

County of Santa Clara  
Office of the County Executive  
Office of Supportive Housing



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118494

**DATE:** December 5, 2023  
**TO:** Board of Supervisors  
**FROM:** Consuelo Hernandez, Director, Office of Supportive Housing  
**SUBJECT:** Supportive Housing Development Update

**RECOMMENDED ACTION**

Receive report relating to the implementation of the 2016 Affordable Housing Bond. (Office of Supportive Housing)

**FISCAL IMPLICATIONS**

There are no fiscal implications associated with this report; however, as part of its agenda on December 5, 2023, however, the Board will consider financial support for six supportive and affordable housing developments in an amount not to exceed \$47,400,000. A summary of each housing development is included as Attachment A. The County's commitment would be funded from three different funding sources available for supportive and affordable housing, including \$36,100,000 in 2016 Measure A Affordable Housing Bond (Housing Bond) funds, \$7,300,000 in No Place Like Home (NPLH) funds, and \$4,000,000 in Affordable Housing Funds for the Intellectually and/or Developmentally Disabled (I/DD). However, the County may use a different combination of funds or other funding sources if doing so would be advantageous for the County or the developments. Table 1 summarizes the previous and proposed Funding Commitments, including Rounds 1-12 and off-cycle projects, County Acquisitions, and the proposed Round 13 projects.

**Table 1: Previous & Proposed Funding Commitments by Funding Source**

<b>Program Category</b>	<b>Housing Bond Funds</b>	<b>NPLH Funds</b>	<b>I/DD Funds</b>	<b>Total Commitments</b>
Homeownership Programs	\$21,000,000	\$ -	\$ -	\$21,000,000
Homeownership Production	\$18,000,000	\$ -	\$ -	\$18,000,000
Mixed Income Housing	\$26,000,000	\$ -	\$ -	\$26,000,000
<i>Subtotal</i>	<i>\$65,000,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$65,000,000</i>
Supportive Housing Fund (Acquisition Loans)	\$11,900,000	\$ -	\$ -	\$11,900,000
Supportive Housing Development Program—Rounds 1 through 12, off-cycle projects and County Led Developments	\$647,835,399	\$89,700,000	\$29,000,000	\$766,535,399
Previously Approved County Acquisitions	\$96,724,369	\$ -	\$ -	\$96,724,369
<i>Proposed: Supportive Housing Development Program—Round 13 Projects</i>	<i>\$36,100,000</i>	<i>\$7,300,000</i>	<i>4,000,000</i>	<i>\$47,400,000</i>
<i>Subtotal</i>	<i>\$792,559,768</i>	<i>\$97,000,000</i>	<i>\$33,000,000</i>	<i>\$922,559,768</i>
<b>Totals</b>	<b>\$857,559,768</b>	<b>\$97,000,000</b>	<b>\$33,000,000</b>	<b>\$987,559,768</b>

On November 16, 2021 (Item No. 55), the Board approved allocating \$19,500,000 in Housing Bond funds toward a potential development at the County-owned East Santa Clara Street site, \$13,000,000 of which was set aside for a potential new mixed income or homeownership project. This \$13,000,000 commitment was previously attributed towards the “Mixed Income Housing” category, the funds have been reallocated, however, to the “Homeownership Production” category to better reflect the proposed project.

Attachment B summarizes the current Housing Bond expenditures and projected expenditures through June 30, 2025.

**REASONS FOR RECOMMENDATION**

This is the Administration’s 23rd Housing Bond implementation report, providing the Board with an update on County efforts to: 1) increase homeownership opportunities for lower-income households; and 2) increase the supply of multifamily rental affordable and supportive housing. The structure of this report has been modified from prior reports to better align with the Housing Bond Oversight Committee’s (the Committee) new quarterly reports. The Office of Supportive Housing (OSH) has been working closely with a subcommittee comprised of members of the full Committee to address concerns about delays in receiving information and progress shared with the Board. This implementation report is divided into

four sections: 1) Proposed Round 13 Developments; 2) Progress Towards Housing Bond Goals; 3) Observations and Assessments; and 4) Housing Bond Sources and Uses.

***Proposed Round 13 Developments***

As part of its agenda on December 5, 2023, the Board will consider allocating up to \$47,400,000 to support six entitled multifamily rental developments. If approved, this would result in 716 new apartments. Based on the size and/or types of units, these apartments could be occupied by up to 2,762 people. Table 2 summarizes the developments recommended for funding and shows all units that will be added to Santa Clara County’s rental housing inventory, especially supportive housing, Very Low Income (VLI) and Extremely Low Income (ELI) units.

