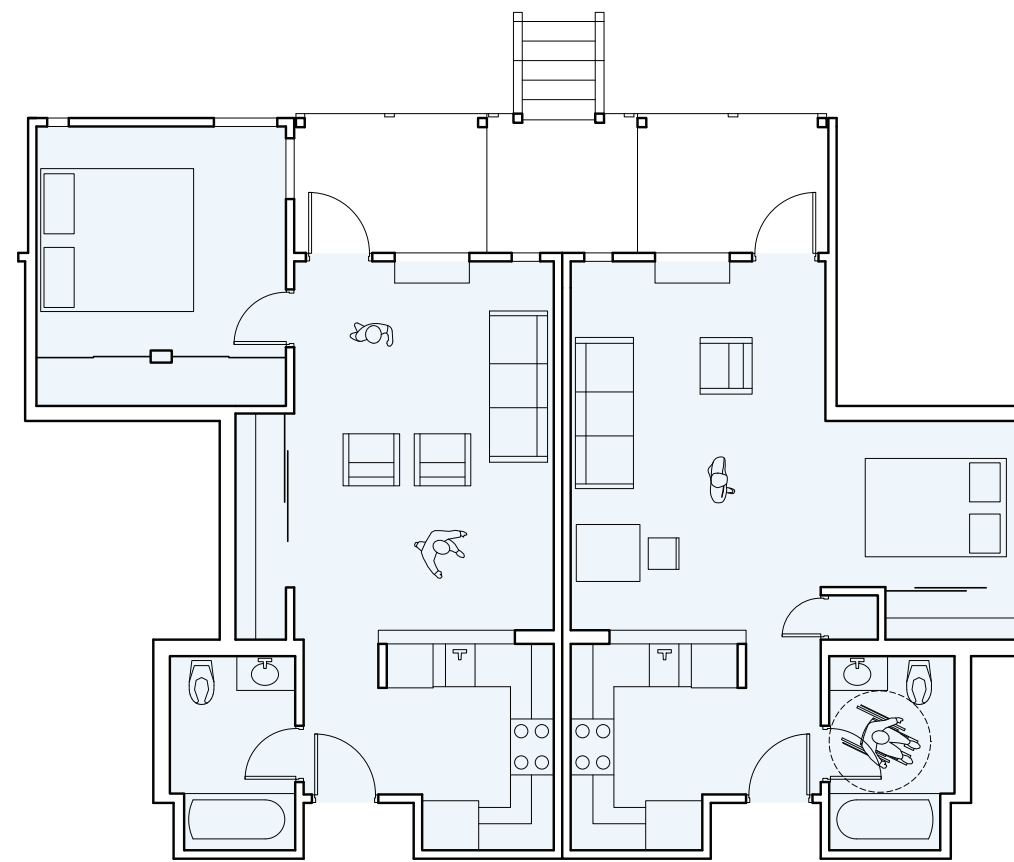
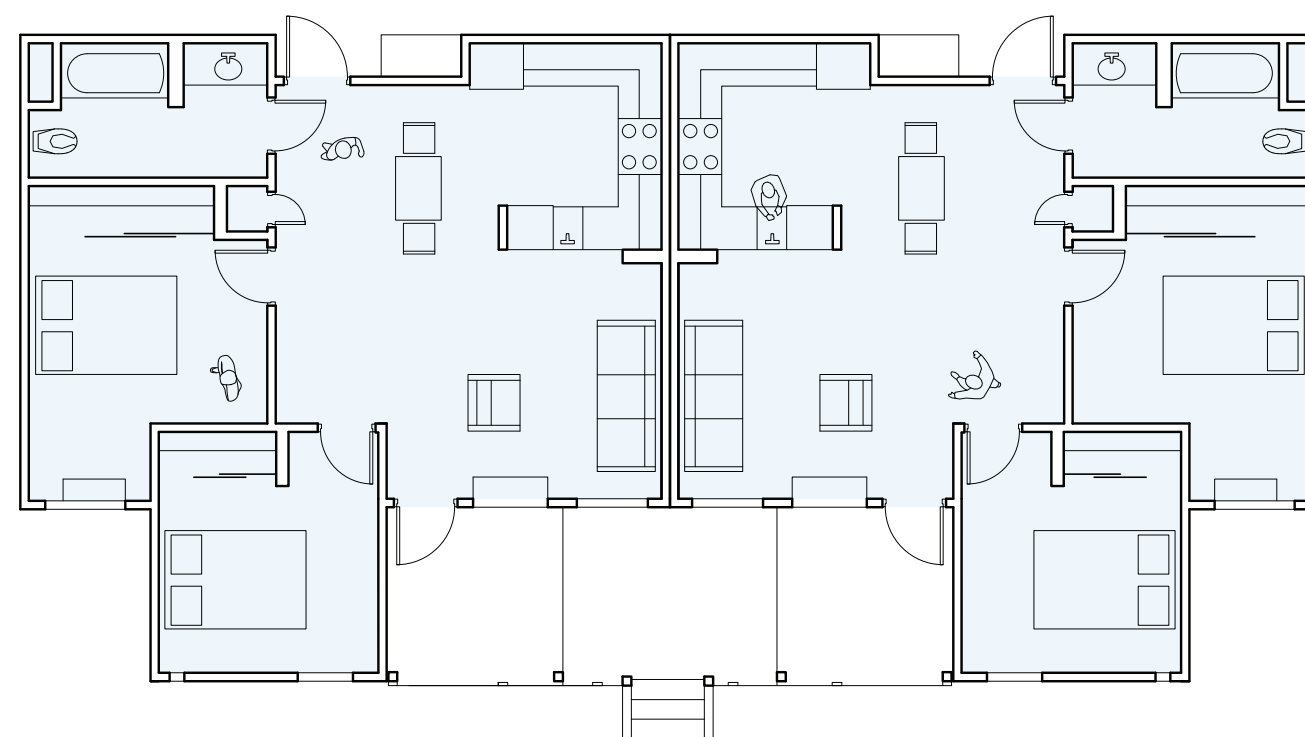


