

**PROJECT MABUHAY COURT**

This low-income senior housing complex was created in tandem with the adjacent Northside Community Center. Named after a Tagalog word conveying the joy of living, Mabuhay features a mix of apartments that allows a great variety of tenants, creating a diverse population that shares the community and services center. Apartments feature balconies, stoops, and gardens that echo those of adjacent homes. By annexing the airspace over the community center, we were able to fit the same number of units into a three-story building, rather than four, maintaining the low residential scale of the area. Additionally, the corner public park and meditation garden provide a welcoming green space for the entire community.

ADDRESS	UNIT COUNT	DENSITY RATIOS
488 NORTH SIXTH STREET SAN JOSE, CALIFORNIA	STUDIO 19 1 BEDROOM 61 2 BEDROOM 16	95,308 1.7 56
<b>STATUS</b> COMPLETED 2002	TOTAL 96	
<b>AWARDS</b>	<b>PARKING</b>	
2004 BUILDER'S CHOICE GRAND AWARD - PROJECT OF THE YEAR	TOTAL 77	
2004 BUILDER'S CHOICE GRAND AWARD - BEST ACTIVE ADULT	SPACES/UNIT 0.8	
2004 MAXWELL AWARD OF EXCELLENCE	TYPE UNDERGROUND	
2004 GOLD NUGGET GRAND AWARD - BEST AFFORDABLE PROJECT	<b>COMMERCIAL SPACE</b>	
2004 GOLD NUGGET GRAND AWARD - BEST SENIORS HOUSING	COMMUNITY CENTER SF 16,000	
2003 MERITOROUS ACHIEVEMENT AWARD		