**Table 2: Recommended Developments**

<b>Development</b>	<b>Total Units</b>	<b>Mgr. Units</b>	<b>MI<sup>1</sup> Units</b>	<b>LI Units</b>	<b>VLI Units</b>	<b>ELI Units</b>	<b>RRH Units</b>	<b>PSH Units</b>	<b>Proposed County Funds</b>
525 N. Capitol Avenue	160	2	-	62	-	46	-	40	\$8,000,000
Terra Bella	108	2	-	39	13	27	27	-	\$10,500,000
3001 El Camino Real	129	2	-	-	65	30	32	-	\$13,000,000
96 El Camino Real	79	1	-	38	16	-	12	12	\$7,900,000
Santa Teresa Multifamily	49	1	-	-	24	-	24	-	\$4,000,000
Kooser Apartments	191	2	-	79	60	-	20	30	\$4,000,000
<b>Total Units</b>	<b>716</b>	<b>10</b>	<b>-</b>	<b>218</b>	<b>178</b>	<b>103</b>	<b>115</b>	<b>82</b>	<b>\$47,400,000</b>

The following is a breakdown of the unit mix and target population:

- 82 apartments will be for permanent supportive housing (PSH) to help individuals and families with special needs obtain and maintain permanent supportive housing;
- 115 apartments will be for rapid rehousing (RRH) to assist homeless working families and individuals regain permanent housing;
- 103 apartments will be affordable to Extremely Low Income (ELI), those earning 30% or less of area median income (AMI);
- 178 apartments will be affordable to very low-income (VLI) households, those earning 50% or less of AMI;

<sup>1</sup> Moderate Income.

- 218 apartments will be affordable to low-income (LI) households, those earning 60% or less of AMI; and
- 10 apartments will be for resident managers.

Descriptions of the proposed developments follow. More information about the developments can be found in the two-page project summaries included as Attachment A or in the project-specific legislative files on the December 5, 2023 agenda.

**525 North Capitol Avenue, San José:** 525 North Capitol is a new 160-unit affordable housing development in the City of San José. If approved, the County’s investment of up to \$8,000,000 would contribute towards 40 PSH units to help homeless individuals and families with special needs, 10 units for individuals with intellectual and/or developmental disabilities and their families, 46 units for households earning up to 30% of AMI, 62 units for households earning up to 60% of AMI, and two manager’s units. The project is requesting 30 Section 8 Project Based Vouchers (PBVs) from the Santa Clara County Housing Authority (SCCHA). The developer, Community Development Partners, will apply to the California Debt Limit Allocation Committee (CDLAC) for Tax Credits and anticipates generating approximately \$52,125,217 in Low-Income Housing Tax Credit (LIHTC) equity. The developer, Community Development Partners, has secured \$4,000,000 in funds from the California Department of Housing and Community Development (HCD) Infill Infrastructure Grant (IIG) Program and \$26,500,000 from the City of San José.

**1020 Terra Bella Avenue, Mountain View:** 1020 Terra Bella is a new 106-unit affordable housing development in the City of Mountain View. If approved, the County’s investment of up to \$10,500,000 would contribute towards 27 RRH units for homeless individuals and families with special needs, 27 units for households earning up to 30% of AMI, 13 units for households earning up to 50% of AMI, and 39 units for households earning up to 60% of AMI, plus two manager’s units. The project is requesting 27 PBVs from SCCHA. The developer, Alta Housing, will apply to the California Tax Credit Allocation Committee (CTCAC) for Tax Credits and anticipates generating approximately \$45,643,725 in LIHTC equity. Alta will be requesting \$17,873,652 from HCD’s Multifamily Housing Program funds and \$7,578,102 in IIG funds. Alta has secured \$13,500,000 in funds from the City of Mountain View.

**El Camino Real Affordable Housing Development, Palo Alto:** The 3001 El Camino Real Affordable Housing Development is a new 129-unit affordable housing development in the City of Palo Alto. If approved, the County’s investment of up to \$13,000,000 would contribute towards 32 RRH units to help homeless individuals and families with special needs, 30 units for households earning up to 30% of AMI, 65 units for households earning up to 50% of AMI, and two manager’s units. The project is requesting 42 PBVs from SCCHA. The developer, Charities Housing Development Corporation of Santa Clara County (Charities Housing), will apply to CDLAC for Tax Credits and anticipates generating approximately \$52,954,672 in LIHTC equity. Charities is requesting \$24,485,826 from HCD’s Affordable Housing and Sustainable Communities Program and \$5,000,000 from the City of Palo Alto.

**96 West El Camino Real, Mountain View:** 96 West El Camino Real Family Apartments is a new 79-unit affordable housing development in the City of Mountain View. If approved, the County's investment of up to \$7,900,000 would contribute towards 12 PSH units to help homeless individuals and families with special needs obtain and maintain permanent housing, 12 RRH units to help homeless individuals and families with special needs, 16 units for households earning up to 50% of AMI, and 38 units for households earning up to 60% AMI, plus two manager's units. The project is requesting 17 PBVs from SCCHA. The developer, Danco Communities, will apply to CDLAC for Tax Credits and anticipates generating approximately \$31,474,050 in LIHTC equity. Danco has secured \$7,900,000 in funds from the City of Mountain View.

**Santa Teresa Multifamily, San José:** Santa Teresa Multifamily Affordable Housing Development is a new 49-unit affordable housing development in the City of San José. If approved, the County's investment of up to \$4,000,000 would contribute towards 24 RRH units for homeless individuals and families with special needs and 24 units for households earning up to 50% of AMI. The project is requesting 21 PBVs from SCCHA. The developer, Charities Housing, will apply to CTCAC for Tax Credits and anticipates generating approximately \$23,500,000 in LIHTC equity. Charities is requesting a funding commitment of \$4,256,076 from the City of San José and \$3,000,000 from the Housing Trust Silicon Valley (HTSV) Apple Affordable Housing Fund.

