

*Dedicated to the Health
Of the Whole Community*



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D.2: Development Description

Project: Bella Terra Senior Apartments
Sponsor: EAH, Inc.
Location: 235 E. Dunne Avenue, Morgan Hill, CA

BELLA TERRA
SENIOR APARTMENTS



Project Summary

Bella Terra Senior Apartments is a new construction, 100% affordable, green rental housing development for very low income seniors, ideally located just steps away from the Morgan Hill Community Center, in Morgan Hill's Downtown Redevelopment Plan Area. The project includes forty (40) well-designed, energy-efficient apartments in a 3-story, elevator-serviced building. The project is located on a 1-acre (net) site at 235 E. Dunne Avenue in Morgan Hill, and is targeted to senior households between 30% to 50% area median income. Five (5) of the units will be set-aside for MHSAs households 55 years or older, with services to be provided by Santa Clara County. All units with the exception of the two-bedroom Manager's unit are one-bedroom, one-bath apartments.

Bella Terra Senior Apartments will feature the incorporation of a landscaped public open space easement that will provide a beautiful and convenient, tree-lined pedestrian and bicycle connection path to downtown Morgan Hill. The residents will have easy access to public transportation, including the train station, and other essential amenities for an exceptional quality of life. On site amenities include a large, high-ceiling community space with full kitchen, indoor bicycle storage, central laundry facilities, outdoor recreation area with primarily native or very low-water use landscaping, a designated tenant garden area, solar photovoltaic and hot water pre-heating, and many other green features. The project also provides 48 parking spaces at grade.

Housing and Service Goals and Tenants to be Served

The goal of this housing project will be to house 39 very low income senior households, including 5 mentally ill seniors who are homeless or at risk of homelessness, in emotional distress, or other disorders identified by Santa Clara County Mental Health Department (MHD). The 5 MHSA-funded units will float and be distributed throughout the building, with the objective of permitting their tenants to remain in this permanent housing while accessing services necessary and appropriate to their needs. Case managers provided by MHD or their designee will work with the individuals to enhance their ability to live independently, obtain employment where possible, improve their financial situation, participate in support groups and social activities, and obtain other support as needed. Resource coordination provided by EAH will also assist all residents with participating in social activities and accessing supporting services.

Type of Housing

Bella Terra Senior Apartments is a permanent, affordable rental housing development for senior households age 55 and older, at or below 50% of area median income, with 39 one-bedroom apartments available for rent.

Primary Service Provider

MHD, working in conjunction with its partner service provider agencies, will be responsible for pre-qualifying potentially suitable tenants and for ensuring that supportive services are provided to residents of MHSA-funded units. To facilitate a coordinated service delivery approach, MHD staff, acting as Housing Support Liaison, will meet with representatives from individual service providers involved and coordinate services that will be delivered on site to specific residents. The Liaison will also facilitate meetings with Case Managers and others as needed to ensure appropriate service delivery, and will serve as the single point of contact for communicating between service providers and EAH property management staff.

Development Partners

EAH, Inc. is the sponsor of Bella Terra Senior Apartments. An affiliate of EAH will be the managing General Partner of the final tax credit ownership entity Bella Terra EAH, L.P. Established in 1968, EAH has decades of experience developing, managing, and advocating for affordable housing, and is currently serving over 20,000 residents in 45 municipalities and 17 counties in California and Hawaii. EAH has successfully developed 77 properties and 6,400 units, with an aggregate value over \$1 billion.

EAH, Inc. will also manage the completed property. EAH currently manages a portfolio of 91 properties and over 9,200 units. The part-time on-site Resource Coordinator will coordinate wide-ranging services for all residents at the development, and will coordinate with MHSA service providers as appropriate.

Development Financing

The table below shows the current construction and permanent financing plan:

Construction Sources	
Amount	Source
\$ 3,182,857	Morgan Hill Redevelopment Agency (executed)
\$ 370,846	Santa Clara County CDBG Funds (approved)
\$ 390,000	Federal Home Loan Bank – Affordable Housing Program (applied, pending)
\$ 562,435	Mental Health Services Act (applying)
\$ 100	GP Equity
\$ 6,539,115	Construction Loan
\$ 1,040,136	Initial Limited Partner Equity
\$12,085,490	Total Construction Sources

Permanent Sources	
Amount	Source
\$ 3,182,857	Morgan Hill Redevelopment Agency (executed)
\$ 370,846	Santa Clara County CDBG Funds (approved)
\$ 390,000	Federal Home Loan Bank – Affordable Housing Program (applied, pending)
\$ 562,435	Mental Health Services Act (applying)
\$ 100	GP Equity
\$ 100,000	Deferred Developer Fee
\$ 1,242,477	Permanent Loan
\$ 6,934,143	Limited Partner Equity
\$12,782,858	Total Construction Sources