



Northgate Commons Updates

SANDY MILLER, DEPUTY DIRECTOR

SAMARA RESSLER, HOUSING FINANCE
ADMINISTRATOR

ASSET MANAGEMENT AND DEVELOPMENT

Northgate Commons Regional Context



- **8.5-acre site with 211 garden style units**
- **Located within the Northgate Regional Center**
 - Northgate Link Station
 - Resources and Amenities
 - Hubbard Homestead Park
 - Employment Opportunities



Goals and Project Overview

✓ **Serve people better**

- Replace aging, low-density housing
- Create a connected, diverse community
- Integrate health and environmental stewardship

✓ **Serve more people**

- Provide affordable family-sized units
- Increase overall affordable housing on site

✓ **Connect to regional planning efforts and community resources**

- Explore partnerships to advocate for Opportunity Zone designation
- Plan for pedestrian- and transit-oriented development
- Partner with community on implementing the vision for the Regional Center Plan



existing buildings to be demolished

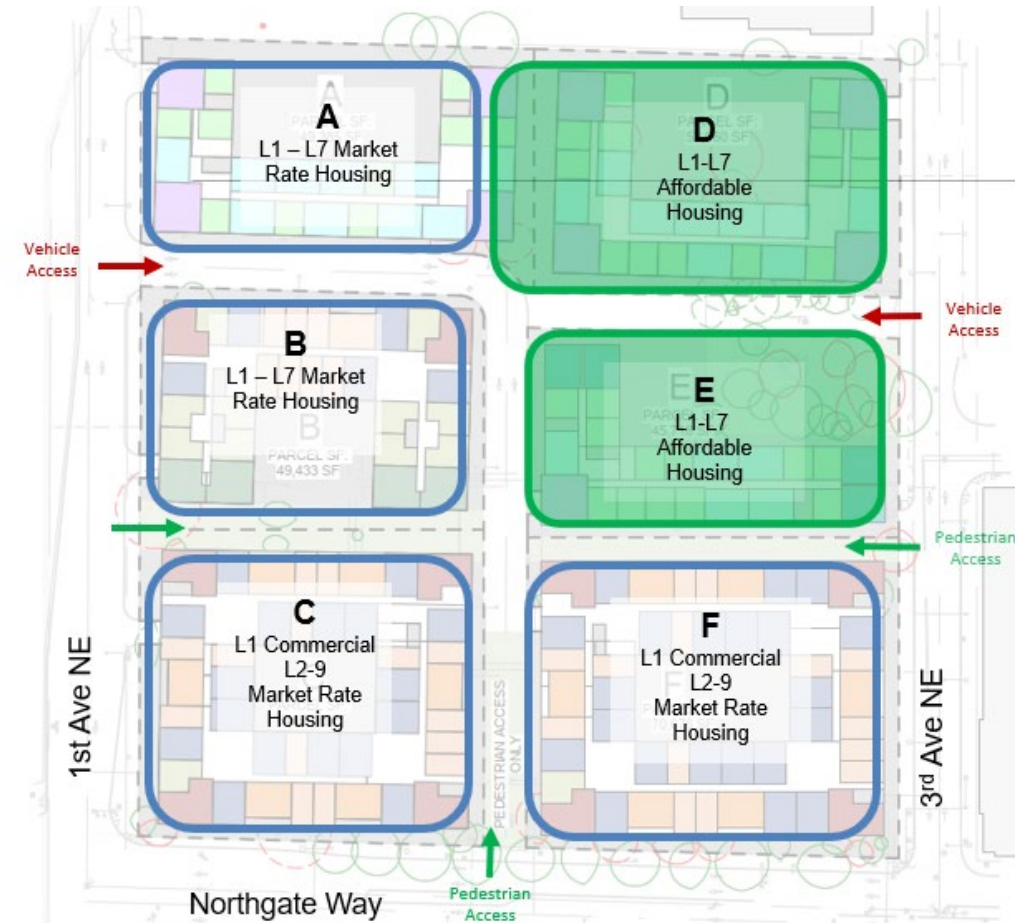


Community and Resident Input



- ✓ **Serve people better**
 - Increased SHA presence in growing neighborhood with parks, shopping, grocery stores, employment, and educational opportunities
 - Community interested in prioritization of pedestrian network to increase access to neighborhood amenities
- ✓ **Serve more people**
 - Community has shared a need for additional affordable housing and family-sized affordable units
 - New construction is mainly market rate units with fewer bedrooms
- ✓ **Connect to regional planning efforts and community resources**
 - Community input on need for increased pedestrian and transit access
 - Neighborhood residents are interested in community spaces and building a community identity