**Kooser Apartments, San José:** Kooser Apartments is a new 191-unit affordable housing development in the City of San José. If approved, the County's investment of up to \$4,000,000 would contribute towards 30 PSH units to help homeless individuals and families with special needs obtain and maintain permanent housing, 20 RRH units to help homeless individuals and families with special needs, 65 units for households earning up to 50% of AMI, 74 units for households earning up to 60% of AMI, and two manager's units. The project is requesting 30 PBVs from SCCHA. The developer, Affirmed Housing (Affirmed), will apply to CDLAC for Tax Credits and anticipates generating \$53,486,950 in LIHTC equity. Affirmed has secured \$19,551,066 in funds from the City of San José.

### *Underwriting and Financial Feasibility*

The County's underwriting and financial feasibility analysis is completed at three stages during each project's development phase: 1) at the time an application is submitted to the County for funding; 2) at construction finance closing; and 3) after the construction is complete and the project converts to permanent financing. Each developer is required to provide a pro forma and financial plan when they apply for housing development funds from the County. The financing plan explains in detail the pro forma and assumptions that the developer is using to develop their projections.

During the initial review, OSH prepares a preliminary analysis to: 1) confirm the funding gap; 2) determine the maximum subsidy for the project; and 3) analyze the developer's financial projections and funding sources. Each project is underwritten to the Board-approved underwriting standards that include but are not limited to loan terms, developer fee caps, payment of prevailing wages, replacement and operating reserve amounts, operating

budget minimums, and cash flow distributions. OSH staff also consults with staff from cities that may have also received a funding request from the developer.

The second review is completed once the developer has secured all financing for the project. At this stage, the construction lender, senior lender, and other soft lenders underwrite the development based on the collective requirements of each funding source. If there are inconsistent policies or assumptions have changed, OSH negotiates the County's position to ensure the number of supportive housing units does not change, that costs remain reasonable, that the development remains affordable for at least 55 years, and, to the extent possible, that the County's investment is repaid.

The final and third review is completed post construction to certify that all costs were appropriate, and a final cost certificate is prepared. OSH reviews the final cost certificate and cost savings are used to pay back a portion of the County's loan.

### *Financial Summaries*

At the May 9, 2017 Board of Supervisors meeting (Item No. 13), the Administration provided Attachments H and I to show that the proposed developments' costs are reasonable and that the development would significantly leverage non-County funding sources.

Attachment H provides the development cost and funding sources, milestones, affordability levels, and unit mix. The estimated total development cost for the proposed multifamily rental projects is \$104,660,207. The County's contribution to the projects would be a maximum of \$5,378,298, or 5% of the total development cost.

Attachment I compares costs between developments, cost per unit, and cost per bedroom. The attachment also includes the same information for the seven developments in Santa Clara County without Housing Bond funds. Some of the data in the attachments are subject to change (e.g., total local funding for each development).

While not included in the development financing, a critical component toward ensuring the financial feasibility for developments with PSH units is the operating subsidy provided through the Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) or Section 8 PBVs. Attachment J estimates the 20-year operating subsidy that is provided by these PBVs to the 50 previously approved Housing Bond-funded developments, and seven developments without Housing Bond funds. The seven developments funded prior to Housing Bond funds have a significant number of supportive housing units (e.g., Second Street Studios).

While the County, cities, and affordable housing developers press to quickly construct new affordable apartments, we are challenged to balance development opportunities with the obligation to judiciously use public funds. On the one hand, we know the impact that housing or the lack of housing can have on individuals, families, communities, and safety-net systems. On the other hand, development costs can vary significantly between projects, vary by construction type, vary based on location, fluctuate based on market conditions, and can be hard to predict.

### *Loan Terms*

In general, loans issued for new construction will be structured as 3% simple interest residual receipt loans, subject to final underwriting, and will be consistent with the updated Supportive Housing Development Program Guidelines approved by the Board on November 16, 2021 (Item No. 22).

### *Timing and Supportive Services*

The Board's commitment of capital funds would be paired with a tacit commitment to provide supportive services. Depending on the target population for each development, the County would have to increase and/or redirect existing funding to ensure an adequate level of supportive services would be provided for supportive housing residents. When the services are fully implemented, it is expected that 15 to 20% of the funding would come from Short-Doyle Medi-Cal for specialty mental health services.

Generally, supportive services are fully funded six to eight months prior to the start of project occupancy, depending on the number of supportive housing units in the development, giving the provider sufficient time to work with property managers and developers to locate clients and help clients compile and complete the necessary eligibility documentation and applications. Based on the implementation schedule and occupancy dates for each project, recommendations relating to the supportive services would be included in the County Executive's Recommended Budget for respective fiscal years.

### *Housing Bond Sources and Uses*

To date, of the \$950 million in total Housing Bond funds, the Board has committed \$857,559,768 and has approved priorities for the remaining funds. If the Board approves the six recommended developments, \$32,440,232 would remain to support priority projects and programs for Multifamily Rental Affordable and Supportive Housing. Table 3 summarizes the sources and uses, unit goals, and progress towards goals by program category for all Housing Bond funded programs. The Board approved unit goals for two homeownership programs and for mixed income housing totaling 550 units to supplement the larger Multifamily Rental Affordable and Supportive Housing Goal of 4,800 units, originally approved by the Board in 2017—collectively the "Housing Bond Goals."

