

Berkeley

College of
Environmental Design

The UC Berkeley College of Environmental Design Presents:

The 2023 James R. Boyce Housing Studio Symposium



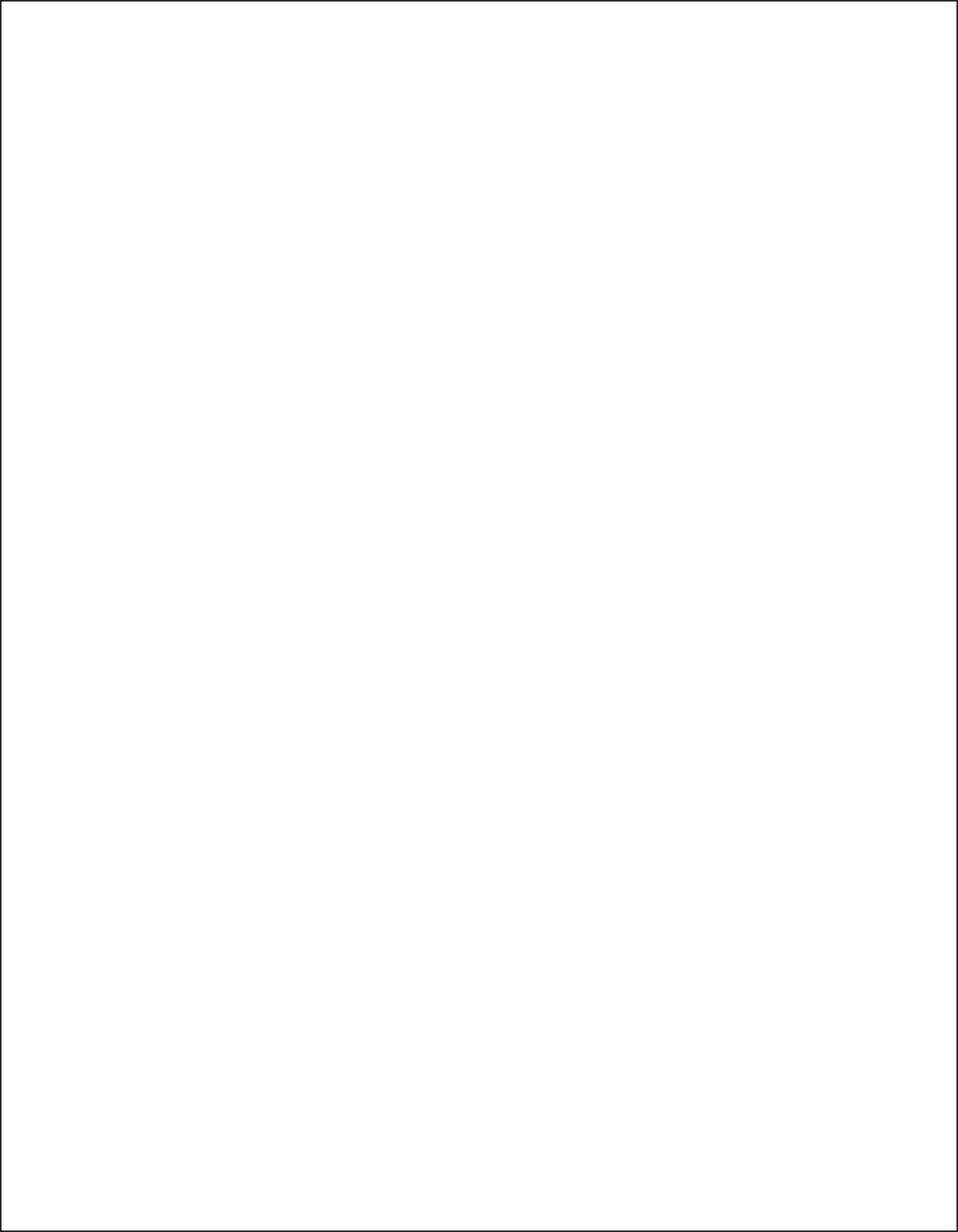
General Program

Thursday, May 4th, 2023 11:00 AM - 7:30 PM

Bauer Wurster Hall - Gallery

Berkeley, CA 94720

Livestream: <https://vimeo.com/event/3302410>



The James R. Boyce Affordable Housing Competition Studio

Spring 2023



James R. Boyce

James “Jim” Boyce graduated from UC Berkeley with a Masters of Architecture in the turbulent but inspiring 1960s. In the decades that followed, he used the knowledge and skills he acquired in many different ways and in a variety of successful enterprises. He was ingenious, energetic, innovative, entrepreneurial, and often referred to as a visionary. As an example of his enthusiastic approach to life, Jim was contemplating how to efficiently provide temporary housing after natural disasters at an age when most people were retiring and as he was still managing several businesses. His concept design for modular disaster relief housing led him and his wife, Kris Otis, to come up with the idea of the James Boyce Housing Competitions. He would be very happy with how that idea has evolved. Kris and the co-trustees of Jim’s Charitable Trust hope the students involved in these competitions will maximize the opportunities to work collaboratively, learn from the symposium leaders, jurors, and panelists’ expertise, and be inspired to contribute to the future by following in Jim’s footsteps to dream big, reach far, and think outside the box.

