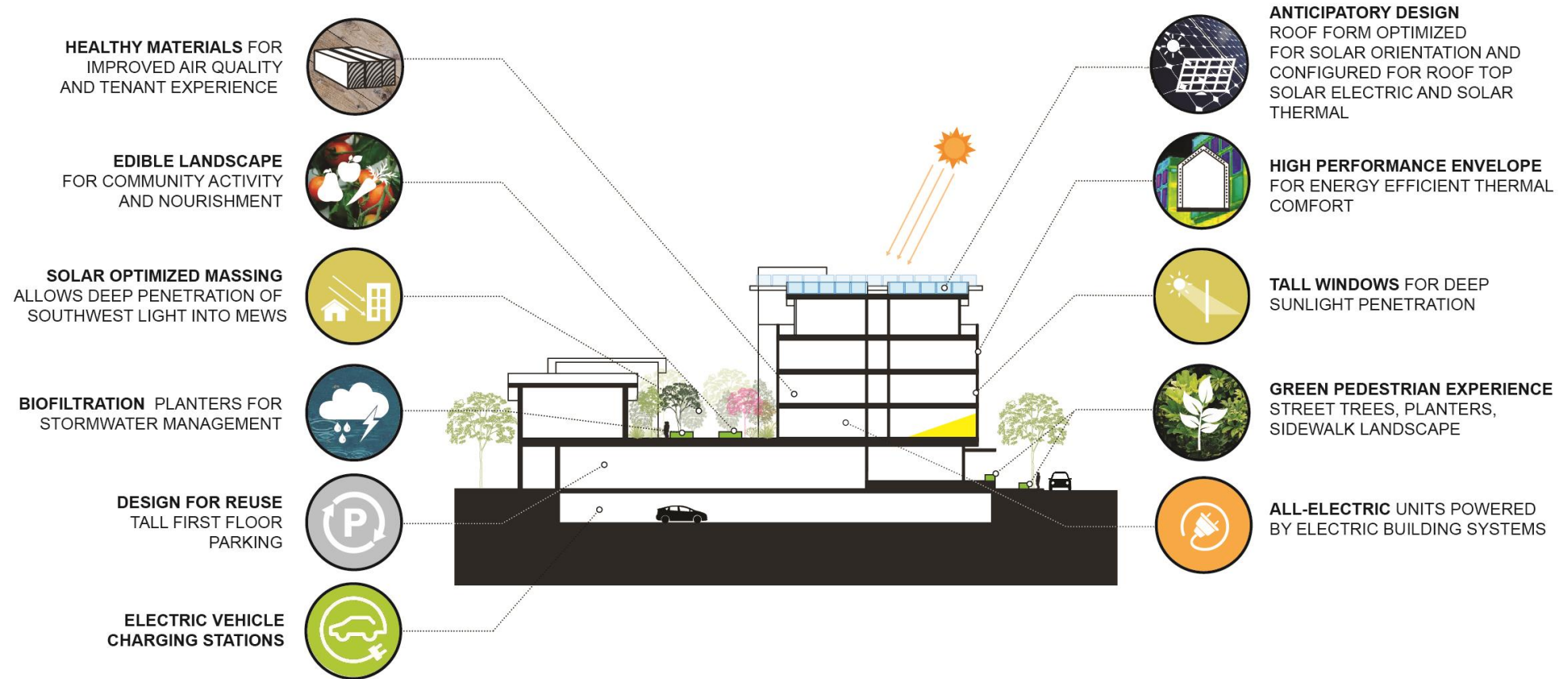
Parking		
LOCATION	# OF SPACES	USE
Surface Level	87	14 Public, 73 Residential
Basement Level	146	146 Public
Total:	233	160 Public, 73 Residential



PODIUM LEVEL

Ample structured parking facility combines one level sub-grade public with one level at-grade private parking which is served by mechanical parking stackers and TDM features.

Sustainability Opportunities



Sustainability features advance human and environmental health for present and future generations.

Variety Brings Value



- Ground-floor interior space is flexibly designed to augment downtown vibrancy through neighborhood-serving retail, community services, and public functions.
- Corner plaza is a vibrant new public-facing 'urban room' gathering place.

Enhancing Street Life



- Signature 'solar roofs' are functional for south-facing solar panel arrays and create unique identity and visual interest at the skyline.
- Lasting, durable and healthy building materials used throughout with special attention to detailing at spaces with public interaction.

