

DEVELOPMENT OF AFFORDABLE HOUSING LOT 12 MOUNTAIN VIEW, CA



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HOUSING**

*A **powerful partnership** combining the strengths of California's most active developer of mixed income and affordable housing with a highly respected local development partner.*



DEVELOPMENT TEAM



Randy Tsuda
CEO
PALO ALTO HOUSING



Ann Silverberg
CEO NORCAL AFFORDABLE
RELATED CALIFORNIA



Andrew Schorfhaar
SENIOR PROJECT MANAGER
RELATED CALIFORNIA



Alex Seidel
PRINCIPAL
SEIDEL ARCHITECTS





120 Affordable Units

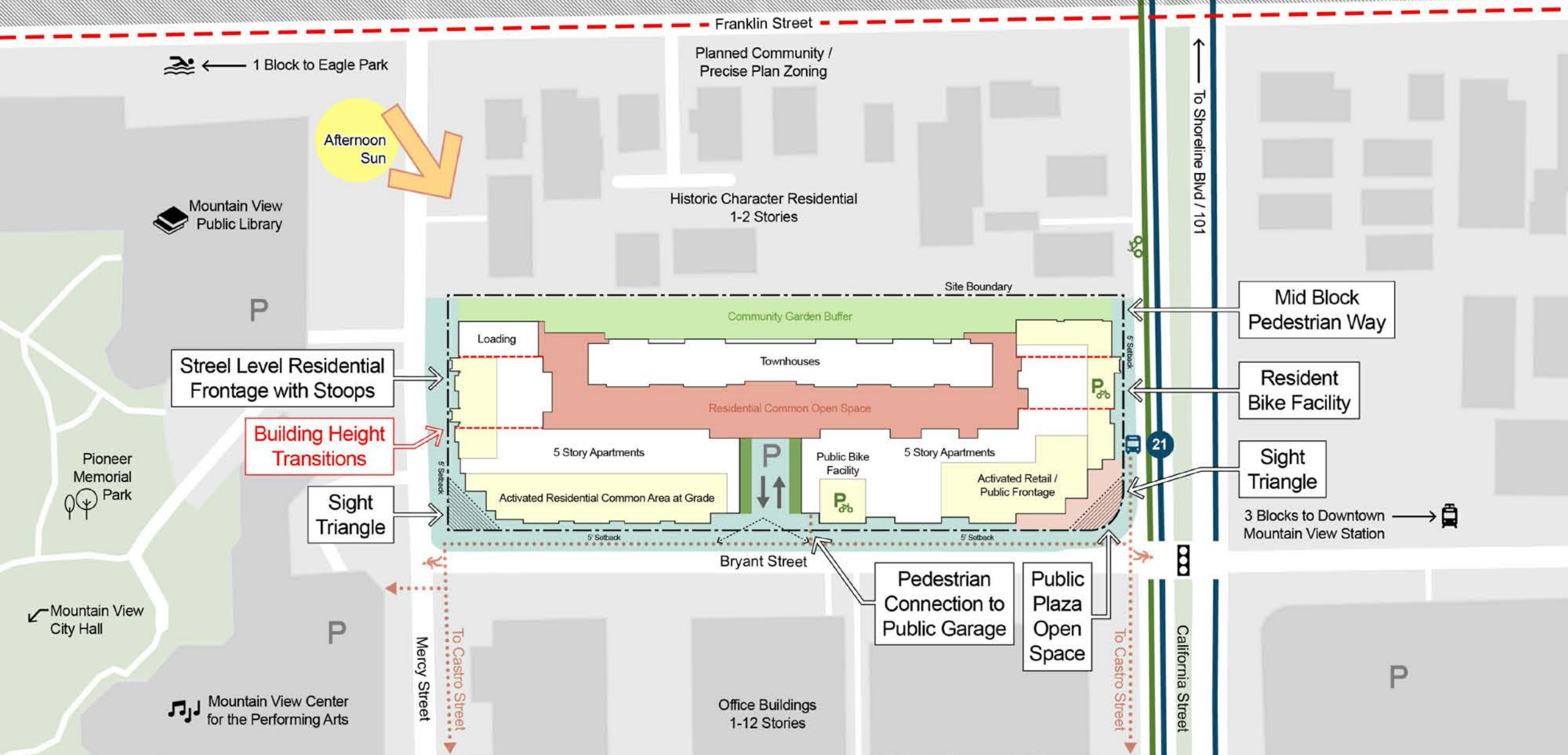
160 Replacement
Public Park Spaces

10,000 sq. ft. of
Active Ground Floor
Uses

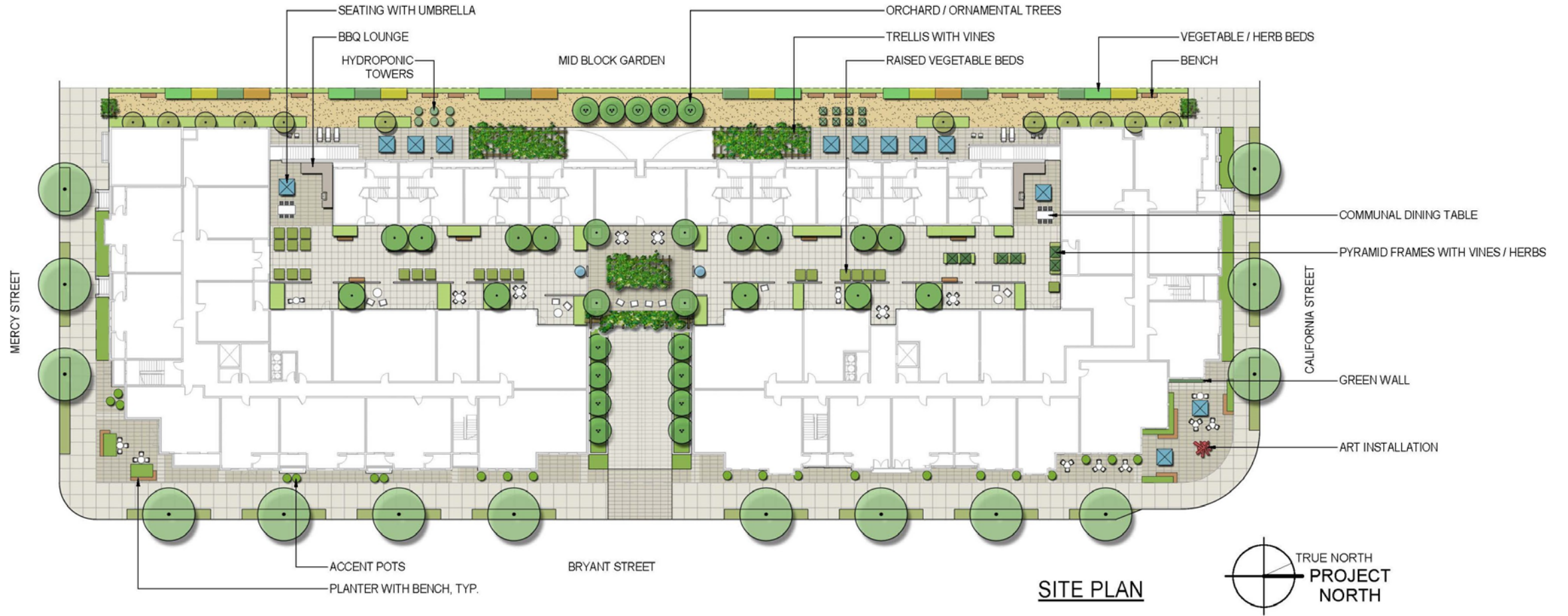
Neighborhood
Sensitive Design

SITE INFLUENCES DIAGRAM

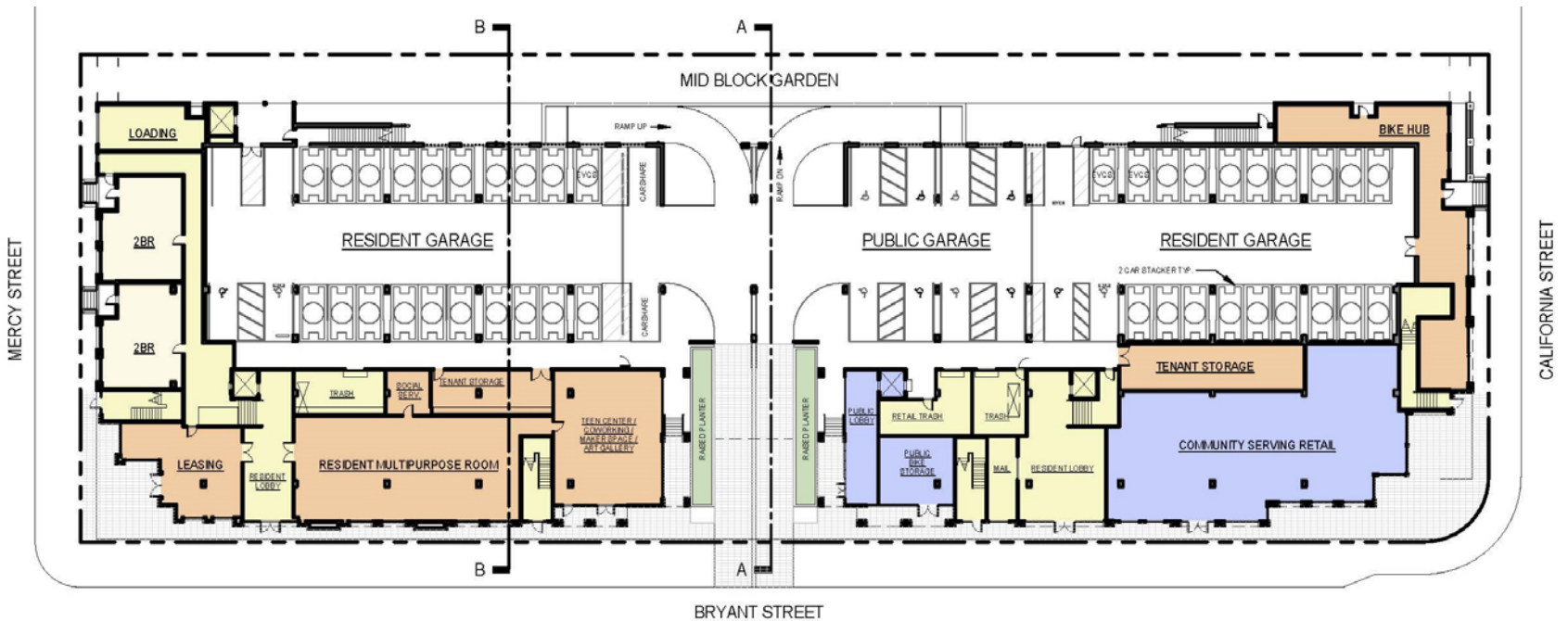
R-1 Single Family Zoning



SITE PLAN



EAST ELEVATION - BRYANT STREET



SOUTH ELEVATION – MERCY STREET



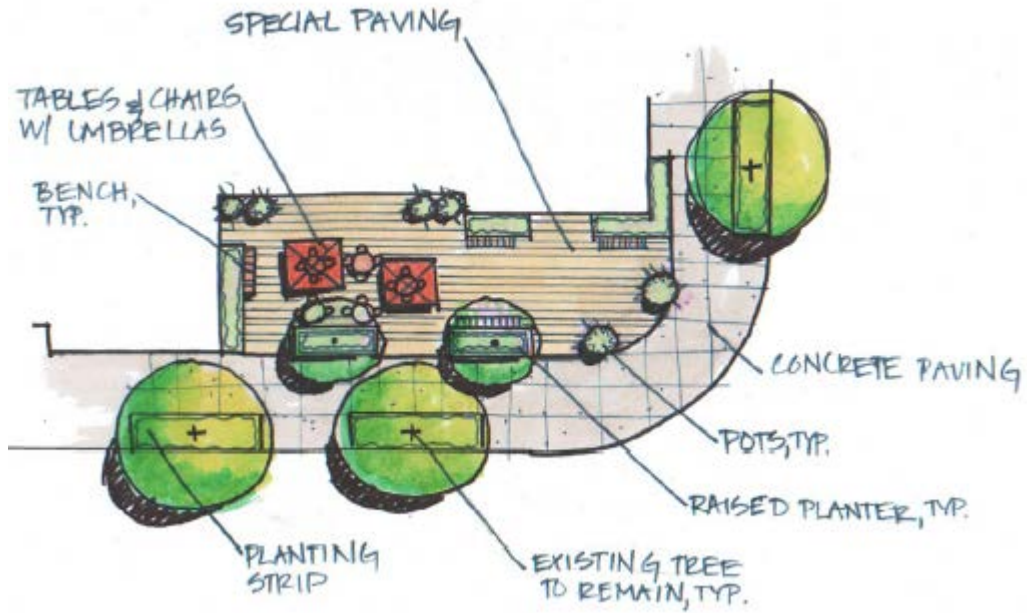
WEST ELEVATION – MID BLOCK GARDEN



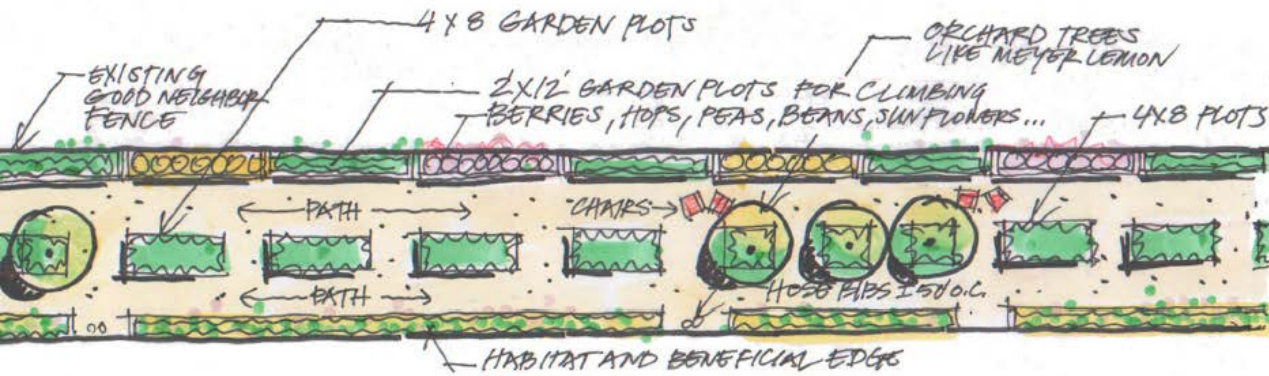