Agenda

11:00AM - 12:00PM	Open Gallery for Viewing Student Presentations
12:00PM - 12:15PM	Opening Remarks <i>David Zisser, Asst. Deputy Director, California Dept of Housing and Community Development</i>
12:15PM - 1:15PM	Alumni Panel and Luncheon <i>Renee Chow, Dean, College of Environmental Design, UC Berkeley (Moderator)</i> <i>Max Heninger, Senior Project Manager, Eden Housing</i> <i>Kevin Dumler, Project Manager, Jamboree Housing</i> <i>Jacqueline Lin, Designer, David Baker Architects</i> <i>Sally Lape, Designer, Leddy Maytum Stacy</i>
1:15PM - 2:00PM	Keynote and Welcome <i>Buffy Wicks, Assemblymember and Housing Committee Chair, California State Assembly (Invited)</i> <i>Lori O'Camb and Kris Otis, Boyce Family Representatives</i>
2:00PM - 4:00PM	Juried Student Presentations - Menlo Park
2:05PM - 2:15PM	Menlo Park Site Overview Presentation
2:15PM - 2:45PM	Menlo Crossing <i>Ruchi Bindal, Cecilia Egidi, Chiara Noppenberger, Andrew Wofford</i>
2:45PM - 3:15PM	The Menlo Collaborative <i>Amba Gupta, Andreas Manos, Audrey Chau</i> <i>Holly Armstrong, Monica Rangaves</i>
3:15PM - 3:45PM	The New Medium at Menlo <i>Kate Ham, Reena Zhang, Jono Coles, Sophie Schnietz</i>
4:00PM - 6:00PM	Juried Student Presentations - Piedmont
4:00PM - 4:10PM	Piedmont Site Overview Presentation
4:10PM - 4:40PM	Bay Laurel <i>Ilya Pinsky, Huibin (Phoebe) Qian, Nyny Vu</i>
4:40PM - 5:10PM	Moraga Canyon <i>Brittaney Bluel, Sam Greenberg, Yizhuang (Todd) Liu, Snow Zhu</i>
5:10PM - 5:40PM	Moraga Heights <i>Ailin Wei, Cyndi (Lujia) Wan, Prameet Gupta, Truman Braslaw</i>
6:00PM - 7:30PM	Reception and Awards Ceremony <i>Awards to Be Announced at approximately 6:45 PM</i>

Opening Speaker



DAVID ZISSER

David Zisser is the Assistant Deputy Director for Local Government Relations and Accountability at the California Department of Housing and Community Development. His team is charged with expanding on HCD's accountability work by supporting local jurisdictions to comply with state housing laws through planning grants and incentives, education and technical assistance, and enforcement actions as needed. He has more than 15 years of professional experience in local, regional, and statewide housing policy, advocacy, and accountability. He is a graduate of UC Berkeley's Master of City Planning program and received a JD from UC Law SF.

Panel Moderator



RENEE CHOW

Renee Y. Chow is Professor of Architecture and Urban Design at University of California Berkeley as well as founding principal of Studio URBIS. She currently serves as the William W. Wurster Dean of the College of Environmental Design. Her work addresses the metropolitan challenges of the 21st century — water scarcities, resource reductions, and sustainable places. She is author of *Suburban Space: The Fabric of Dwelling* (2005) and *Changing Chinese Cities: The Potentials of Field Urbanism* (2015). Renee has been honored as a ACSA Distinguished Professor, the Eva Li Chair in Design Ethics, "Ten Top Architectural Educators" by Architecture, as well as received research and project awards from the American Institute of Architects. She received her B.S.AD and M.Arch from the Massachusetts Institute of Technology where she also taught before joining Berkeley.

Panelists



SALLY LAPE

Sally Lape is an architect at Leddy Maytum Stacy Architects in San Francisco, where she focuses on affordable housing design and development. She also has significant experience designing public sector projects including community buildings and K-12 educational facilities. She received her Master of Architecture from UC Berkeley's College of Environmental Design, and her BS in Architecture from Stanford University. Sally completed the Boyce Affordable Housing Studio in Spring 2020.



JACQUELINE LIN

Jacqueline Lin is a double graduate of UC Berkeley's College of Environmental Design, with a bachelor's and master's degree in architecture. Jacqueline completed the Boyce Affordable Housing Studio in Spring 2020. Since graduating from UC Berkeley with her master's, she has worked at David Baker Architects, focusing on affordable housing design. She is also an adjunct professor at California College of the Arts, where she teaches Architecture and Building Energy.

Panelists



MAX HENINGER

Max Heninger is a Senior Project Developer at Eden Housing, where he has worked since graduating in 2020 with a Master of City Planning from UC Berkeley's College of Environmental Design. Max completed the Boyce Affordable Housing Studio in Spring 2019. Prior to graduate school, he worked in municipal finance, helping local governments in California finance capital projects through the sale of municipal bonds. He's written on housing policy topics in the *San Francisco Chronicle*, *Real Clear Policy* and *Streetsblog* and contributed research to *Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis*. He is also an advocate for more housing in his hometown of Lafayette, CA where he serves on the board of Inclusive Lafayette.



KEVIN DUMLER

Kevin Dumler is a project manager at Jamboree Housing Corporation in Sacramento, California, and a recent graduate of the Master of City Planning program at UC Berkeley's College of Environmental Design. Kevin completed the Boyce Affordable Housing Studio in Spring 2020. Prior to working in project management, he worked as a civil engineer supporting urban infill and subdivision master planning, and received his BS in Civil and Environmental Engineering from UC Davis.

Keynote Speaker



Assemblymember Buffy Wicks

KEYNOTE SPEAKER (Invited)

Assemblymember Buffy Wicks represents the East Bay in the California State Assembly. First elected in 2018 and now re-elected in 2022, her district spans the communities of Oakland to Richmond, and includes the City of Berkeley.

As Chair of the Assembly Housing Committee, Asm. Wicks champions the solutions needed to solve California's housing and homelessness crisis. Her work aims to tackle the inadequate housing supply at all income levels across California, encourage the creation of an ongoing funding source for affordable housing, and address the disproportionate burden of the housing affordability crisis on women and people of color. In her first year as Housing Chair, she championed AB 2011 as a critical solution to one of the biggest housing challenges facing California, accelerating housing production for all while ensuring a strong, well-paid workforce is ready and available to build that housing.

Asm. Wicks' legislative work also focuses heavily on expanding our social safety net, championing the rights of women and working families, protecting consumers, and reducing gun violence in our communities. A lifelong community organizer, Asm. Wicks previously served on both of President Barack Obama's campaigns, and worked for him in the White House. She lives in Oakland with her husband, Peter, and daughters, Jojo and Elly.

