

**City of San José Affordable Housing Program  
PRODUCTION REPORT  
August 2011**

**Completed Developments FY 2011 - 2012**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special					MGR/ Aff. Units	Total Units	Amt. of City Commitment	Completed	
							Needs	ELI	VLI	LI	MOD					
Cornerstone at Japantown	Core/EAH	3	Rental	Family	Housing	13th Street	10	14	27	11	0	1	52	53	\$7,049,427	Jul-11
<b>New Construction Completions</b>							<b>10</b>	<b>14</b>	<b>27</b>	<b>11</b>	<b>0</b>	<b>1</b>	<b>52</b>	<b>53</b>	<b>\$7,049,427</b>	

**Acquisition/Rehabilitation Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special					MGR/ Aff. Units	Total Units	Amt. of City Commitment	Completed	
							Needs	ELI	VLI	LI	MOD					
None																
<b>Acquisition/Rehabilitation Completions</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	

<b>Total Completed Developments</b>							<b>10</b>	<b>14</b>	<b>27</b>	<b>11</b>	<b>0</b>	<b>1</b>	<b>52</b>	<b>53</b>	<b>\$7,049,427</b>	
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**KEY: Funding or Program Types:**

- Housing - New Construction funded by the Housing Department
- IH - New Construction Inclusionary Units with no City and no Agency funding
- RdA - New Construction funded by the Redevelopment Agency
- A/R - Newly-restricted units in Acquisition/Rehabilitation projects funded by the Housing Department or funded through bonds only
- RdA - A/R - Newly-restricted units in Acquisition/Rehabilitation projects funded by the Redevelopment Agency
- Pres. - Preservation = A/R extending the affordability term of previously-restricted units, funded by the Housing Department

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**Projects Under Construction**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment	Anticipated Completion
Archer Studios	Charities Housing	3	Rental	Special Needs	Housing	South Rincon	6	16	25	0	0	1	41	42	\$5,297,000	Feb-12
Belovida at Newbury Park	Core/EAH	3	Rental	Seniors	Housing	N/A	0	48	136	0	0	1	184	185	\$24,689,937	Dec-11
Brookwood Terrace Family**	ROEM/Eden Housing	3	Rental	Family	Housing	Five Wounds/BT	0	21	62	0	0	1	83	84	\$8,077,867	Oct-11
Fourth Street Apartments**	First Community Housing	3	Rental	Family	Housing	Rincon South	0	35	30	34	0	1	100	100	\$13,894,579	Feb-12
Kings Crossing Family	Charities Housing	3	Rental	Family	Housing	N/A	8	42	50	0	0	2	92	94	\$9,629,133	Mar-12
Modern Ice Phase II	Taylor Morrison	3	For-Sale	For-Sale	IH	13th Street SNI	0	0	0	0	13	89	13	102	\$0	Jul-11
New San José Family Shelter	Family Supportive Housing	3	Shelter	Homeless	Housing	N/A	35	35	0	0	0	0	35	35	\$6,291,000	Mar-12
Orvioto Family**	ROEM/Eden Housing	7	Rental	Family	Housing	N/A	0	23	68	0	0	1	91	92	\$10,500,000	Mar-12
<b>New Construction Units Currently Under Construction</b>							<b>49</b>	<b>220</b>	<b>371</b>	<b>34</b>	<b>13</b>	<b>96</b>	<b>639</b>	<b>734</b>	<b>\$78,379,516</b>	

\*\*Note: Commitment amounts are lowered by the value of land that was conveyed to the City at construction closing and will be leased to the project.

**Acquisition/Rehabilitation Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment	Anticipated Completion
The Commons	Bill Wilson Center	S. Clara	Rental	Special Needs	A/R	N/A	27	10	11	6	0	1	27	28	\$1,917,445	Nov-11
Roundtable (Prop. 46)	Unity Care Group	2	Rental	Special Needs	A/R	Edenvale/Great Oaks	7	7	0	0	0	1	7	8	\$2,325,000	Jul-11
<b>Acq./Rehab. Units Currently Under Construction</b>							<b>34</b>	<b>17</b>	<b>11</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>34</b>	<b>36</b>	<b>\$4,242,445</b>	

<b>Total Units Currently Under Construction</b>	<b>83</b>	<b>237</b>	<b>382</b>	<b>40</b>	<b>13</b>	<b>98</b>	<b>673</b>	<b>770</b>	<b>\$82,621,961</b>
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<b>TOTAL UNITS COMPLETED AND UNDER CONSTRUCTION</b>	<b>93</b>	<b>251</b>	<b>409</b>	<b>51</b>	<b>13</b>	<b>99</b>	<b>725</b>	<b>823</b>	<b>\$89,671,388</b>
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Name Change Notes: 1460 North Fourth Street is now Fourth Street Apartments  
90 Archer St. is now Archer Studios  
Bill Wilson Center is now The Commons