NORTH ELEVATION - CALIFORNIA STREET



PLACEMAKING PUBLIC AREAS / STREET SCAPE



PLACEMAKING PUBLIC AREAS / GARDEN MUSE



PLACEMAKING COMMUNITY SERVING COMMERCIAL



community school
of music and arts



Community Services Agency



Ada's Café
San Francisco

PROGRAM CONCEPT

	Scenario 1 30% - 80% AMI	Scenario 2 Measure A - PSH	Scenario 3 Middle Income
Resident Population	Extremely, Very, and Low Income (30% - 80% AMI)	1/3 Permanent Supportive Housing, 1/3 Extremely Low Income, 1/3 Very & Low Income	Extremely, Very, Low, and Middle Income (30% - 100% AMI)
AMI Average	50% AMI Avg.	45% AMI Avg.	60% AMI Avg.

FINANCING

Base Financing Sources		
4% Tax Credit Equity	Tax Exempt Debt	GP Equity / Deferred Developer Fee

Soft Financing Sources		
Scenario 1 30% - 80% AMI	Scenario 2 Measure A - PSH	Scenario 3 Middle Income
HCD AHSC/MHP State LIHTC HCD IIG City of Mountain View	HCD AHSC/MHP County Measure A HCD IIG City of Mountain View	CalHFA MIP Funds State LIHTC HCD IIG City of Mountain View

THANK YOU