**Table 3: Housing Bond Sources and Uses**

<b>Program Category</b>	<b>Unit Goals</b>	<b>Approved “Goal” Units</b>	<b>Programmed Funds</b>	<b>Committed Funds</b>	<b>Remaining Funds</b>
Homeownership Programs	150	52	\$21,000,000	\$21,000,000	\$ -
Homeownership Production	100	18	\$21,000,000	\$18,000,000	\$3,000,000
Mixed Income Housing	300	190	\$83,000,000	\$26,000,000	\$57,000,000
<b>Subtotal</b>	<b>550</b>	<b>260</b>	<b>\$125,000,000</b>	<b>\$65,000,000</b>	<b>\$60,000,000</b>
Supportive Housing Fund				\$11,900,000	\$ -
Previously Approved County Acquisitions	PSH:1,800 RRH:1,600 ELI:800	PSH:1,812 RRH:645 ELI:972	\$825,000,000	\$96,724,369	\$ -
Rounds 1–11 (includes Off-Cycle and County-Led)	VLI:600 Total:4,800	VLI:1,320 Total:4,749		\$647,835,399	\$32,440,232
Round 13				\$36,100,000	\$ -
<b>Subtotal</b>	<b>4,800</b>	<b>4,749</b>	<b>\$825,000,000</b>	<b>\$792,559,768</b>	<b>\$32,440,232</b>
<b>Totals</b>	<b>5,350</b>	<b>5,009</b>	<b>\$950,000,000</b>	<b>\$857,559,768</b>	<b>\$92,440,232</b>

***Status and Progress Towards Housing Bond Goals***

***Homeownership Programs (\$21,000,000)***

Through various actions the Board approved two strategies that would increase funding available for first-time homebuyers earning up to 120% of AMI. The primary goal of these homebuyer programs is to provide opportunities for lower income households to build wealth through homeownership. A total of \$21,000,000 in Housing Bond funds has been programmed towards homeownership programs.

- Empower Homebuyers SCC (\$20,000,000)

On June 19, 2018 (Item No. 15), the Board approved program guidelines for the countywide first-time homebuyer assistance program and approved using up to \$25,000,000 for the program, which came to be known as Empower Homebuyers SCC (Empower Homebuyers). The Board concurrently approved an agreement with HTSV to administer Empower Homebuyers, which officially launched on November 20, 2018. As of October 30, 2023, HTSV had received 6,729 intake applications and 61 households had purchased a home. Currently, three households are pre-approved and actively shopping for a home. The County



has transferred 52 of these loans from HTSV (Attachment I). HTSV has issued \$8,332,826 in program loans, which is an average of \$119,163 per assisted homebuyer. Of the loans issued to date, four have been repaid, totaling \$423,070, which includes equity share payments to the County totaling \$53,440. On June 27, 2023 (Item No. 89), the Board approved a new agreement with HTSV to continue the program for another three years.

- Below Market Rate Partnership Program (\$1,000,000)

On June 27, 2023, the Board approved the program guidelines for a new Below Market Rate Partnership Program. Deferred mortgage loans of approximately \$100,000 of Housing Bond funds per household will help lower-income homebuyers afford homes that would otherwise need to be sold to households with higher incomes. The County is leveraging \$5,000,000 in grant funds awarded through the State of California 2021 CalHome Program.

Table 3a provides a summary of the approved goals, progress towards the goals, and the percentage of the goals met to date. Attachment C provides a status for each of these projects.

**Table 3a: Homeownership Programs Goals and Progress**

Homeownership Program	Homes Purchased Goal	Total Homes Purchased	% of Goal Met
Empower Homebuyers SCC	140	61	44%
BMR Partnership Program	10	0	0%
<b>Total Units</b>	<b>150</b>	<b>61</b>	<b>41%</b>

*Affordable Homeownership Production (\$21,000,000)*

The Board through various actions has approved two homeownership developments, for a total of 18 affordable homes. The two developments are in various stages of development and the County has exhausted the available budget for projects in this category. Table 3b provides a summary of the approved goals, progress towards the goals, and the percentage of the goals met to date. Attachment D provides a status for each of these projects. This category is expected to also include the potential homeownership development at the County’s East Santa Clara Street site and the potential Branham Station development included in the County’s Memorandum of Understanding with the Santa Clara Valley Transportation Authority for the development of four potential Transit-Oriented Development sites.

**Table 3b: Homeownership Production Goals and Progress**

Development	Unit Goals	Approved Units	% of Goal Met
4th and Reed Homes	100	4	18%
231 Grant Avenue		14	
<b>Total Units</b>	<b>100</b>	<b>18</b>	<b>18%</b>

*Mixed Income Housing (\$83,000,000)*

On August 13, 2019 (Item No. 92), the Board approved Version 5 of the Supportive Housing Development Program Guidelines. The changes included an invitation for proposals from developers for innovative mixed-income housing developments that create opportunities for individuals and families in a broad range of income levels, from persons with disabling conditions to those earning up to 120% of AMI. The Board has since approved two mixed-income housing developments leaving a remaining balance of \$57,000,000 to allocate to eligible projects. The Administration has recommended that funding be prioritized for several County-owned sites. Table 3c provides a summary of the approved goals, progress towards the goals, and the percentage of the goals met to date. Attachment E provides a status for each of these projects.

