





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



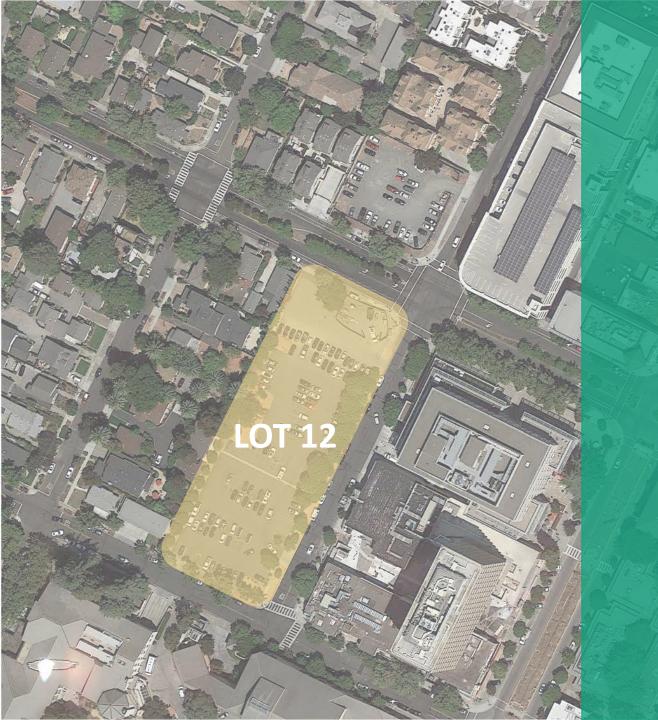
Alex Seidel
PRINCIPAL
SEIDEL ARCHITECTS











120 Affordable Units

160 Replacement Public Park Spaces

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

Neighborhood Sensitive Design

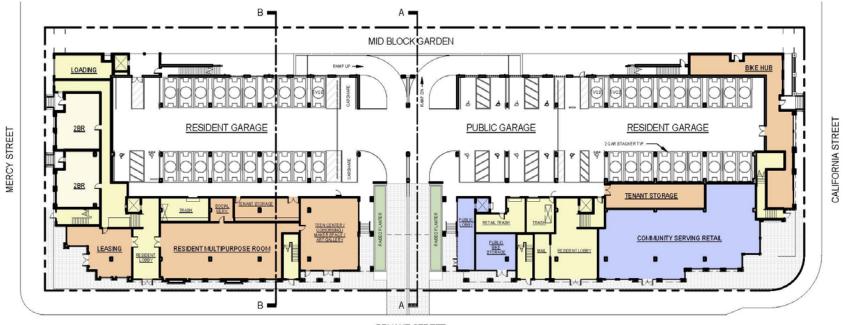
21 SITE INFLUENCES DIAGRAM R-1 Single Family Zoning Franklin Street Planned Community / ≥ ← 1 Block to Eagle Park Precise Plan Zoning Afternoon Sun Historic Character Residential Mountain View 1-2 Stories Public Library Site Boundary Mid Block P Community Garden Buffer Pedestrian Way Loading Streel Level Residential Townhouses Resident Frontage with Stoops Bike Facility Residential Common Open Space **Building Height** 5 Story Apartments 5 Story Apartments Sight **Transitions** Public Bike Pioneer Facility Memorial Activated Retail / Triangle $\operatorname{pp}^{\operatorname{Park}}$ Public Frontage Sight Activated Residential Common Area at Grade 3 Blocks to Downtown → 🛱 Triangle Mountain View Station **Bryant Street Public** Pedestrian Connection to Plaza Mountain View City Hall Public Garage Open California Street To Castro Street Space Mountain View Center for the Performing Arts Office Buildings 1-12 Stories

SITE PLAN



EAST ELEVATION - BRYANT STREET





BRYANT STREET







WEST ELEVATION - MID BLOCK GARDEN







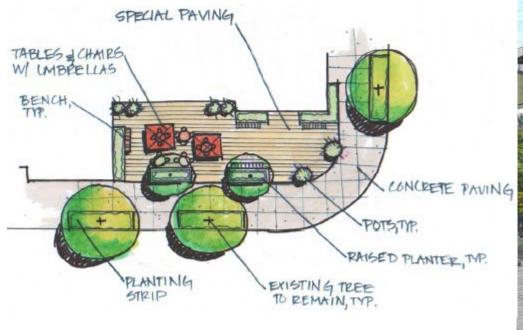
NORTH ELEVATION - CALIFORNIA STREET





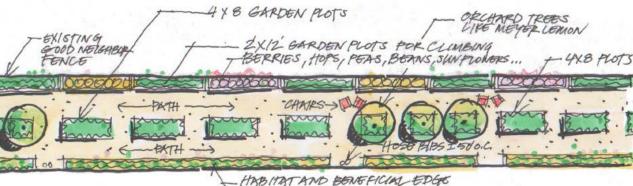


PLACEMAKING PUBLIC AREAS / STREET SCAPE





PLACEMAKING PUBLIC AREAS / GARDEN MUSE





PLACEMAKING COMMUNITY SERVING COMMERCIAL

















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		

