



801ALMA

PALO ALTO FAMILY APARTMENTS
PALO ALTO, CALIFORNIA

Eden Housing Inc. and the Community Working Group, Inc. are developing a 50 unit affordable family rental housing project in downtown Palo Alto near the Palo Alto Multi-modal Transit Center.

The new development will include four stories over one level of underground parking, and will contain a mix of one-, two- and three-bedroom units. Target monthly rents for these apartments will range from \$590-\$984 for one-bedroom units; \$708 - \$1,181 for two-bedroom units; and \$819-\$1,365 for three-bedroom units.

Common spaces will include a lobby, a community room, a computer classroom, a spacious courtyard with a play area for children, management offices, and a laundry room with an outdoor deck. An elevator will serve all floors including the garage. The site is three blocks from Palo Alto's central University Avenue commercial district and will provide residents easy access to a number of neighborhood amenities including commercial stores (grocery store, pharmacy, hardware store), services (financial, restaurants, cleaners), and a major medical clinic. The Transit Center which boasts frequent CalTrain service and both local and regional bus service is located 1 blocks away.

Eden Housing Management, Inc., an affiliate of Eden Housing, will provide management services for this development. Eden Housing Resident Services, Inc. will provide afterschool programs, computer classes and other learning opportunities for children and adults. An on-site Resident Services Coordinator will provide residents with individual support and access to valuable services and opportunities that will enhance their quality of life and promote a safe and stable community. Service offerings will include topics such as English as a Second Language, financial education, job search skills, health/wellness/nutrition, art classes, green education, parenting classes, and technology training.

PROJECT NAME:	801 Alma Family Apartments
PROJECT TYPE:	Family Rental Apartments
LOCATION:	801 Alma Street, Palo Alto, CA
NUMBER OF UNITS:	50
YEAR TO BE COMPLETED:	August 2013
EST. DEVELOPMENT COST:	\$ 27.9 million
DEVELOPER:	Eden Housing, Inc.
CO-DEVELOPER:	Community Working Group Inc.
ARCHITECT:	Rob Wellington Quigley, FAIA