**Table 3c: Mixed Income Rental Housing Goals and Progress**

<b>Development</b>	<b>Unit Goals</b>	<b>Approved Units</b>	<b>% of Goal Met</b>
Gateway Tower	300	80	63%
231 Grant Avenue		110	
<b>Total Units</b>	<b>300</b>	<b>190</b>	<b>63%</b>

*Multifamily Rental Affordable and Supportive Housing (\$825,000,000)*

Given that the County’s primary role is to help finance affordable housing development, the pace of funding allocations is meeting the Board-approved target to **finance** or **complete** 4,800 housing units over a 10-year period (February 7, 2017, Item No. 21). The Board further affirmed and clearly defined the measures of success for the Housing Bond on May 25, 2021 (Item No. 35).

Through various actions, the Board approved funding to support 43 new construction developments and seven acquisition and/or rehabilitation developments.<sup>2</sup> At this time, 20 developments are in operation; 15 developments are under construction; three developments have recently secured all financing and will start construction in the next three months; 11 developments have secured their entitlements and are in the process of securing tax-exempt bonds, tax credits, and other financing; and one is working on securing entitlements.

Table 4a summarizes the approved Housing Bond projects by project status. Appended to this report as Attachment F is a detailed status of each project and the projected lease-up date. Administration is actively working with the development community to apply for every funding opportunity to accelerate the pace of progress including pursuing funding through the State of California programs and tax credits.

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<sup>2</sup> Administration previously included 231 Grant Avenue as the 51st development. However, projects in the “Mixed Income” category are now counted separately within their own category.

**Table 4a: Status of Previously Approved Projects**

<b>Project Status</b>	<b>No. of Projects</b>	<b>Committed Housing Bond Funds</b>	<b>No. of Units</b>	<b>No. of People</b>	<b>No. of “Goal” Units</b>	<b>No. of “Goal” People</b>
In Operation	20	\$255,239,435	2,013	4,160	1,796	3,480
Under Construction	15	\$202,313,215	1,406	4,766	1,194	4,372
Secured All Financial Commitments	3	\$26,600,000	351	1,336	286	1,049
Waiting for Tax Credit Allocation	2	\$25,300,000	223	754	181	587
Applying for Soft Financing	9	\$126,716,082	1,107	3,711	814	2,815
Waiting for Entitlements	1	\$4,366,667	TBD	TBD	TBD	TBD
<b>Total</b>	<b>50</b>	<b>\$640,535,399</b>	<b>5,100</b>	<b>14,727</b>	<b>4,271</b>	<b>12,302</b>

If the Board approves the six proposed projects, it will have approved 5,816 new units, including 4,749 units that count towards the 4,800 Multifamily Rental Affordable and Supportive Housing Unit goal, as summarized in Table 4b.

**Table 4b: Multifamily Rental Affordable and Supportive Housing Goals and Progress**

<b>Goal</b>	<b>Previously Approved</b>	<b>Proposed Units</b>	<b>Total Units</b>	<b>Unit Goals</b>	<b>% of Goal Met</b>
PSH to Assist Persons with Disabling Conditions and their Families	1,730	87	1,812	1,800	101%
RRH to Assist Homeless Working Families and Individuals Regain Permanent Housing	530	115	645	1,600	40%
Housing Affordable to ELI Individuals and Families	869	103	972	800	122%
Housing Affordable to VLI Individuals and Families	1,142	178	1,320	600	220%
<b>Total</b>	<b>4,271</b>	<b>478</b>	<b>4,749</b>	<b>4,800</b>	<b>99%</b>

While the 50 developments account for a total of 5,170 units, not all of the units count towards the specific Housing Bond goals. Table 4b provides a summary of the housing bond goals and progress. The Administration expects that the 4,800 goal will be met in aggregate,

but there are two objectives that are not expected to be fully achieved: 1) the rapid rehousing goal, and 2) the geographic distribution of new multifamily rental housing.

First, the County is behind in meeting the goal of building 1,600 RRH units by 955 units. The Administration has been working with the development community to better understand the program and add additional RRH units. If all expected developments are built and the estimated number of RRH units does not change, the County would meet approximately 61% of the Housing Bond goal for rapid rehousing.

