

## HOUSING DEVELOPMENT PROJECT REVIEW

|                             |   |                                   |       |
|-----------------------------|---|-----------------------------------|-------|
| <b>Application Review:</b>  | Mountain View Lot 12  |                                   |       |
| <b>Borrower:</b>            | MV Lot 12 Housing Partners L.P., a California limited partnership                             |                                   |       |
| <b>Address:</b>             | 907, 929, & 941 California St. & 424, 428, 444, 454, 460, & 468 Bryant St., Mountain View, CA |                                   |       |
| <b>Census Tract:</b>        | 5096  | <b>San Jose Council District:</b> | N/A   |
|                             |   | <b>Supervisorial District:</b>    | 5     |
| <b>Developer/Sponsor:</b>   | Related California & Alta Housing   |                                   |       |
| <b>Residential sq. ft.:</b> | 121,511   | <b>Commercial/Office sq. ft.:</b> | 4,500 |
| <b>Construction Type:</b>   | Type III over Type I  |                                   |       |

Mountain View Lot 12



907, 929, & 941 California St. & 424, 428, 444, 454, 460, & 468 Bryant St., Mountain View, CA 94041

### Project Summary:

Mountain View Lot 12 is an affordable housing development consisting of 120 housing units on a 1.5-acre site and is being developed by co-developers Related California and Alta Housing (“Related + Alta”). The project is located between California and Bryant Street in Downtown Mountain View. The proposed development will consist of 18 studios, 41 one-bedrooms, 31 two-bedrooms (including one manager’s unit) and 30 three-bedroom units. The project includes 20 rapid rehousing (“RRH”) units to help homeless individuals and families with special needs, 20 units for households earning up to 30% of the area median income (“AMI”), 40 units for households earning up to 50% AMI and 39 units for households earning up to 80% AMI. The apartments will be constructed in three buildings of up to five-stories with an at-grade podium garage. Residential amenities will include but are not limited to resident services and property management offices, laundry facilities, community room with attached kitchen for staff and resident use, outdoor landscaped open spaces connecting to parking and two exterior stairway access to the street. In addition, the project will include publicly accessible retail plaza with café seating areas and bike parking.

**Existing Conditions:** The current use of the property is a 160-space public parking lot owned and operated by the City of Mountain View.

**Land Use:** The proposed site is located in Mountain View along Bryant Street and covers a 1.13 net acres of a gross land area of 1.5-acres. The site is in a Mountain View Downtown Planned Precise Plan which allows for residential uses. The proposed project is currently seeking project approval under the Senate Bill 35 (“SB 35”), which requires ministerial approval for housing developments that satisfy certain affordability criteria and other objective development standards, in conjunction with the State Density Bonus Law to increase density. The project is expected to be approved under SB 35 by March 2022.

Green Building: The proposed development will include sustainable features such as high efficiency lighting, Energy Star appliances, water efficient plumbing fixtures, as well as high performance air conditioning.

Environmental Review: Related + Alta is preparing to submit a streamlined ministerial project application to the City pursuant to SB 35, in conjunction with the State Density Bonus Law. If the City approves the SB 35 application, the project will be exempt from California Environmental Quality Act (“CEQA”) review.

Project-Based Vouchers (“PBVs”): Related + Alta will apply for a reservation of 25 Section 8 PBVs from the Santa Clara County Housing Authority.

Services: Alta Housing will deliver on-site residential services for all restricted units. The County will be responsible for coordinating services for 20 RRH units at a cost of approximately \$150,000 per year.

Project Schedule and Financing:

| Milestone  | Date of Completion    |
|--|-----------------------|
| 1. Site Control                                  | March 2021            |
| 2. Community Engagement (continuous and ongoing) | May 2020              |
| 3. Entitlements                                  | March 2022            |
| 4. Submit 4% Tax Credit Application              | March 2023            |
| 5. Receive reservation of tax credit award       | September 2023        |
| 6. Construction finance closing                  | September 2023        |
| 7. Begin Construction                            | September 2023        |
| 8. Start of Lease-Up Activities                  | July 2025             |
| <b>9. Complete Construction</b>                  | <b>September 2025</b> |
| 10. 100% Occupancy                               | March 2026            |
| 11. Permanent Loan Conversion                    | June 2026             |

**Permanent Source of Funds**

|  |                      |
|--|----------------------|
| Conventional Loan                      | \$17,994,000         |
| County of Santa Clara                  | \$9,750,000          |
| City of Mountain View                  | \$12,250,000         |
| Other Sources                          | \$27,500,000         |
| Tax Credit Equity                      | \$46,189,548         |
| Deferred Developer Fee                 | \$2,000,000          |
| <b>Total Permanent Source of Funds</b> | <b>\$115,683,548</b> |

**Use of Funds**

|                              |                      |
|------------------------------|----------------------|
| Acquisition                  | \$10,093,252         |
| New Construction             | \$86,186,316         |
| Architecture and Engineering | \$3,820,000          |
| Financing Fees               | \$7,471,480          |
| Legal Fees                   | \$1,332,500          |
| Reserves                     | \$1,240,000          |
| Soft and Other Costs         | \$1,040,000          |
| Developer Fee                | \$4,500,000          |
| <b>Total Use of Funds</b>    | <b>\$115,683,548</b> |