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**Funding Committed**

**Construction/Permanent Loans**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	Aff. Units	Total Units	Amt. of City Commitment
Delmas/Jerome/Fuller	Habitat for Humanity	6	For-Sale	For-Sale	Housing	Greater Gardner	0	0	1	0	0	0	1	1	\$120,000
Ford & Monterey Special Needs	Eden Housing	2	Rental	Special Needs	Housing	N/A	19	0	19	0	0	1	0	20	\$3,690,000
McCreery Courtyards	Pacific West/USA Properties	5	Rental	Family	Housing	Alum Rock NBD	0	46	46	0	0	1	92	93	\$7,900,000
North San Pedro Sites**	Intracorp & Barry Swenson	3	For-Sale	For-Sale	RdA	Julian Stockton	0	47	88	0	0	600	135	735	\$2,500,000
Rosemary Family Apartments	ROEM	3	Rental	Family	Housing	South Rincon	0	46	102	34	0	2	182	184	\$6,300,000
San Carlos Seniors	Core/ROEM	6	Rental	Seniors	Housing	W. San Carlos NBD	0	94	0	0	0	1	94	95	\$7,748,834
Sycamore Terrace	Barry Swenson	10	For-Sale	For-Sale	Housing	N/A	0	0	0	0	16	0	16	16	\$2,471,921
<b>Construction/Permanent Loan Funding Committed</b>							<b>19</b>	<b>233</b>	<b>256</b>	<b>34</b>	<b>16</b>	<b>605</b>	<b>520</b>	<b>1,144</b>	<b>\$ 30,730,755</b>

**Acquisition/Rehabilitation Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	Aff. Units	Total Units	Amt. of City Commitment
Taylor Oaks Apartments	For the Future Housing Inc.	5	Rental	Family	Housing	E. Valley/680 Comm	0	0	57	0	0	1	58	58	\$5,250,000
<b>Construction/Permanent Loan Funding Committed</b>							<b>0</b>	<b>0</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>58</b>	<b>58</b>	<b>\$5,250,000</b>

<b>Total Construction/Permanent Loan Funding Committed</b>							<b>19</b>	<b>233</b>	<b>313</b>	<b>34</b>	<b>16</b>	<b>606</b>	<b>578</b>	<b>1,202</b>	<b>\$35,980,755</b>
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\* **Note** : Commitment amounts for projects that have an asterisk \* include the cost of the land, which is anticipated to be owned by the City and leased to the project.

\*\* **Note** : The commitment amount for San Pedro is by the San José Redevelopment Agency

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**Funding Committed (con't)**

**Land Acquisition Loans**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	MGR/ Aff. Units	Total Units	Amt. of City Commitment*
Markham Terrace	Charities Housing	7	Rental	Family	Housing	Monterey Corridor	7	29	70	0	0	2	99	101	\$6,280,000
McCreery Courtyards*	Pacific West/USA Properties	5	Rental	Family	Housing	Alum Rock NBD	*	*	*	*	*	*	*	*	\$6,750,000
Rosemary Senior Apartments	ROEM	3	Rental	Seniors	Housing	South Rincon	0	26	77	0	0	1	103	104	\$3,700,000
San Carlos Seniors*	Core/ROEM	6	Rental	Seniors	Housing	W. San Carlos NBD	*	*	*	*	*	*	*	*	\$3,234,400
<b>Land Acquisition Loan Funding Committed</b>							<b>7</b>	<b>55</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>202</b>	<b>205</b>	<b>\$9,980,000</b>

**Predevelopment Loans**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	MGR/ Aff. Units	Total Units	Amt. of City Commitment*
Markham Terrace*	Charities	7	Rental	Family	Housing	Monterey Corridor	*	*	*	*	*	*	*	*	\$600,000
Willow Glen Woods (Satellite)	Satellite	6	Rental	Special Needs	Housing	N/A	0	32	56	0	0	1	88	89	\$100,000
<b>Predevelopment Loan Funding Committed</b>							<b>0</b>	<b>32</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>88</b>	<b>89</b>	<b>\$700,000</b>

**Land Lease Options**

**New Construction Projects**

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	MGR/ Aff. Units	Total Units	Amt. of City Commitment**
Ford & Monterey Family	Eden Housing	2	Rental	Family	Housing	N/A	0	38	21	15	0	1	74	75	\$740,000
<b>Land Purchase Options</b>							<b>0</b>	<b>38</b>	<b>21</b>	<b>15</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>74</b>	<b>\$740,000</b>

**Land Owned by Housing Department**

**New Construction Projects**

Development	Developer with Rights	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	MGR/ Aff. Units	Total Units	Amt. of City Commitment**
Ford & Monterey Special Needs	Eden Housing	2	Rental	Special Needs	Housing	N/A	*	*	*	*	*	*	*	*	N/A
Japantown - Taylor at 6th/7th	First Community	3	Rental	Seniors	Housing		N/A	N/A	N/A	N/A	N/A	N/A	74	75	N/A
Sycamore Terrace	Barry Swenson	10	Owner	Family	Housing		0	0	0	0	16	16	16	32	N/A
Willow Glen Woods*	Satellite	5	Rental	Family	Housing		*	*	*	*	*	*	*	*	N/A
Willow Glen Woods	Core	5	Owner	Family	Housing		0	0	0	0	65	0	65	65	N/A
<b>Land Owned by Housing</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>16</b>	<b>155</b>	<b>172</b>	<b>N/A</b>

<b>Total Potential New Projects with Funds Committed</b>	<b>26</b>	<b>358</b>	<b>537</b>	<b>49</b>	<b>16</b>	<b>611</b>	<b>869</b>	<b>1,570</b>	<b>\$ 47,400,755</b>
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<b>TOTAL UNITS COMPLETED + UNDER CONSTRUCTION + FUNDING COMMITTED</b>	<b>119</b>	<b>609</b>	<b>946</b>	<b>100</b>	<b>29</b>	<b>710</b>	<b>1,594</b>	<b>2,393</b>	<b>\$ 137,072,143</b>
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\* *Note*: The starred projects' loan amounts are subsets of the total construction/permanent commitment amounts, so amounts and units are not additive to avoid double counting.

\*\* *Note*: The current values of land are not known at this time.