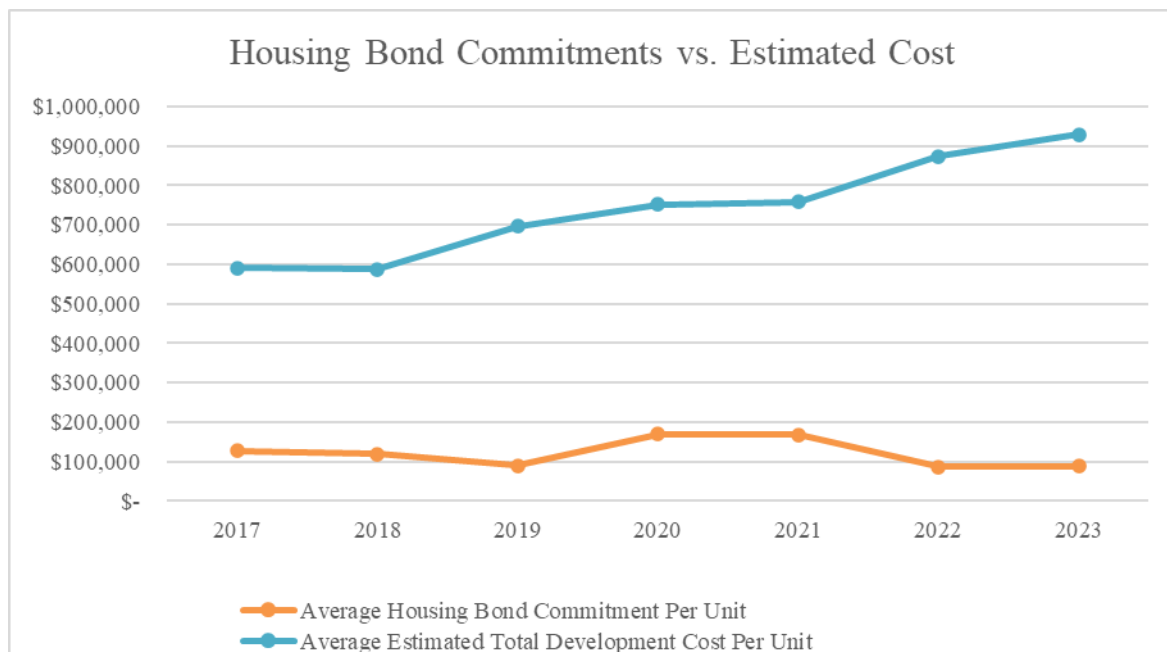
Second, an ancillary implementation goal has been the County’s establishment of at least one Housing Bond-funded development in each of the 15 incorporated cities in the county. To date, the County has funded a development in 10 of the 15 cities and has one pipeline project in the City of Campbell through a partnership with VTA, bringing the total number of cities to 11. The remaining cities include the Town of Los Altos Hills, Monte Sereno, the Town of Los Gatos, and Saratoga. Currently, Administration is engaged in conversations with the development community about possible developments in Los Gatos and Saratoga.

**Observations and Assessments**

*Project Financing Trends Over Time*

Since the implementation of the Housing Bond, the total development cost to produce new affordable and supportive housing units has steadily increased. This increase is primarily due to rising interest rates and labor and material costs. Despite this challenge, the County has managed to keep its contribution relatively constant. As a result, increasing pressure is being placed on our local affordable housing developers to leverage other local and State funds at an increasing rate. Chart 1 shows the County’s average commitments of Housing Bond and other funds for projects approved under the County’s Notice of Funding Availability (NOFA) compared to the projects’ average total development costs by year. The commitments and total development costs are compared at the time of project approval by the Board.

**Chart 1: Housing Bond Commitments vs. Estimated Cost**



*Project Delivery Trends Over Time*

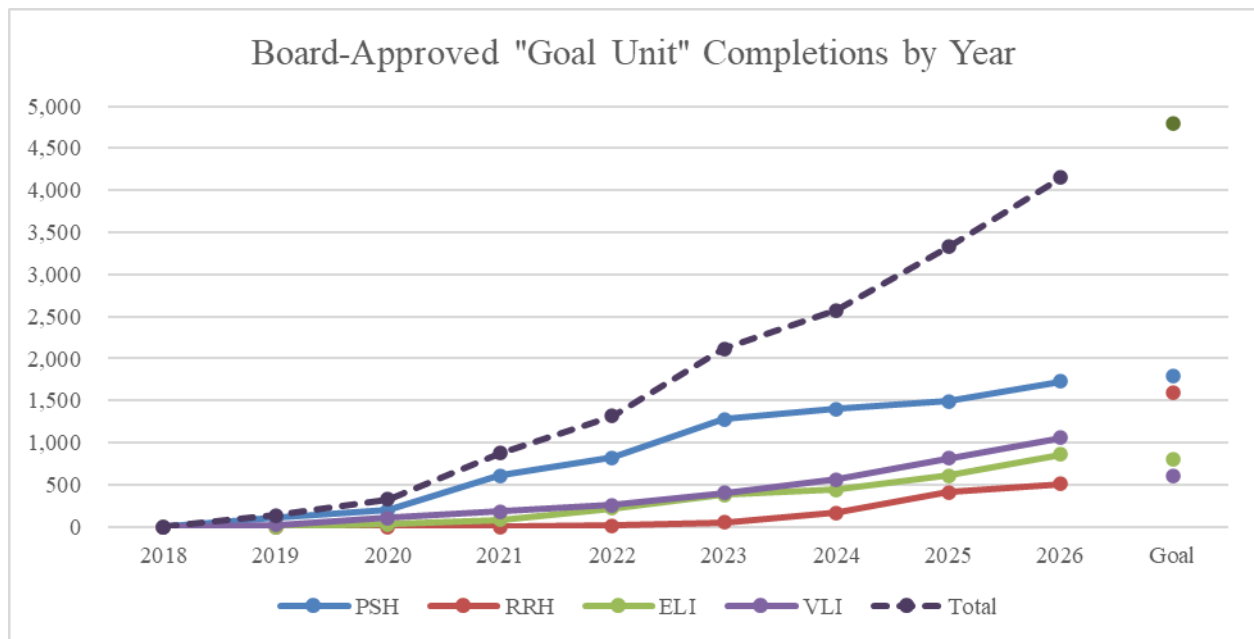
The County continues to make progress towards the “goal units” in the Multifamily Rental Affordable and Supportive Housing project category. A few Housing Bond-funded projects initially started operations in 2019, with a steady and consistent increase in completed projects and units in operations, which is projected to continue through 2025. Table 5 summarizes the actual and projected completions for the “goal units.”