Jurors



YAKUH ASKEW

Yakuh Askew, AIA, NOMA, LEED AP, is the founder and principal of Y.A. studio, a 25-person architectural design studio in San Francisco. Y.A. studio is focused on socially and environmentally responsible design throughout California. With a portfolio that spans residential, hospitality and workplace, Y.A. studio primarily focuses on affordable multi-family housing. Yakuh is a Director on the San Francisco Chapter of the American Institute of Architects (AIA SF) Board, a member of the USF Architecture and Community Design Advisory Board, and a member of the Lick-Wilmerding High School Board of Trustees.



WAYNE CHEN

Wayne Chen is the Assistant Community Development Director for the City of Mountain View. He is an expert in housing and land use policy, sustainability, economic development, urban design, and placemaking. Wayne received his Master of Public Policy from UC Berkeley and a Master in Urban Planning from Harvard University. He served the City of San Jose's Department of Housing for 9 years before moving to the City of Mountain View, where he oversees the City's affordable housing and rent stabilization programs.

Jurors



LISA GUTIERREZ

Lisa Gutierrez is a Senior Vice President at U.S. Bancorp Community Development Corporation where she serves as the Director of Business Development for Affordable Housing. In this role, Lisa leads the affordable housing equity, debt, and multi-investor funds originations teams, nationally. Her expertise includes managing low-income housing tax credit (LIHTC) and tax-exempt bond business development efforts. Lisa specializes in all types of multifamily housing finance including: LIHTC, tax-exempt bonds, mixed income, market rate and various state and local programs. Lisa has been with U.S. Bank since 2006, all of which has been in the Affordable Multifamily Housing finance space. As a graduate of California State University Sacramento, B.A. in Public Relations, Lisa is active in the LIHTC industry and currently serves as the board chair for the California Community Reinvestment Corporation (CCRC), board member of the California Housing Consortium, and Housing Trust of Silicon Valley.



WELTON JORDAN

Welton Jordan is the Chief Real Estate Development Officer at EAH Housing. Mr. Jordan is responsible for all real estate development activities including business development, real estate acquisition, rehabilitation, and new construction activities in California and Hawai'i. He presides over an active pipeline of 60 deals totaling nearly \$2 billion while leading a team of more than 25 development professionals. Since joining EAH Housing in 2013, Mr. Jordan has expanded the organization's footprint into Sacramento, Southern California, and the Central Coast. Mr. Jordan has worked with many private and public funding sources to build affordable/family, market rate, mixed income, mixed use, workforce, and permanent supportive housing.

Jurors



JOE KIRCHOFER

Joe Kirchofer serves as Senior Vice President of Development for AvalonBay, with responsibility for all of the company's development activity in Northern California. The company is a leading developer, owner, and manager of multifamily and mixed-use developments in the region. Mr. Kirchofer joined the company in 2013. Prior to joining AvalonBay, Mr. Kirchofer led complex residential and mixed-use projects in the Bay Area for one of the Bay Area's top nonprofit affordable housing developers, MidPen Housing. Mr. Kirchofer is a former member of the Executive Committee of the San Francisco Housing Action Coalition, and a member of the SPUR Housing Policy Board and Fisher Housing Policy Advisory Board. Mr. Kirchofer received a Bachelor of Arts from Stanford University.



E.B. MIN

E.B. Min leads Min Design. An honors graduate of Brown University with dual concentrations in Art History and Studio Art, she began her architectural studies as a cross-registered student at Rhode Island School of Design. She received her Master of Architecture from the University of California at Berkeley and she is a licensed architect in California. E.B.'s experience in the landscape architecture office of Delaney and Cochran nurtured her interest in the integration of landscapes and buildings. E.B. has taught at U.C. Berkeley and is an Adjunct Professor in the Architecture Program at California College of the Arts in San Francisco. E.B. has served on the Board of Directors for the AIASF and AIACC.

Instructors



TOMAS MCKAY

INSTRUCTOR

Tomás McKay is an architect and landscape architect based in Oakland, California. He has worked in projects of diverse scale and complexity, bringing together the challenges of both disciplines in a more comprehensive understanding of the design process and sustainable development. Since 2017, he has been involved in building stronger and long-lasting relationships and exchanges between Chile and California in conservation, environmental policies and urban planning issues, throughout private and public institutions.



BEN METCALF

INSTRUCTOR

Ben Metcalf is an adjunct professor with the Department of City and Regional Planning. His area of focus is housing affordability where he looks at the impacts of constrained housing supply on economic mobility, equity and the environment. In addition, he serves as Managing Director of the Turner Center for Housing Innovation at UC Berkeley where he leads both the expansion and deepening of Turner Center's work solving housing affordability challenges through policy, practice and innovations. Prior to joining the Turner Center, Ben served as Director of California's Department of Housing and Community Development under Governors Brown and Newsom and as Deputy Assistant Secretary of HUD's Office of Multifamily Housing Programs under President Obama. He has also developed mixed-income and mixed-use communities with California-based BRIDGE Housing Corporation.

Instructors



CLAIRE PARISA

INSTRUCTOR

Claire Parisa is a Vice President at Redstone Equity Partners, where she originates and structures LIHTC tax credit equity partnerships for new construction and acquisition/rehab affordable housing developments. Prior to Redstone she was an Associate Director at the California Housing Partnership where she supervised and mentored a team of financial consultants and provided expert technical assistance to the government and nonprofit partners. During her career Claire has contributed to the development of over 2,000 units totaling \$1.5B. Claire is also a Lecturer in the Department of City and Regional Planning at UC Berkeley (CP 235 & CP 238) and has been involved with the Boyce Studio since 2019. Claire holds a BA in Urban Studies and a BS in Society & Environment from UC Berkeley and a Master of City Planning (MCP) degree from the Massachusetts Institute of Technology (MIT).



DANIEL SIMONS

INSTRUCTOR

Daniel Simons, FAIA, LEED AP, is a Principal at David Baker Architects. With more than 20 years of architectural experience—in design, construction documents, and construction administration—Daniel has focused on the field of multifamily housing. His award-winning projects include affordable senior and family housing, supportive housing for formerly homeless residents, modular housing, and market-rate mixed-use developments. Daniel uses his extensive knowledge of green building practices and progressive city planning to minimize the buildings' environmental impact while improving the quality of life for residents.



