

SHOREBREEZE II

FAMILY HOUSING

Mountain View, CA



The redeveloped **Shorebreeze II Apartments** is the result of a visionary partnership between MidPen Housing, the City of Mountain View, and other housing leaders. Shorebreeze, which consisted of 120 units for families and seniors, was originally built in 1980 and MidPen Housing acquired the community in 1997.

In evaluating the need for more affordable housing solutions in Silicon Valley, MidPen saw an opportunity to provide more homes for low-income residents by increasing density within Shorebreeze's original footprint.

A total of 62 new affordable apartment homes were built, replacing 12 townhomes.



Construction began in spring 2019 and was completed in the summer of 2020. The new residents were income qualified with a Mountain View live-work preference, and 20 apartments set aside for households at risk of homelessness.

Shorebreeze II provides additional services for all of its residents, adding a Family Services program to its existing Senior Services program. The community's amenities include an expanded community room, more services space and offices, and secured bicycle storage.

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	New construction of multi-family apartments on former townhomes footprint		
Construction Type	Wood-framed, concrete foundation		
Site Area:	1.94 acres		
Density:	31.96 units / acre		
Parking Ratio:	1.55 : 1 – 96 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	21	403
	1 BR	21	587
	2 BR	8	862
	3 BR	12	1098
TOTAL	62		
Amenities	Community room, computer lab, fitness center, laundry room; community vegetable garden children's playground, courtyard, secured bicycle storage		
Services Offered	Adult Services Programming: <ul style="list-style-type: none">• Financial capabilities courses• Workforce development• Health and wellness programs		
Resident Profile	Families earning up to 80% of the area median income		
Funders	<ul style="list-style-type: none">• City of Mountain View• Santa Clara County Housing Authority• San Francisco Public Utilities Commission• California Tax Credit Allocation Committee• US Department of Housing and Urban Development• Housing Trust Silicon Valley• Union Bank		
Architect	DAHLIN Group		
Contractor	CORE Builders		

Shorebreeze II | 4460 N. Shoreline Boulevard, Mountain View, CA 94043

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