



TOD, Affordable Housing and Neighborhood Revitalization

Mid-Peninsula Housing Coalition
RailVolution, September 2005

Mid-Peninsula Housing Coalition

- 30+ years of development experience
- 5,200+ units developed in seven Bay Area counties
- 80 properties managed by MPHMC
- MPHMC for Property Management
- MPHSC for Services

Riverwoods

- City of Santa Clara (suburb, Silicon Valley)
- Family and SRO developments
- Transit adjacent to light rail and bus
- Parking reductions
 - VTA EcoPass for residents
- Financed by tax credits, tax-exempt bonds, CA HCD MHP, FHLB Affordable Housing Program, MTC Livable Communities (walkway only)

Riverwood Grove

- 71 family units (1-4 BR)
- 5 buildings
- 143 parking spaces: garage, surface, and podium (1.89 to 1)
- No wait list for parking spaces
- Pedestrian walkway – partially funded by MTC - connects neighborhood to light rail stop







Riverwood Place

- 146 SRO units, 2 manager's units
- Unit size = 290 sf to 390 sf (loft)
- SRO ordinance passed by City
- Parking reduction granted
- 126 parking spaces: 30 surface, 96 garage (.85 to 1)
- Waitlist for parking space in garage of 10







Santa Clara VTA Info

- County population: 1,759,585
- Offers light rail and bus service

- VTA ridership for light rail: 21,436 avg. weekly ridership
- VTA ridership for bus: 97,117 average weekly ridership

VTA Residential EcoPass Program

- Sliding scale of costs based on size of development and access to type of service
- Must purchase for total # of eligible each year
- Eligible = age 6+

- Cost to resident = \$3/year for I.D. card
- Cost to Mid-Pen per elig. tenant = \$60/year
 - \$8,760 for Place
 - \$14,229 for Grove (237 elig. Tenants)
- Cost to Mid-Pen per tenant user:
 - Grove = \$192
 - Place = \$162

VTA EcoPass Survey

- Grove: 77 in use (33%)
- Place: 54 in use (36%)
- Residents use for work, school, shopping, recreation
- Residents say important to household budget, but doesn't influence decision to own car
- Pass benefits summer youth program

City Center Plaza

- Redwood City, CA (downtown)
- 2 blocks from CalTrain (Peninsula corridor) station
- 81 family units (1-4 BR)
- 118 parking spaces (1.5 to 1)
- Retail on ground floor (condo)





Via del Mar

- Watsonville, CA (downtown)
- Next door to Watsonville Transit Center
 - 175 stops/day
 - Santa Cruz Metro Transit District
 - Monterey-Salinas Transit
 - Amtrak
- Parking req. reduced from 99 to 62 spaces (.6 to 1)
- 39 family units (incl. 8 farm-worker, 1-3 BR)
- Child-care center on ground floor





San Pedro Commons

- Colma, CA
- 73 senior units (1-2 BR)
- Next to BART (Bay Area Rapid Transit – San Francisco to E. Bay) station
- 56 parking spaces (.76 to 1)
- Commercial use on ground floor



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