HOLLY ARMSTRONG

GRADUATE STUDENT INSTRUCTOR

Holly Armstrong is a graduate student in the Master of City Planning Program. Holly's focus throughout graduate school has centered around the development of affordable housing. She has a Bachelor of Arts in Sociology and Urban Studies from the University of Michigan.

Menlo Crossing

Group 1 | Ruchi Bindal, Cecilia Egidi, Chiara Noppenberger, Andrew Wofford

Summary

VISION

Menlo Crossing is envisioned as an affordable, sustainable, and multi-generational development where growing families can make Menlo Park their long-term home and senior citizens can age in a safe, walkable and inter-connected neighborhood. The three-phase master plan aims to meet Menlo Park’s urgent housing needs, while reinvigorating the downtown business district and fulfilling the city’s long-held vision for a sustainable and resilient streetscape. By integrating housing with community and green spaces, Menlo Crossing will allow the city’s downtown to flourish for years to come.

PHASE 1 & 2

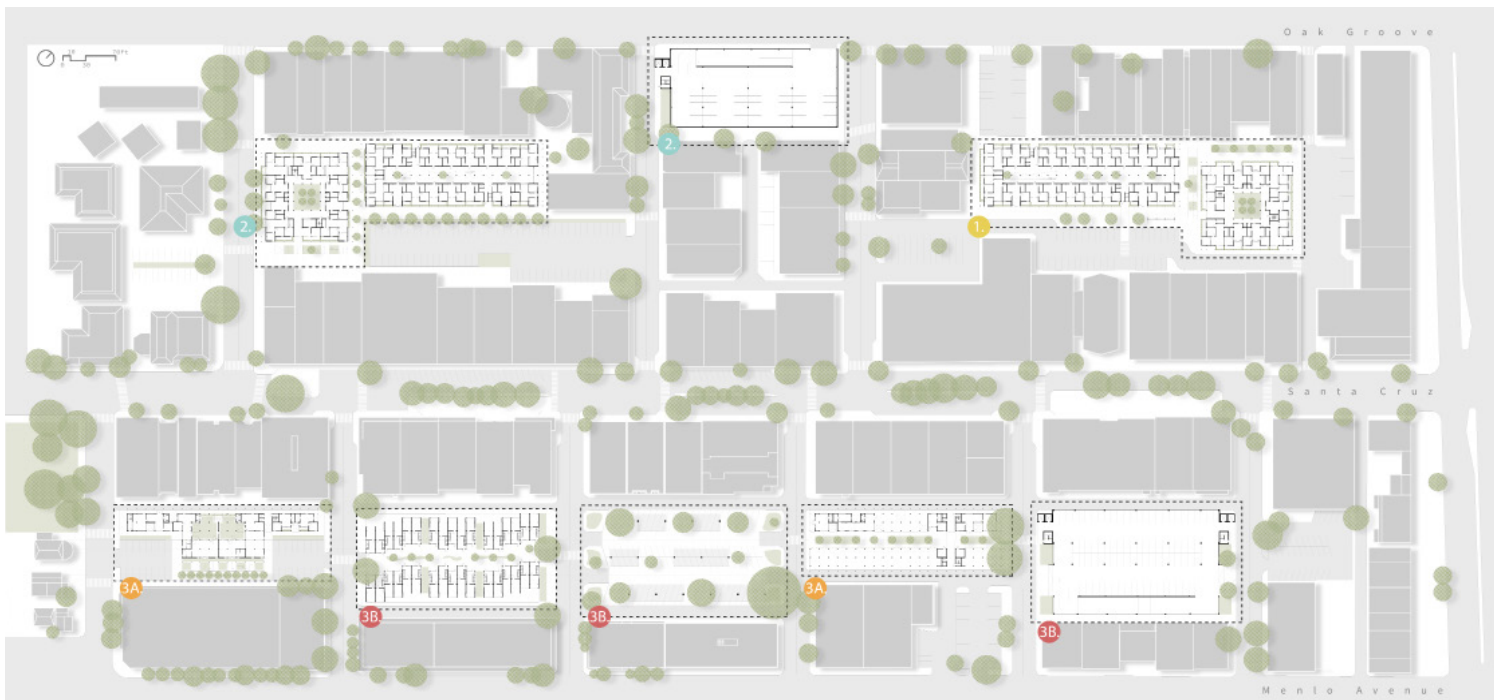
The first two phases of development will produce two large family projects – Treehouse North and Treehouse South –located on the larger northern parcels. Treehouse North (Phase 1) will create 155 one, two and three-bedroom units serving households at 30%-60% AMI, along with 92 parking spaces. Treehouse South (Phase 2) will create 145 one, two and three-bedroom units serving the same AMI range, along with 74 surface parking spaces and a structured parking garage with 298 spaces. Both buildings will have ground floor and second floor community spaces.

BRINGING PEOPLE OUTSIDE

Above all, Menlo Crossing will draw community members outside into the public life of the city’s downtown. Leveraging AHSC funding, the master plan will make significant improvements to the existing pedestrian infrastructure to calm traffic, expand sidewalks, and improve Class II and III bike lanes on Santa Cruz, Oak Grove, and Menlo Avenues along with their intersecting side streets.

PHASE 3A & 3B

The third development phase is Menlo Promenade – two affordable senior developments (Phase 3A), a market-rate townhome community, and a structured parking garage (Phase 3B). Phase 3B will also revitalize Parking Plaza 6, home of the weekly Farmers’ Market, to incorporate solar carports that will shade the existing surface parking and benefit the market as well.



PHASE 1

Treehouse North

Construction Completion: 07/2028
 Target Population: Large Family
 Cost: \$136.2 million
 Units: 155, serving 48% AMI (average)
 Parking: 92 (srf.)