New Life for Bryant Street



- Variety and scale are introduced by breaking the mass into multiple smaller 'buildings' separated by recessed notches and step-backed upper balconies.
- Contemporary design sensibility draws on traditional interpretation of base, middle and top articulation.

Housing Program & Financing Strategy

Housing Element Findings

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	2,740	805	3,545
Number with any housing problems	1,985	555	2,540
Number with cost burden > 30%	1,980	540	2,520
Number with cost burden > 50%	1,750	425	2,175
Very Low-Income (31-50% MFI)	2,290	1,085	3,375
Number with any housing problems	2,005	710	2,715
Number with cost burden > 30%	1,855	710	2,565
Number with cost burden > 50%	905	445	1,350
Low-Income (51-80% MFI)	1,840	870	2,705
Number with any housing problems	1,425	425	1,850
Number with cost burden > 30%	1,185	425	1,610
Number with cost burden > 50%	210	250	460

EAH Housing Proposal

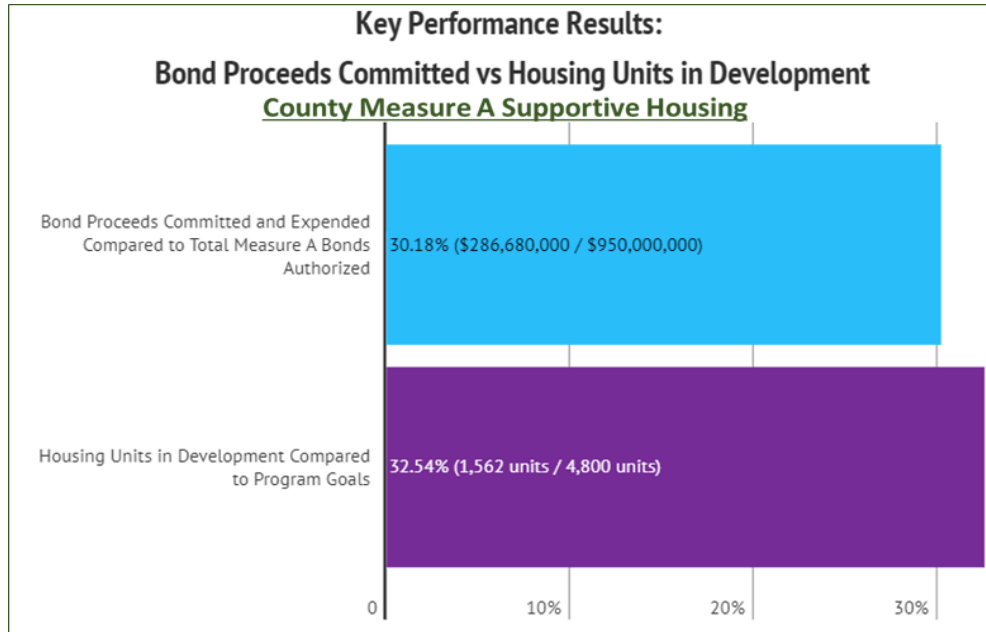
Unit Type	# of Units	Pct
0-Bedroom	16	13%
1-Bedroom	42	35%
2-Bedroom	59	49%
3-Bedroom	1	1%
4-Bedroom	0	0%
Staff	2	2%
Total	120	100%

Restrictions	# of Units	Pct
30%	78	65%
50%	5	4%
60%	5	4%
80%	30	25%
Total	120	100%
Avg. Affordability	44.08%	

- Affordability mix responds to identified need and expands opportunity, integration and diversity within the community.
- Programmed to facilitate a local leasing preference per City direction and consistent with its Displacement Response Strategy.



Housing Program & Financing Strategy



Financing Leverage

- County Measure A:** Exceeds Thresholds
- State MHP:** Tie Breaker Threshold
- State IIG:** Competitive Threshold
- AHP:** Competitive Threshold
- 4% TCAC:** Competitive Thresholds

Cost containment measures support viable financing plan, timely development, and sustained operations.

Financed by 4% LIHTC, County Supportive Housing Program, County S8 Program, Mountain View Affordable Housing Program, and CA HCD.

Total City Subsidy Request:

Residential:	\$7,000,000
Non-Residential:	\$0
Parking:	\$0



Thank You!

[Link to a fly through of the design for Lot 12.](#)

<https://player.vimeo.com/video/411151254?amp;loop=1>



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