**Table 5: Total Actual and Projected Completion of Housing Bond “Goal Units”**

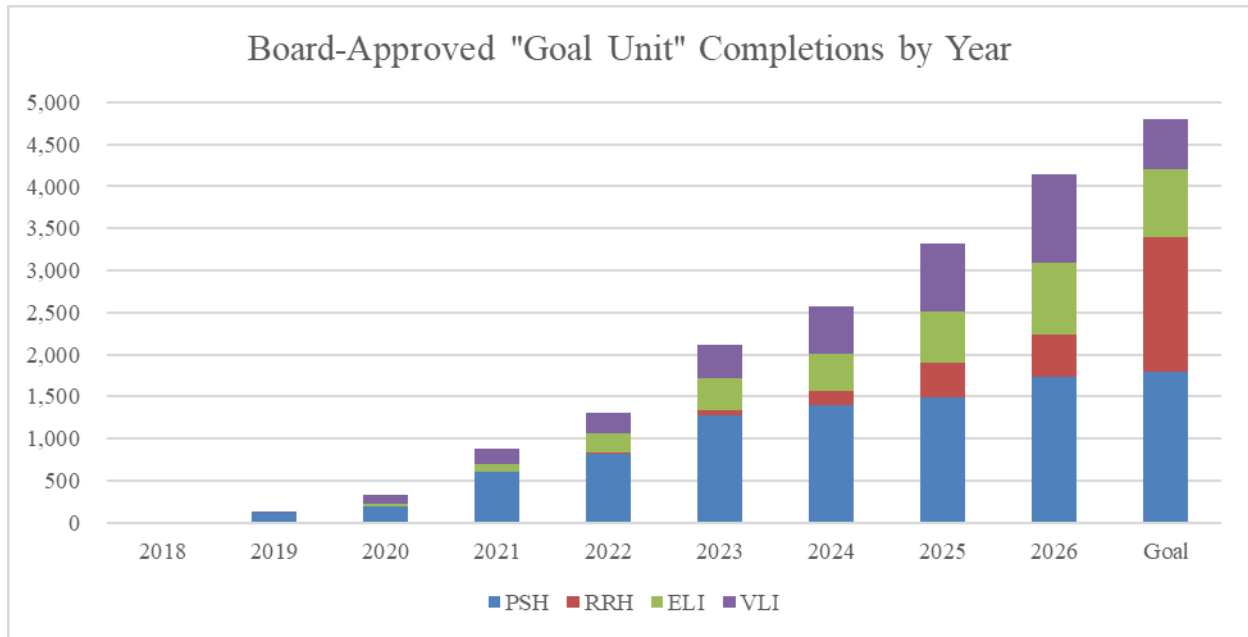
Unit Type	Goal	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
PSH	1,800	109	87	414	215	456	119	95	235	-	1,730
RRH	1,600	-	-	-	14	41	109	249	93	24	530
ELI	800	-	26	57	136	160	65	161	253	11	869
VLI	600	23	83	79	70	150	158	250	244	85	1,142
<b>Total</b>	<b>4,800</b>	<b>132</b>	<b>196</b>	<b>550</b>	<b>435</b>	<b>807</b>	<b>451</b>	<b>755</b>	<b>825</b>	<b>120</b>	<b>4,271</b>

Chart 2 and Chart 3 depict the actual or projected number of “goal units” completed by year for projects that have received Board approval. As noted above, the Administration tracks the County’s projected future pipeline and is aware of the progress of other potential projects which may subsequently receive Board approval.

**Chart 2: Board-Approved “Goal Unit” Completions by Year (Line Graph)**



**Chart 3: Board-Approved “Goal Unit” Completions by Year (Bar Graph)**



The above charts indicate that the County is on track to meet the 4,800 Multifamily Rental Affordable and Supportive Housing Unit goal in aggregate, while highlighting the need for additional rapid rehousing units.

**CHILD IMPACT**

This action would create 716 new affordable apartments. A total of 202 of these apartments are expected to be set aside as PSH and RRH units; the new residents may include individuals and their family members. The remaining 514 units would be affordable and available to lower income households, including those with children.

**SENIOR IMPACT**

The recommended action would create 716 new affordable apartments. While the units would not be age restricted for seniors, the units would be affordable and available to up to low-income households, which could include seniors.

**SUSTAINABILITY IMPLICATIONS**

The proposed multifamily rental developments will increase permanent housing opportunities for some of Santa Clara County’s most vulnerable individuals and families.