Funding: 4% LIHTC Equity & Tax-Exempt Bonds, AHSC, San Mateo County Affordable Housing Trust, HEART LHTF Loan, Menlo Park BMR Loan, Section 8 Mortgage, Conventional Debt

PHASE 2

Treehouse South

Construction Completion: 02/2030
 Target Population: Large Family
 Cost: \$126.8 million
 Units: 145, serving 49% AMI (average)
 Parking: 74 (srf.), 298 (garage)
 Garage Project Cost: \$9,659,865

Funding: 4% LIHTC Equity & Tax-Exempt Bonds, MHP, San Mateo County Affordable Housing Trust, HEART LHTF Loan, Menlo Park BMR Loan, Section 8 Mortgage, Conventional Debt, Parking Revenue (Loan)

PHASE 3A

Menlo Promenade (Senior)

Construction Completion: 10/2031
Promenade South
 Cost: \$18.8 million
 Units: 32 1br serving 50% AMI, 16 srf. parking
 Retail: 7,776 sq.ft. Child Care Center

Promenade North
 Cost: \$19.3 million
 Units: 33 1br serving 50% AMI, 18 srf. parking

Funding: 9% LIHTC Equity, Conventional Debt, Section 8 Mortgage

PHASE 3B

Menlo Promenade (Market-Rate)

Construction Completion: 10/2031
For-Sale Townhomes
 Project Cost: \$21.2 million
 Residual Value: \$16.1 million
 Units: 34 Townhomes, 34 srf. parking
Farmers’ Market Improvement*
 Cost for 75 Solar Carports: \$1.125 million

Parking Garage*
 Stalls: 496 (36 EV charging stations)
 Project Cost: \$15.1 million
 Annual NOI from Parking: \$1.7 million
 *Funding: Subsidized by for-sale townhomes



The Menlo Collaborative

Group 2 | Amba Gupta, Andreas Manos, Audrey Chau, Monica Rangaves, Holly Armstrong

Summary

MASTER PLANNING FOR A VIBRANT DOWNTOWN

The Menlo Collaborative is a proposal for high-quality, high-opportunity, and mixed-income developments in Menlo Park’s downtown core. The Menlo Collaborative will develop city-owned parking lots to create opportunities for working families to live in high-resource areas, provide comfortable homes to Menlo Park’s aging population, and integrate higher income, middle income, and lower income residents into Menlo Park’s downtown fabric.

The Menlo Collaborative has two core strategies: 1) Design for the well-being and pleasure of residents and 2) Leverage development partnerships to minimize development timelines, save costs, and allow Menlo Park to reach its affordable development goals during the current Housing Element cycle.

DESIGNING FOR DAYLIGHT

The Menlo Collaborative affordable housing projects critically reimagines typical double-loaded corridor apartment building design to maximize resident access to light, fresh air, and neighborhood connection. Turning five linearly connected parking lots into affordable housing creates the opportunity to pedestrianize space formerly dedicated to vehicle usage, transforming it to promote spontaneous social interactions, leisure, and play.

PARTNERSHIPS FOR EFFICIENT DEVELOPMENT

Leveraging collaborative partnerships with market rate and non-profit developers, The Menlo Collaborative targets an aggressive, five-year development timeline to efficiently deliver a revitalized downtown core to Menlo Park during the state’s current Housing Element cycle. This aggressive development timeline will also limit disruption to downtown businesses and residents by minimizing construction timing



AFFORDABLE HOUSING

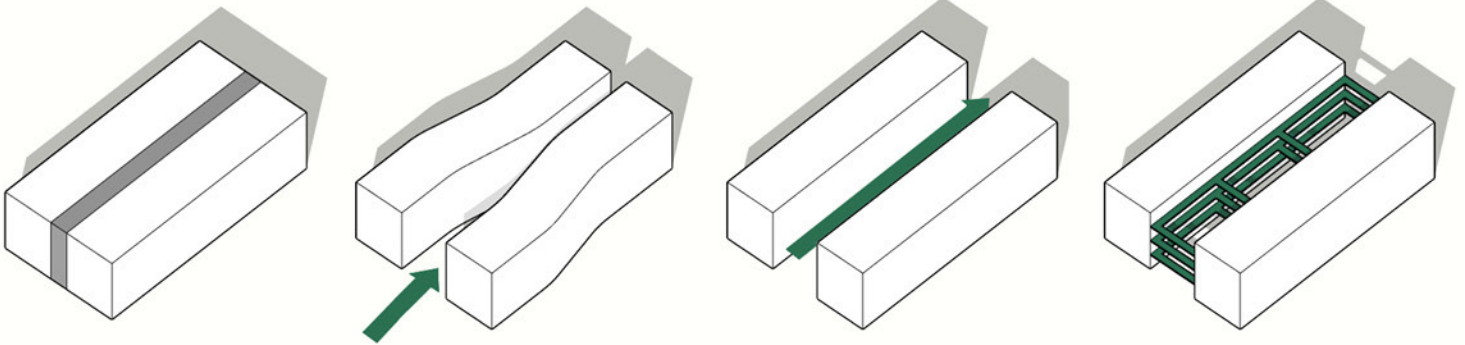
Construction Completion FEBRUARY 2028
 Development Programs 3 Large Family, 2 Senior
 Cost \$293 Million
 Units 327
 Density 75 du/acre
 Funding Sources LIHTC, HCD, Meta, AHP





MARKET RATE HOUSING

Construction Completion MARCH 2028
 Population Multi-Family
 Land Residual Value \$9 Million
 Units 162
 Density 81 du/acre

	30%	40%	50%	60%
Studio	7	20	13	
1BR	49	55	41	30
2BR	5	14	26	
3BR	4		17	8
TOTAL	65	89	97	38

	80-100% AMI	Market Rate	TOTAL
1BR	49	129	178
2BR		18	18
TOTAL	49	147	196



-  PARKING GARAGE
-  LARGE FAMILY AFFORDABLE
-  SENIOR AFFORDABLE
-  MARKET RATE HOUSING

The New Medium at Menlo

PAAD | Kate Ham, Reena Zhang, Jono Coles, Sophie Schnietz

Summary

A NEW DOWNTOWN

The New Medium at Menlo brings together medium-scale, mixed-income and multigenerational living and outdoor public space to facilitate a vibrant, pedestrian-oriented downtown and provide much-needed affordable housing to Menlo Park. The multi-phase master plan develops 7 city-owned parking lots into medium-sized housing. With buildings no more than 5 stories that integrate with Menlo Park's existing character, this development balances density and resident concerns, providing quality housing and public life without intrusion.

