

EL CAMINO FAMILY HOUSING

South San Francisco

AFFORDABLE APARTMENTS FOR FAMILIES

Mid-Peninsula Housing

- Founded in 1970
- Employ 300 people
- Work in 10 Northern California counties



Core Expertise

- **Real Estate Development**

- Developed over 6,400 affordable homes
- Over 1600 units in construction, entitlements, or predevelopment
- Received nearly 100 industry awards

- **Financing**

- Assets totaling over \$1 Billion

- **Property and Asset Management**

- Manage 85 properties serving over 13,500 residents – of which 24 are located in San Mateo County.

- **Resident Services**

- Invest \$3 Million annually with over 500 service partners

Mid-Pen's Supportive Housing Properties

- Horizons – Belmont
- Le Beaulieu – Cupertino
- Colma Ridge – Daly City
- Page Mill Court – Palo Alto
- St. Matthews – San Mateo
- Jessie St – Santa Cruz
- Milagro Independent Living – San Jose
- Homeport – San Jose
- Vivente – San Jose



Site Location



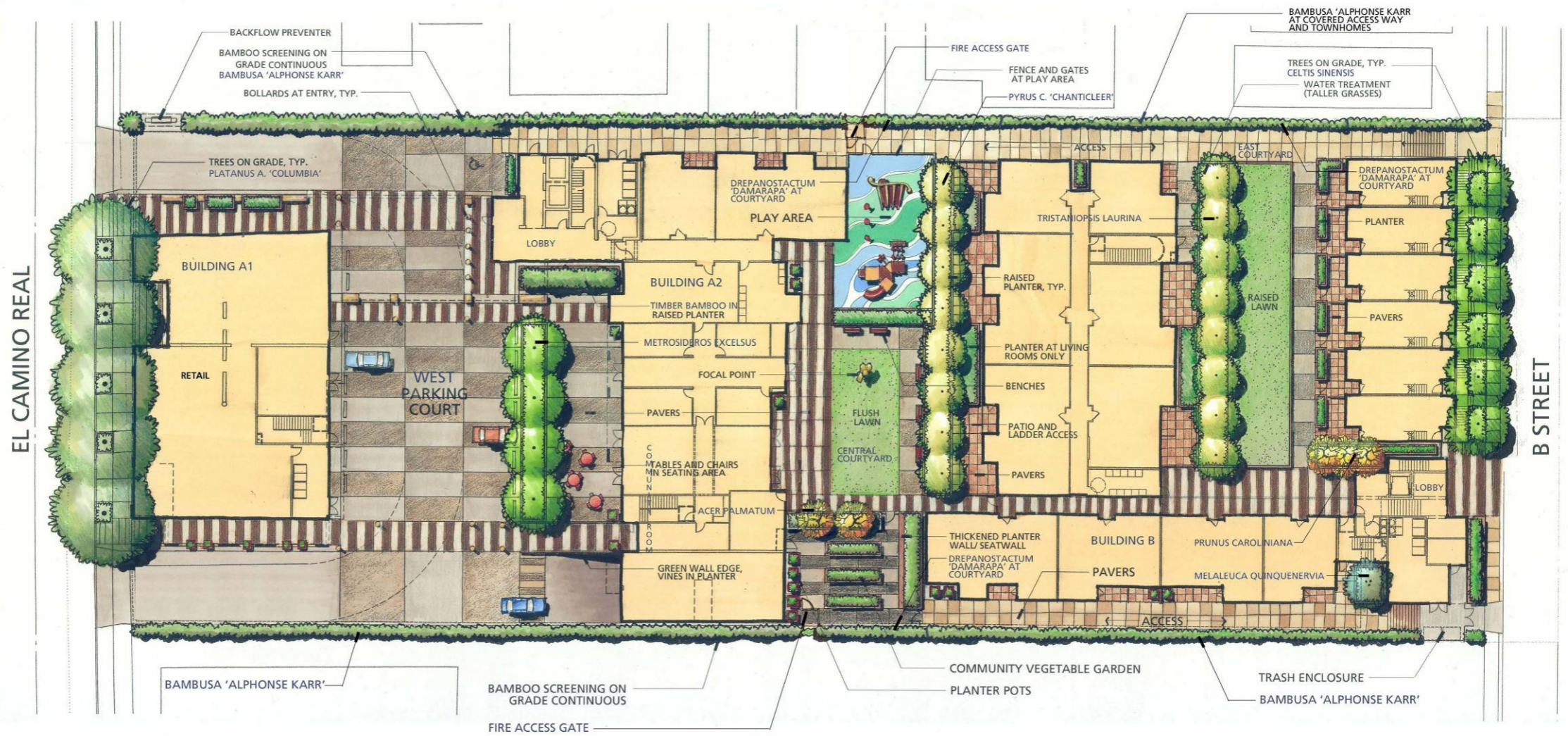
View at El Camino



View At B Street



El Camino Family Housing Site Plan



PLANT PALETTE

TREES	BOTANICAL NAME	COMMON NAME	SHRUBS	BOTANICAL NAME	COMMON NAME	GROUNDCOVERS AND VINES	BOTANICAL NAME	COMMON NAME
	<i>Acer palmatum</i>	Japanese Maple		<i>Abelia grandiflora</i> 'Edward Goucher'	Glossy Abelia		<i>Agapanthus a.</i> 'Queen Anne'	Lily of the Nile
	<i>Celtis sinensis</i>	Chinese Hackberry		<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush		<i>Carex pansa</i>	California Meadow Sedge
	<i>Bambusa m.</i> 'Alphonse Karr'	Alphonse Karr Bamboo (Clumping)		<i>Buxus microphylla</i> japonica	Japanese Boxwood		<i>Chondropetalum tectorum</i>	Small Cape Rush
	<i>Bambusa oldhamii</i>	Clumping Giant Timber Bamboo		<i>Cistus ladanifer</i>	Rockrose		<i>Cistus salvifolius</i>	Sageleaf Rockrose
	<i>Cupressus sempervirens</i>	Italian Cypress		<i>Dicksonia antarctica</i>	Tasman Tree Fern		<i>Festuca rubra</i>	Red Fescue
	<i>Dicksonia antarctica</i>	Tasmanian Tree Fern		<i>Dietes vegeta</i>	Fortnight Lily		<i>Festuca glauca</i> 'Elijah Blue'	Common Blue Fescue
	<i>Drepanostactum f.</i> 'Damarapa'	Blue Bamboo (Clumping)		<i>Escallonia e.</i> 'Fradesii'	Escallonia		<i>Hemerocallis cvs</i>	Daylily
	<i>Melaleuca quinquenervia</i>	Cajeput Tree (Multi)		<i>Imperata c.</i> 'Rubra'	Japanese Blood Grass		<i>Jasminum polyanthum</i>	Jasmine
	<i>Metrosideros excelsus</i>	New Zealand Christmas Tree		<i>Liriope m.</i> 'Majestic Blue'	Lily Turf		<i>Juncus patens</i>	Gray Rush