Mabuhay Court

AFFORDABLE HOUSING FOR SENIORS



ONE BEDROOM & STUDIO INTERLOCKED PLANS



TWO BEDROOM REFLECTED PLANS

Project Data

Mabuhay Court – completed in 2002 – is located at 488 North Sixth Street, San Jose, California and was designed by David Baker Architects for Bridge Housing (San Francisco, CA),

This senior housing development – serving low-income and extremely low-income seniors 55 years and above – is an example of smart growth, and is located on an urban, brownfield site. It replaced a municipal maintenance yard and a small outdated community building in a historic neighborhood just north of downtown San Jose. Mabuhay was developed in tandem with the adjacent Northside Community Center and has a variety of apartments that allows for a mix of tenants, creating a diverse population. Apartments feature balconies, stoops, and gardens that echo those of adjacent homes.

96 Total Units:

- Studio - 19
- 1 Bedroom - 61
- 2 Bedroom - 16

Total square footage:

(Housing =68,104sf; Underground Garage=27,200sf; Community Center=15,418sf)

Acreage: Site is 1.7 Acres (56 units per acre)

Financing/cost: The total cost of the projects was 18.6 million with most of the funding coming from the Low Income Housing Tax Credit Equity and San Jose Regional Development Authority (RDA) set-aside funds. The predominant expenses of the development were in soft and hard costs and land acquisition.

Rent: \$300 - \$1100 per month

Home Qualities

- Apartments have private balconies and porches linked to walk-up stoops, reflecting the homes across the street from the development.
- Each apartment has private open space at the internal entry and with the porch and balconies externally.
- Stoops connect to the neighborhood and help reinforce the sense of independence for the residents.
- Generous windows provide light into spaces making them feel larger.

Sustainability

Several best practices for building sustainability were incorporated into this project such as high R-value insulation with a tight building envelope, shading for windows with southern exposure and the use of low-E glass and efficient compact fluorescent lights.

The project exceeds the California standard Title 24 by 20 percent and meets Energy Star home standards. Their strategy of combining the design and construction of the community center and apartments into one project also allowed for more efficiencies in the construction process because of shared systems and resources. One result of this tactic was a 50 percent construction waste diversion.

Social and cultural sustainability is promoted by the proximity of the development near public transit and the ability for pedestrian access to many medical services and cultural amenities. The community center provides for intergenerational connections within the neighborhood.

Context + Community

Community spaces: 16,000 sf adjacent community center containing multi-purpose room, commercial kitchen, library, classroom and medical offices.

Open space: Public park on corner of Sixth & Empire Streets, which connects the site to the larger context, and an internal semi-public terraced courtyard wrapped by the living units.

Connections: The location of the community center nearby downtown San Jose and close to the Japan Town neighborhood, minimizes car use, as seniors from the adjacent housing and the greater community can easily access the center from their homes or by public transportation. The design works to create a connection to the outdoors with a high percentage of open space given the unit density.

Support: Cooking classes to help teach nutrition and financial skills; staff that provides 100 meals per day; exercise opportunities, intergenerational social network. Classes and workshops for line dancing, karaoke, tai chi, yoga, conversational English, Chinese calligraphy, Red Cross Disaster Preparedness, and American Legion meetings. Access to these services enhance both the physical and mental wellbeing of the residents.

Public transportation: The site is within 1000 feet of public transportation and everyday shopping and/or medical services. The project offers transport to nearby shopping, medical and cultural amenities. There are bus stops on both sides of the development.

Organization

Planning: Living units are in an L-Shaped form wrapped around a central courtyard. The Community Center provides a formal break between the diagonal open space of the public park and the semi-private courtyard with its location between both outdoor spaces. With the community center, the form becomes a U-shape allowing several perforations for entry and circulation.

Circulation: Double-loaded corridor inside building. Two thresholds of access to internal courtyard, one each from Empire and Sixth Streets.

Sq ft/units:

- Studio: Larger version 470 sf ; smaller version 340 sf
- 1 Bedroom: Larger version 535 sf; smaller version 504 sf
- 2 Bedroom: 650 sf

Parking: 77 spaces (0.8 per unit); underground; half-level depressed concrete garage

Materials + Assemblies

- use of long-term/long lasting building materials including concrete and stucco
- recycled wood for common area furnishing
- use of renewable resources such as bamboo in the building finishes
- recycled content carpet; carpet tiles to allow for small replacements as needed
- concrete flooring
- rough-hewn wood stoops and trellises
- tile roofs