MULTIGENERATIONAL LIVING

Maintaining the family-oriented nature of the city, this development facilitates multigenerational living by providing homes and outdoor space for all ages and all income levels. The New Medium at Menlo Park combines housing and public space to connect large families, veterans, seniors, teachers, administrative workers, formerly unhoused population, working adults, and the existing community all within walking distance. We partner with local organizations to offer ample resident services and early childcare services from top tier providers, transit service to the VA Medical Center and the new Menlo Park Community Campus, opportunities for public

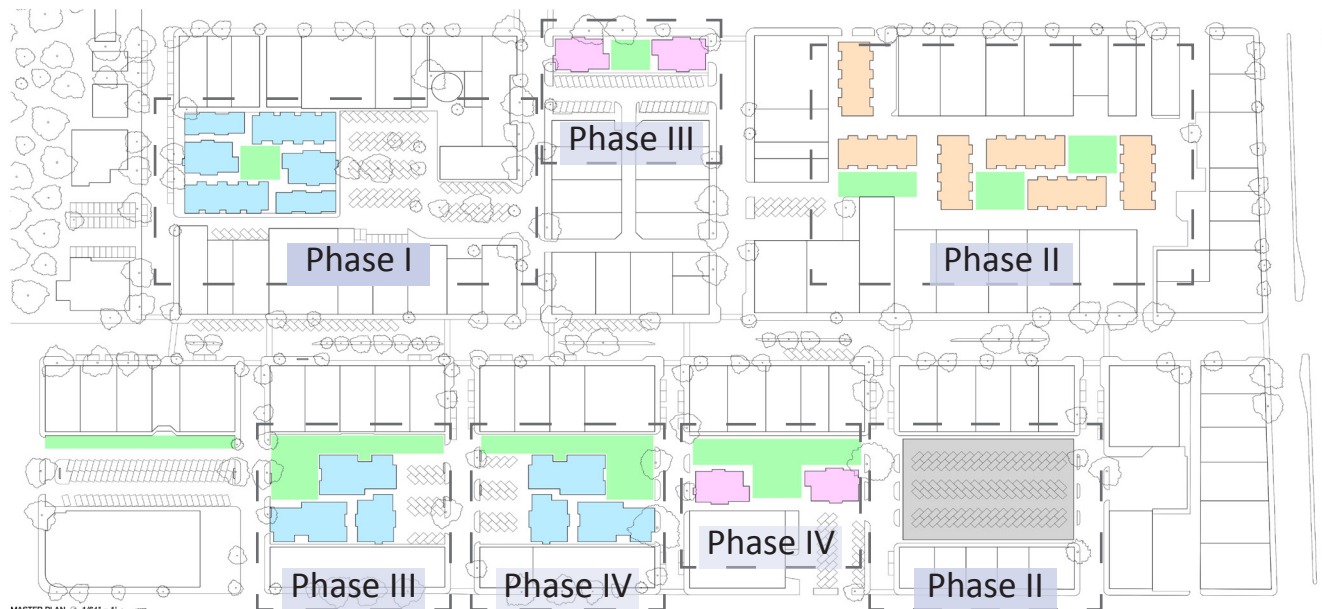
art, and new social spaces.

LIGHT AND AIR

This development's X-Factor is the absence of corridors: by using single-stair circulation, interiors are opened up to more sunlight and natural ventilation, and intentional outdoor spaces weave the domestic and the public. Additionally, this allows buildings to shrink, achieving a higher density at a lower cost and smaller footprint. This efficient, airy design is made possible by a high-profile legislative bill (AB 835), which is currently proposing allowing only one exit and one stairway for new residential buildings above 3 stories, like ours. We are strong advocates for CA AB 385 and believe our project is exemplary of its possibilities.

URBAN WALKWAY

At the center of our project is an urban pedestrian walkway activating the back entrances of businesses on the south side of Santa Cruz Avenue. During a pleasant stroll down our European-style, tree-lined walkway, residents will encounter parklets, fountains, plazas, family gathering spaces, and the city's farmer's market on weekends - facilitating casual social interactions that bring our city closer together.



MASTER PLAN AT A GLANCE

Construction Completion	JUNE 2034
Population & Program	Large Families, Seniors, Veterans, Special Needs, Moderate Income Families, For Sale Townhomes
Cost	\$495 Million
Units	453 (400 Affordable, 48 Market, and 5 Managers')
Affordable Percentage	88%
Density	75 DUA Affordable, 29 DUA Market Townhomes
Funding Sources	LIHTC, HCD (MHP, VHHP, AHSC), AHP, 45L Solar Credit, County, City
Community Space	5-story Parking Garage, Urban Greenway, Early Childcare Facilities, Public Art, Plaza, Bikeshare
Average AMI Level	49%
Replacement Parking	0.5:1 Ratio



BAY LAUREL

TEAM 4 - Path Home Development | Ilya Pinsky, Huibin (Phoebe) Qian, Nyny Vu

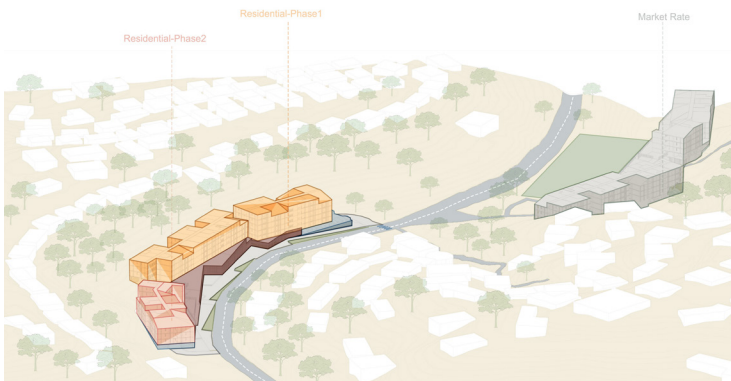
Summary

Bay Laurel development is an innovative and inclusive mixed-income residential planned development, developed on two publicly-owned sites in the Moraga Canyon Specific Plan Area of the City of Piedmont. Named after the heritage tree, the California Bay Laurel located in Blair Park, the development's mission is to deliver an inclusive home and community for families of all types and sizes that prioritizes the establishment of cultural heritage and legacy for young families. The primary focus is to serve low-income families and households with special needs through a range of residents services, made possible through private and public partnerships. Phase 1 and 2 occurs in the southern parcel and is the affordable development that will target households earning less than 60% AMI, across 174 units. Phase 5 focuses on the residential market-rate development, delivering 95 units in the northern parcel.