	<i>Platanus a.</i> 'Columbia'	London Plane Tree		<i>Loropetalum chinense</i> 'Burgundy'	Evergreen Miscanthus		<i>Loropetalum</i>	Sod
	<i>Podocarpus gracilior</i>	Fern Pine		<i>Miscanthus transmorrisonensis</i>	Fountain Grass		<i>Muhlenbergia c.</i> 'Regal Mist'	Pink Muhly
	<i>Prunus caroliniana</i>	Carolina Cherry (Standard)		<i>Pennisetum a.</i> 'Hamelin'	Photinia		<i>Polystichum munium</i>	Western Sword Fern
	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Flowering Pear		<i>Photinia fraseri</i> 'Red Robin'	Variegated Tobira		<i>Rosmarinus officinalis</i> 'Ken Taylor'	Rosemary
	<i>Rhaphiolepis 'Majestic Beauty'</i>	Wheeler's Dwarf		<i>Pittosporum tobira</i> 'Variegata'	Pittosporum		<i>Solanum jasminoides</i>	Potato Vine
	<i>Tristania laurina</i>	Water Gum		<i>Pittosporum tenuifolium</i>	Wheeler's Dwarf Tobira		<i>Trachelospermum jasminoides</i>	Star Jasmine
				<i>Rhamnus c.</i> 'Eve Case'	Coffeeferry		<i>Vinca minor</i>	Dwarf Periwinkle
				<i>Rhaphiolepis indica</i> 'Clara'	Rhaphiolepis		<i>Wisteria sinensis</i>	Chinese Wisteria
				<i>Rosmarinus 'Tuscan Blue'</i>	Tuscan Blue Rosemary			
				<i>Viburnum suspensum</i>	Sandankwa Viburnum			

NOTES:
 All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques. The backflow device shall be screened from view with plantings. All trees shall be a minimum of 15 Gal size. All shrubs shall be a minimum of 5 Gal size. The minimum slope in all planting areas shall be 2%. The minimum slope on paving shall be 1.5% typically.

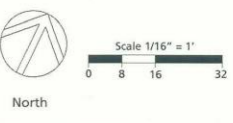
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Mid-Peninsula Housing Coalition

Landscape Concept Plan
 August 19, 2009



Bird's Eye Perspective



Bird's Eye Perspective



UNIT COUNTS AND SIZES

<u>TYPES</u>	<u>UNITS</u>	<u>SIZES</u>
1 BR	27	630 sf
2 BR	40	880 sf
3 BR	15	1177 sf
3 BR TH	6	1450 sf
<hr/>		
	107 units	

RESIDENTIAL DENSITY 53 UNITS / ACRE
PARKING SPACES 217 SPACES
PARKING RATIO 1.8 / UNIT

RETAIL SPACE 5000 sf
RETAIL PARKING 18 SPACES

Affordability Levels

Income Limits

1 Person – 4 Person Household

30% AMI \$23,760 - \$33,930

40% AMI \$31,680 - \$45,240

50% AMI \$39,600 - \$62,205

Note: 100% AMI \$79,200 - \$113,100

Sample Net Rents

<u>Income</u>	<u>% of Total</u>	<u>1 BR</u>	<u>2BR</u>	<u>3BR</u>
30% AMI	27%	\$589	\$705	\$809
40% AMI	39%	\$801	\$959	\$1103
50% AMI	35%	\$1013	\$1214	\$1397