Northgate Commons Planning Assumptions



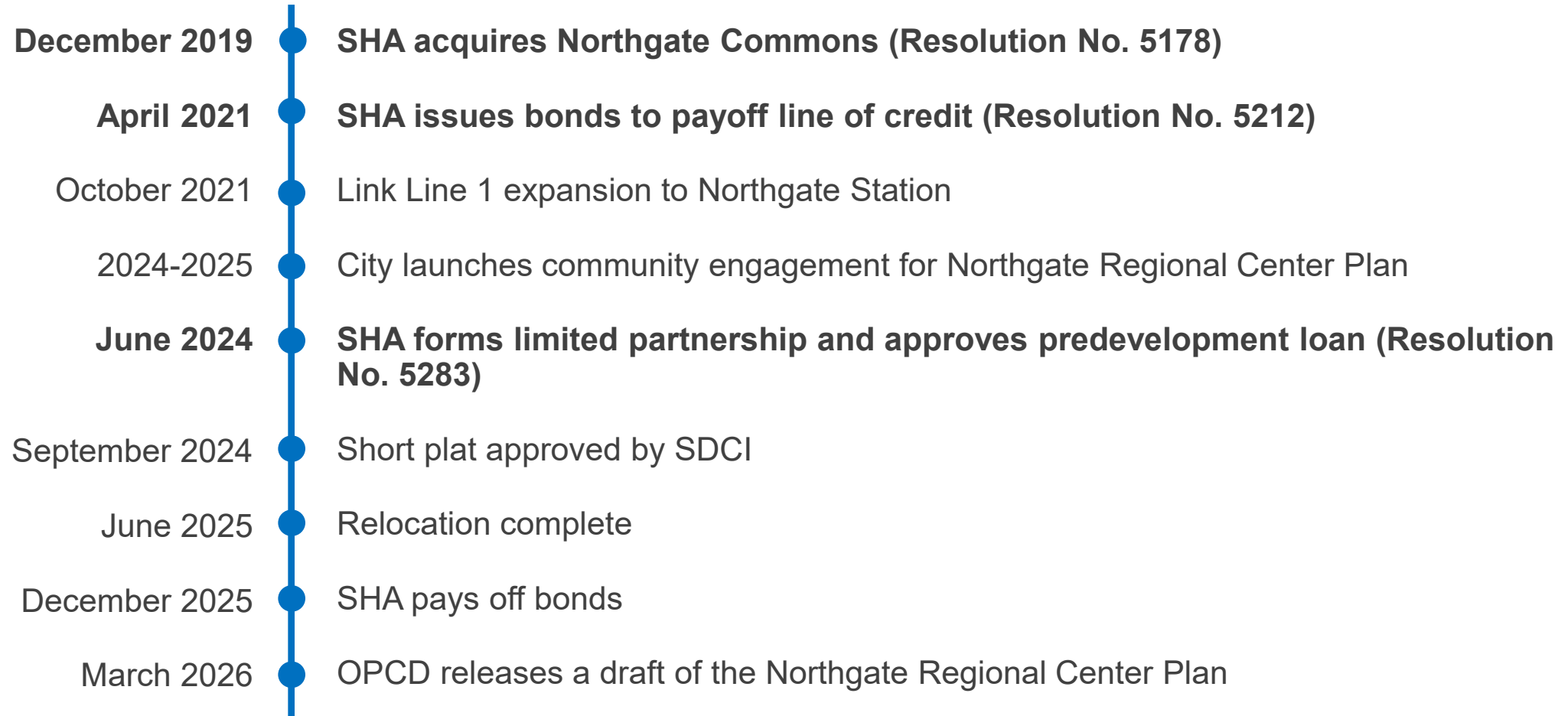
For Sale Parcels (A, B, C, F)

SHA Parcels (D and E)

Total planned income restricted units 425+

**Total development capacity estimated
at approximately 1,400 units**

Major Milestones To Date



Project Timeline

