

*Dedicated to the Health
Of the Whole Community*



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2112 Monterey Road Apartments



Project Summary

2112 Monterey Road Apartments is a new construction, two-phase development by Charities Housing Development Corporation that will include a minimum of 99 units of permanent, affordable rental housing for households at or below 45% of Area Median Income (AMI) and two managers' units. Offering studio, one-bedroom, two-bedroom, and three-bedroom apartments, this project will set aside 11 units (7 in the first phase and 4 in the second phase) for households at or below 30% of AMI with at least one mentally ill adult who is homeless or at risk of being homeless. The tenant portion of the rent for these eleven units will be the equivalent of 30% of a household's monthly Supplemental Security Income (SSI). This development provides a community meeting room with adjacent communal kitchen, a lounge / lobby area, gym facilities, exterior open space and recreation areas, offices for management and service delivery, and a laundry room with vending machines. Finally, this project is located at 2112 Monterey Road in San José, approximately 500 feet north of the Curtner/Tully/Monterey Road intersection.

Housing and Service Goals and Tenants to be Served

The goal of this housing project will be to house, with supportive services, at least eleven (11) mentally ill individuals who are homeless or at risk of homelessness. All of the eleven MHS-funded units will be designated for households with at least one tenant who has a severe mental

illness. As part of the first phase of development, one studio, five one-bedroom, and one two-bedroom unit will be allocated for MHSA units. The second phase will assign three one-bedroom apartments and one two-bedroom unit as MHSA units. It will be the aim of those providing services to these tenants that they will be able to remain in this permanent housing while accessing the services appropriate to their needs. Case Managers and Peer Mentors provided by the Santa Clara County Mental Health Department (MHD) or their designee will work with these individuals to enable them to enhance their independent living skills, obtain employment, increase their money management skills, obtain support from other sources, participate in support groups and social/recreational activities, and obtain other assistance as needed. Service coordinators provided by CHDC will also assist them in accessing services—as they will with the other residents in the development.

Type of Housing

2112 Monterey Road Apartments is permanent, affordable rental housing for households at or below 45% of Area Median Income (AMI) and offers studio, one-bedroom, two-bedroom, and three-bedroom units.

Primary Service Provider

The MHD will be responsible for ensuring that services are provided to the MHSA residents. However, most likely there will be several service providers assigned to the care of the MHSA residents. In order to facilitate a coordinated service delivery approach, the responsible County service provider (i.e. Housing Support Liaison) will meet with representatives from the individual service providers involved and will coordinate the services that will be delivered on site. He/she will facilitate meetings with the Case Managers and others as needed to ensure appropriate service delivery. Thus, the Housing Support Liaison will serve as the single point of contact for communicating between service providers and property management staff and coordinating supportive services for the residents of the MHSA-funded units.

Development Partners

Charities Housing Development Corporation (CHDC) is the owner/developer (through its role as the member/manager for 2112 Monterey Road L.L.C., the managing general partner for 2112 Monterey Road, L.P) and the property management agent (Agent). It is the responsibility of the Owner to establish general policies under which the development will operate. The Owner shall establish guidelines in the Management Agreement and thereafter delegate to the Agent the authority and responsibility for carrying out these policies on a day-to-day basis.

The Agent will be required to consult the Owner prior to authorizing any action not clearly covered by the previous policy. Specifically, the Agent will be required to obtain the approval of the Owner before approving non-budget or over budget-expenditures. In the event of an emergency, the Agent will take appropriate action and notify the Owner as soon as possible.

The Agent's Director of Property Management will be the key contact person for the Agent. Any instruction to the Agent will be passed through the Director of Property Management to the Regional Property Manager to the site manager.

Development Financing

The table below illustrates the current construction and permanent financing structure. Please note that MHSA funds used for construction will be converted into a permanent loan; thus, the MHSA funds identified as “Permanent Sources” include the amounts identified under “Construction Sources.”

Construction Sources			
Phase I		Phase II	
Amount	Source	Amount	Source
\$16,125,450	San Jose - New Debt	\$5,750,250	San Jose - New Debt
\$1,208,160	Tax Credits	\$721,324	Tax Credits
\$1,825,974	San Jose - Pre-existing Debt	\$1,217,316	San Jose - Pre-existing Debt
\$364,000	Santa Clara County - MHSA	\$208,000	Santa Clara County - MHSA
\$350,714	HUD-McKinney		
\$89,538	Santa Clara County - Pre-existing Debt	\$59,692	Santa Clara County - Pre-existing Debt
\$12,114,000	Conventional Loan	\$6,327,000	Conventional Loan
Permanent Sources			
Phase I		Phase II	
Amount	Source	Amount	Source
\$16,125,450	San Jose - New Debt	\$5,750,250	San Jose - New Debt
\$12,081,598	Tax Credits	\$7,213,237	Tax Credits
\$1,825,974	San Jose - Pre-existing Debt	\$1,217,316	San Jose - Pre-existing Debt
\$728,000	Santa Clara County - MHSA	\$416,000	Santa Clara County - MHSA
\$670,000	FHLB-AHP	\$340,000	FHLB-AHP
\$350,714	HUD-McKinney		
\$89,538	Santa Clara County - Pre-existing Debt	\$59,692	Santa Clara County - Pre-existing Debt
\$1,947,000	Conventional Loan	\$863,000	Conventional Loan
\$774,900	Santa Clara County – MHSA Operating Subsidy	\$428,000	Santa Clara County – MHSA Operating Subsidy