MHSA UNIT COUNTS AND SIZES

<u>TYPES</u>	<u>UNITS</u>	<u>SIZES</u>
1 BR	14	630 sf
2 BR	6	880 sf
20 units		

Affordability Levels

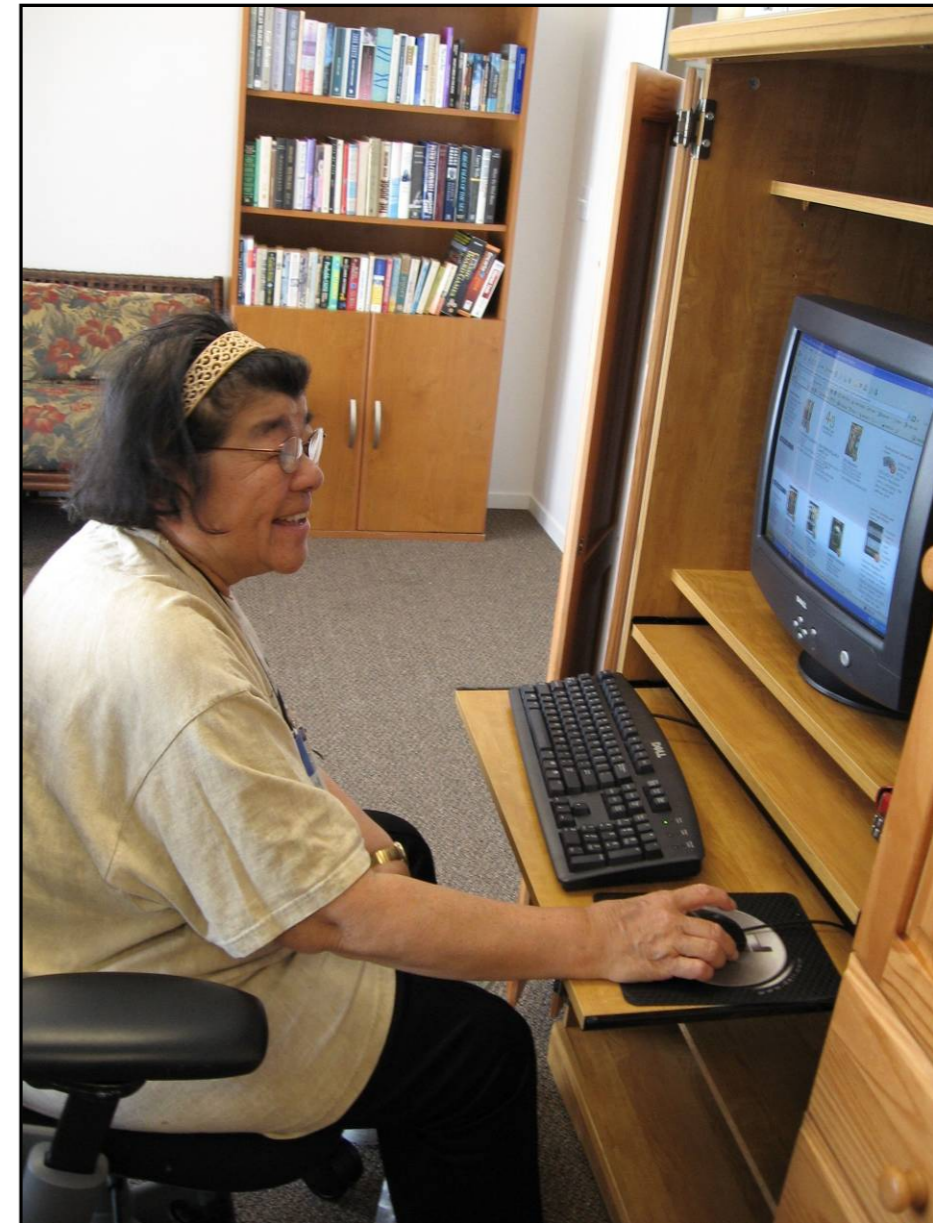
MHSA Tenants will pay no more than 30% of household income towards rent and utilities. Typical household income for MHSA tenants is projected to be roughly 15% of area median income.

Resident Services Staffing Plan

MPHC Program Coordinator
(20 hours/week) - provide direct service to resident general population.

MPHC Resident Services Manager
(20 hours/week) – manage partnership development, group programming, information referral services

FSP Case Managers and Resident Service Providers (24/7) – provide case management, direct service and crisis intervention to MHSA clientele.



Property Management Staffing Plan

Property Manager (40 hours/week)

Assistant Property Manager (40 hours/week)

Maintenance Staff (40 hours/week)

After Hours Management Staff (nightly) – on site in case of emergencies. Staff will notify FSP provider in cases of disturbances and coordinate with FSP staff when intervention is required.



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