

HOUSING DEVELOPMENT PROJECT REVIEW

Application Review: La Avenida Apartments
Borrower: Eden Housing, Inc.
Address: 1100 La Avenida Avenue, Mountain View
Census Tract: 5046.01 **San Jose Council District:** N/A **Supervisorial District:** 5
Developer/Sponsor: Eden Housing, Inc.
Residential sq. ft.: 56,500 **Commercial/Office sq. ft.:** 0
Construction Type: Type VA over Type I

La Avenida Apartments



1100 La Avenida Avenue, Mountain View

Project Summary:

La Avenida is an affordable housing development consisting of 102 units on a 0.96-acre site and is being developed by Eden Housing. The project is located on 1100 La Avenida Avenue in Mountain View. The proposed development will consist of 100 affordable apartments, comprised of 64 studios, 19 one-bedrooms, and 17 two-bedrooms (plus two manager units). Thirty-four (34) of the units will be set aside as permanent supportive housing (PSH) for homeless households. The remaining 66 tenant units will accommodate households earning up to 60% of area median income (AMI), with 33 units for households earning up to 30% of AMI, 19 units for households earning up to 50% of AMI, and 14 units for households earning up to 60% of AMI. The building will consist of a four-story, wood-frame structure over a concrete podium. Residential amenities will include but are not limited to a computer room, a fitness room, a bicycle storage room, and a community room with a kitchen that connects to a landscaped patio.

Existing Conditions: The proposed development will replace two commercial office buildings.

Land Use: The project site is located on the northwest corner of La Avenida Avenue and Armand Drive in Mountain View with a total land area of 0.96 acres. The project is located within the Mountain View's North Bayshore Precise Plan ("Precise Plan") and is zoned P(39), which allows for mixed-use multifamily residential and commercial development. The proposed mixed-use project is consistent with the current zoning for this site. Eden is pursuing a density bonus to accommodate the 102-unit project. The approval process is expected to be completed by the end of 2020.

Green Building: The proposed development will be designed to meet Green Point Rated standards and achieve the equivalent of a LEED Gold rating, as required for new construction projects mandated by the Plan. Sustainable features will include solar panels, Energy Star appliances, high efficiency light fixtures, low-flow plumbing fixtures, and drought-resistant landscaping.

Environmental Review: The County’s commitment to fund will be contingent upon the project obtaining the necessary entitlements and CEQA clearance. As part of the entitlement process, the City of Mountain View would determine whether the proposed project conforms with the Precise Plan’s Update and Subsequent Environmental Impact Report, both of which were adopted by the Mountain View City Council on December 12, 2017.

Project-Based Vouchers (PBV’s): Eden Housing is requesting a reservation of 34 Section 8 Project-Based Vouchers (PBVs) from the Santa Clara County Housing Authority.

Services: Supportive services for the 34 PSH residents would be provided by the County through one of its approved providers. The County would be responsible for coordinating and providing ongoing onsite supportive services for the residents of these 34 PSH units at a cost of approximately \$374,000 per year.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	January 2018
2. Community Engagement (continuous and ongoing)	March 2020
3. Planning Commission Land Use Approval	October 2020
4. City Council Land Use Approval	December 2020
5. Submit 4% Tax Credit Application	March 2021
6. Receive reservation of tax credit award	May 2021
7. Construction finance closing	July 2021
8. Begin Construction	July 2021
9. Start of Lease-Up Activities	September 2022
10. Complete Construction	March 2023
11. 100% Occupancy	June 2023
12. Permanent Loan Conversion	September 2023

Permanent Source of Funds

Permanent Loan	\$6,772,100
County of Santa Clara	\$19,000,000
City of Mountain View	\$15,000,000
IIG or similar gap funding source	\$8,359,465
Deferred Developer Fee	\$703,266
GP Capital	\$2,796,734
Tax Credit Equity	\$25,446,113
Total Permanent Source of Funds	\$78,077,678

Use of Funds

Acquisition	\$12,200,000
New Construction	\$44,068,595
Architecture and Engineering	\$1,536,440
Financing Fees	\$3,692,180
Legal Fees	\$122,000
Soft and Other Costs	\$9,674,801
Capitalized Operating Reserve	\$783,662
Developer Fee	\$6,000,000
Total Use of Funds	\$78,077,678