

HOUSING DEVELOPMENT PROJECT REVIEW

Application Review: Page Street Apartments
Borrower: Page Street, L.P.
Address: 329-353 Page Street, San Jose
Census Tract: 5020.02 **San Jose Council District:** 6 **Supervisorial District:** 4
Developer/Sponsor: Charities Housing Development Corporation of Santa Clara County
Total Development Cost: \$40,716,824

Page Street Apartments



329-353 Page Street, San Jose

Project Summary:

The Page Street Apartments is an affordable housing development consisting of 82 units on a .70 acre site and is being developed by Charities Housing Development Corporation. The project is located in the Midtown Neighborhood of San Jose. The proposed development will consist of 81 affordable studio apartments. Twenty-seven (27) of the units will be set aside as permanent support housing for formerly homeless households. The building itself will consist of 6 floors of wood frame over a concrete podium. Amenities will include but are not limited to ample locked bicycle storage, offices for property management, laundry facilities, a large community room with an attached kitchen for staff and resident use, BBQ area for residents, landscaped open space at the ground level that will provide a walking/recreational connection between Meridian Ave. and Willard Ave. There will also be podium level out-door terraces for residents.

Existing Conditions: The parcels are currently improved with five residential buildings containing a total of eight residential units and garages/carports.

Land Use: The proposed site will be the result of the consolidation of three parcels located at 329, 341 and 353 Page Street for a total land area of 0.70 acres. The site is located in the West San Carlos Urban Village Planning Area ("Urban Village"). The proposed affordable housing development is consistent with the zoning ordinance and general plan land use designation but requires a Conditional Use Permit because Charities Housing is proposing to use parking lifts as an alternative parking arrangement in order to meet their parking obligations. The San Jose Planning Commission is scheduled to consider the Conditional Use Permit on or around September 2018.

Green Building: The Page Street Apartments will include the following green elements: Build it Green Certification, use of sustainable materials (flooring), drought tolerant landscaping, solar hot water and green roof(s).

Environmental Review: The proposed project has not obtained final entitlements. An Initial Study has been prepared and is being reviewed by the City of San Jose. The County Financing is contingent upon the Project obtaining necessary entitlements.

Project-Based Vouchers (PBV's): Charities Housing has also submitted a request for a reservation of 27 Section 8 Project-Based Vouchers (PBVs) from the Santa Clara County Housing Authority.

Services: Resident services will likely be provided by Catholic Charities of Santa Clara County. Participation by residents is on a voluntary basis and services include but are not limited to: information and referral services, facilitating community building activities such as resident parties and a tenant council, organizing a resident newsletter and specific case management services for persons who request the assistance.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	November 2017
2. Community Engagement (continuous and ongoing)	December 2017
3. Planning Commission Land Use Approval	September 2018
4. Submit 9% Tax Credit Application	March 2019
5. Receive reservation of tax credit award	May 2019
6. Construction finance closing	October 2019
7. Begin Construction	November 2019
8. Start of Lease-Up Activities	December 2020
9. Complete Construction	May 2021
10. 100% Occupancy	October 2021
11. Permanent Loan Conversion	March 2022

Permanent Source of Funds

County of Santa Clara	\$14,000,000
Conventional Loan	\$851,700
City of San Jose	\$10,250,000
Deferred Developer Fee	\$161,448
Fee Waiver	\$311,500
Tax Credit Equity	\$15,142,176
Total Permanent Source of Funds	\$40,716,824

Use of Funds

Acquisition	\$3,924,102
New Construction	\$24,044,463
Architectural and Engineering	\$2,035,612
Const. Interest, fees and perm financing	\$2,467,460
Other (legal, reserves, etc.)	\$3,853,693
Contingency	\$2,822,721
Developer Fee	\$1,568,773
Total Use of Funds	\$40,716,824