Bay Laurel emphasizes on a human-centric design and community connectivity. Phase 1 and 2 offers indoor and outdoor community space, onsite early childhood education center, and the City of Piedmont's first-ever a BayWheel

bikeshare docking station. Phase 3 and 4 focuses on citywide community amenities by expanding the City's soccer field, Coaches Field, Corporation Yard, and skate park in the north parcel. Under the development, Coaches field is elevated by a cement podium that houses public parking spaces and the Corporation Yard's utility and vehicle storage. Corporation Yard offices are located adjacent to the elevated soccer field. Phase 5 reutilizes the existing Corporation Yard and skate park land to construct 95 market-rate units.

Bay Laurel functions not just as a home but a community where residents can thrive. Through the cooperation of public, non-profit, and private partnerships, the development focuses on the enhancement of residents' lived experiences. Path Home Development seek collaborations with the City of Piedmont to expand bike lane access on Moraga Avenue; the Bay Area Community Services for case management services; an early childhood education program; and MTC/Motivate (a subsidiary of Lyft) to bring affordable and accessible bike sharing to the Moraga Canyon community.



RESIDENTIAL PHASE I & PHASE II

Construction Completion	JUNE - AUG 2028
Population & Program	Large Family with Special Needs
Cost Phase I & II	\$114.9 Million & \$47.2 Million
Units	177 (174 aff. units; 3 manager units)
Density	36 (DU/Acre)
Funding Sources Phase I	4% & 9% LIHTC/Bond, HCD IIG & MHP, HUD PBVs, AHP, Alameda Co. Measure A1 Bond
Retail/Community Space	15,428 sf - Community Space 12,537 sf - Indoor/Outdoor Retail

AFFORDABLE AMI MIX

	30%	40%	50%	60%	TOTAL
Studio	10				10
1BR	25	16	10	12	63
2BR	13	16	13	12	54
3BR	9		18	20	47
TOTAL	67	32	41	44	174

RESIDENTIAL PHASE V

Construction Completion	FEB 2030
Cost	\$79.7 Million
Units	95
Gross FAR	7 (DU/Acre)

MARKET-RATE MIX

	Market-Rate
Studio	35
1BR	20
2BR	30
3BR	10
TOTAL	95



Moraga Canyon

Group 5 | Brittany Bluel, Sam Greenberg, Yizhuang (Todd) Liu, Snow Zhu

Summary

Moraga Canyon is a proposal to develop a welcoming, functional, and beautiful community that stitches together the North and South areas of Moraga Avenue. It will provide 133 units of affordable and market-rate housing for families. Moraga Canyon will meet the needs of, and create a sense of belonging for, new and existing Piedmont residents alike.

HIGH-QUALITY HOUSING FOR FAMILIES

Moraga Canyon fulfills the City of Piedmont’s goal of providing 132 housing units in Moraga Canyon. The proposal includes Blair Park Apartments, 103 affordable, family-oriented units, and Bay Overlook Homes, 30 market-rate townhomes with sweeping views of the San Francisco Bay. Blair Park Apartments is 100 percent affordable with an average AMI of under 50 percent. Out of the total 103 units in Blair Park Apartments, ten percent are reserved for families who have recently experienced homelessness. Through partnerships with local organizations, Blair Park Apartments will provide comprehensive resident and childcare services.

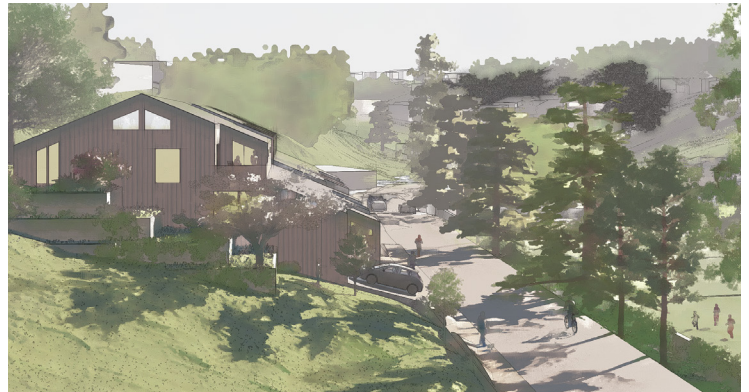
ELEGANT, ACHIEVABLE DESIGN

Moraga Canyon will adopt an “urban Sea Ranch” design aesthetic that blends into and accentuates the existing landscape. The buildings meet the slope, creating a residential scale at the front while gaining density towards the back. The design of Blair Park Apartments and Bay Overlook Homes preserves the natural feel of Moraga Canyon. The surrounding hills spill between the buildings, and the courtyards in Blair Park Apartments become an extension of the slope. Native landscaping elements will minimize environmental impact, reduce maintenance needs, and preserve the natural feel of Moraga Canyon.

BLAIR PARK APARTMENTS (100% AFFORDABLE)



BAY OVERLOOK HOMES (MARKET-RATE)



Construction Completion November 2028
 Population & Program Large Family with Childcare
 Cost \$96.3 Million
 Units 103 (excl. 1 Manager’s Unit)
 Gross FAR 1.3 (45 DU/Acre)
 Funding Sources 4% LIHTC (state and federal), HCD (MHP, IIG), HUD PBV, Measure A1 Funds, CDBG
 Retail/Community Space 10,000 sq.ft. Childcare
 1,600 sq.ft. community space
 450 sq.ft. resident services

Construction Completion June 2029
 Population & Program 30 Market-Rate Townhomes
 Cost \$38.5 Million
 Units 30
 Gross FAR 1.1 (24 DU/Acre)
 Unit Size 2,000 GSF (incl. parking)

AMI MIX

	30% AMI	50% AMI	60% AMI
Studio		2	1
1BR	10	4	11
2BR	11	14	28
3BR	5	6	11
TOTAL	26	26	51

FINANCING APPROACH

Our financing approach leverages capital from Bay Overlook Homes to subsidize City priorities including a safer Moraga Avenue, an expanded Coaches Field, and a consolidated Corporation Yard. Construction of the Blair Park Apartments will be financed by local, county, and state sources, and is not reliant on cross-subsidization from Bay Overlook Homes. Our financing model includes a partnership with Alameda County’s Public Housing Authority to apply twenty-six Project Based Vouchers to support deeply affordable units.

Moraga Canyon

Moraga Canyon provides the Piedmont community with a robust set of public amenities. These will include a renewed Coaches Field, an Early Childhood Education Center, a dog park, and a skate spot. With new sidewalks, bike lanes, and a traffic light intersection, everyone will be able to safely traverse Moraga Avenue.

Improvements to the Spring Path walking trail will allow residents on the north side of Moraga Canyon to easily access the site. With these improvements, residents in Moraga Canyon and the broader City of Piedmont will be able to gather with each other in a shared community for all.

Blair Park Apartments

- 1 Early Childhood Education Center
- 2 Playground
- 3 Courtyards
- 4 Outdoor Community Space
- 5 New Walkway
- 6 Hill Waking Paths
- 7 Resident Parking
- 8 Guest Parking

Bay Overlook Homes

- 9 Coaches Field
- 10 Coaches Field Parking
- 11 Dog Park
- 12 Skate Spot

Public

- 13 Cross Walk and Traffic Light
- 14 Piedmont Corporation Yard
- 15 Bus Stop
- 16 Drop-off Zone
- 17 Spring Pass Waking Trail

MORAGA HEIGHTS

Group 6 | Ailin, Cyndi (Lujia), Prameet, Truman

Summary

Moraga Heights elevates the experience of living in Piedmont. With its connective architecture, 167 comfortable homes, and improved public facilities that serve Piedmont residents, Moraga Heights contributes to Piedmont’s unique and thriving community. The proposal also mobilizes resources for expanding Coaches’ Field and modernizing the Corporation Yard. Further, the development will include a much-needed daycare center to serve Piedmont residents in the immediate neighborhood.

A continuous, green design

Lupine Rows puts neighborhood socialization and recreation front and center. At the project’s core is a richly amenitized pedestrian network connecting each townhome, apartment, and community space. Circulation, programmed events, and spontaneous recreation are combined within these green streets to maximise resident use of this space.

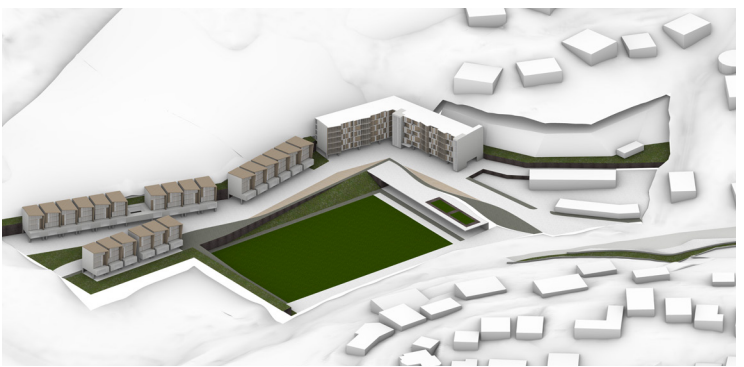


Affordable at its core

Moraga Heights leverages federal, state, and local resources to accommodate around 125 affordable units spread between the North and South parcels (focus on large families; 10% reserved as special needs units). The project also has 44 for-sale townhomes located on the North parcel, opening up a once-in-a-lifetime home ownership opportunity in a new Piedmont development, which boosts the overall project’s financial contribution to the City.

Revitalizing public facilities

Besides the new housing, the project revitalizes Moraga Canyon as a centre of recreational use and city operations. Piedmont residents will enjoy access to an expanded coaches field that can accommodate under-14 youth soccer teams, an urban skate park, and a revamped Blair Park. City residents will benefit from a modernized, more efficient Corporation Yard that can improve essential city services.



Development Program	North Parcel (9% LIHTC)	South Parcel (4% LIHTC)
Studio	-	15
1BR	21	18
2BR	22	23
4BR	-	25
Manager	1	1
Total:	44	81
Affordability	30%-60%AMI	30%-60%AMI
Average AMI	47.4%	44.9%

Market rate for-sale stacked townhomes - land to be sold to separate developer

Value of development	\$55.8 Millions
Cost of development	\$38.5 Millions
Developer profit	\$7.4 Millions
Residual land value capture	\$9.9 Millions
EIFD Value Capture (base 1.0% ad-valorem)	\$13.1 Millions
	(30-year Municipal bond)

Unit type	Count	SFT	Sale Price	\$/SFT
Unit type 1 (views)	5	1,000	\$1,225,000	\$1,225
Unit type 2 (views)	5	750	\$975,000	\$1,300
Unit type 3 (luxury)	16	1,750	\$1,575,000	\$900
Unit type 4 (luxury)	16	1,000	\$1,225,000	\$1,225

- 1 Market-rate townhomes
- 2 Small garden
- 3 Urban skate park
- 4 Pocket garden
- 5 Affordable multi-family apartment
- 6 Coaches field
- 7 Corporation yard
- 8 Storage
- 9 Green house
- 10 Nursery
- 11 Public park
- 12 Bus stops
- 13 Daycare center
- 14 Affordable townhomes
- 15 Podium
- 16 Staff office/cafe/ta



more artificial pavement material

more natural

Nursery

25 x 15 = 12 x 18 (27)

40 ft x 24 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

45 ft x 45 ft

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