**BACKGROUND**

On August 13, 2019 (Item No. 92), the Board approved updated guidelines for the County’s Supportive Housing Development Program. The guidelines establish criteria and priorities for multifamily rental housing development using County housing funds, the bulk of which are from the Housing Bond. On August 15, 2019, OSH issued a draft NOFA, enabling affordable housing developers to formally submit funding requests to the County. On September 6, 2019, OSH issued the formal NOFA. On January 5, 2021, OSH issued an updated NOFA to capture edits made to the Section 8 PBV section of the NOFA. On November 16, 2021 (Item No. 22), the Board approved a set of updates to the guidelines,

which added homeownership opportunities, and OSH subsequently issued an updated NOFA on December 7, 2021. The updated guidelines were designed to generate opportunities for lower income householders to build wealth through homeownership while increasing the housing stock in Santa Clara County.

Unlike traditional procurement processes that have narrow windows for submission, review and selection, the NOFA serves as a call for projects with rolling submission deadlines. The Administration intends to continue funding developments in cohorts, although individual developments may be brought forward as needed.

To implement the Housing Bond, the Board adopted Resolution BOS-2017-102 approving the issuance and sale of the first tranche of general obligation bonds on August 15, 2017 (Item No. 28). The bond sale for \$250,000,000 was completed on October 26, 2017. On May 4, 2021 (Item No. 61), the Board adopted Resolution BOS-2021-54 approving the issuance and sale of the second tranche of general obligation bonds. The bond sale for \$350,000,000 was completed on July 14, 2021.

### *No Place Like Home Funds*

NPLH program funds the development of permanent housing for people who need mental health services and are experiencing homelessness. In 2019, the State awarded the County \$20,478,901 in competitive funds and \$10,262,970 in non-competitive Round 1 NPLH funds as an Alternative Process County. To implement the NPLH funds, the Board approved the Supportive Housing Development Program Guidelines Version 4 on March 19, 2019 (Item No. 50) and authorized the Administration to issue an updated NOFA. The County has subsequently received three additional funding awards from the State. Subsequently, the State has awarded the County \$75,343,878 through three additional awards. In total, the County has been awarded \$106,085,749 to support 510 NPLH-funded units.

### **STEPS FOLLOWING APPROVAL**

Upon approval, the Clerk of the Board is requested to notify Consuelo Hernandez, Natalie Monk, and Stephan Jackson in the Office of Supportive Housing.

### **LINKS:**

- Linked From: 118248 : 118248
- Linked From: 114402 : 114402
- Linked From: 118343 : 118343
- Linked From: 118289 : 118289
- Linked From: 117721 : 117721
- Linked From: 117720 : 117720

## **ATTACHMENTS:**

- Attachment A: Staff Analysis (PDF)
- Attachment B: Expenditures (PDF)
- Attachment C: Homeownership Programs (PDF)
- Attachment D: Homeownership Production Projects (PDF)
- Attachment E: Mixed Income Projects(PDF)
- Attachment F: Affordable and Supportive Projects (PDF)
- Attachment G: County-Led and Partnerships (PDF)
- Attachment H: Summary (PDF)
- Attachment I: Cost Analysis (PDF)
- Attachment J: Operating Subsidy (PDF)
- Attachment K: Production Summary (PDF)
- Attachment L: Presentation (PDF)
- Public Comment (PDF)
- Public Comment No. 2 (PDF)



## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	525 N Capitol				
<b>Borrower:</b>	525 Capitol LP				
<b>Address:</b>	525 North Capitol Avenue, San José, CA 95133				
<b>Census Tract:</b>	5057.9	<b>Council District:</b>	5	<b>Supervisorial District:</b>	3
<b>Developer/Sponsor:</b>	Community Development Partners				
<b>Residential S.F.:</b>	121,000 sq. feet	<b>Commercial/Office S.F.:</b>	2,900 sq. feet		
<b>Construction Type:</b>	New construction building will be 4-levels of Type V over 1-level of Type I				

525 N Capitol



525 North Capitol Avenue, San José, CA

### **Project Summary:**

525 N Capitol is an affordable housing development consisting of 160 units (including two manager units) on a .97-acre site and is being developed by Community Development Partners. The proposed development consists of 158 affordable units, comprised of 60 studios, 64 one-bedrooms, 26 two-bedrooms, and 8 three-bedrooms. Of the proposed 158 units, 15 will be permanent supportive housing (PSH) units to help homeless individuals and families with special needs obtain and maintain permanent housing, 25 units for homeless veterans, 10 I/DD units for individuals with intellectual and/or developmental disabilities and their families, 46 units for households earning up to 30% Area Median Income (AMI), and 62 units for households earning up to 60% AMI. The development will consist of the construction of a five-story building with one story of above-grade podium parking and four stories of residential floors above. The building will include on-site resident services, a community serving space including a commercial kitchen and food pantry, a computer lab, a laundry room, and an outdoor courtyard with seating, gardening areas, and barbeque equipment.

### **Existing Conditions:**

The site is currently vacant with an existing concrete building slab from a previous development that was abandoned, and the proposed development includes the construction of a new five-story building.

### **Green Building Features:**

The development anticipates achieving a Green Point Rating of Gold and will optimize the roof space to generate renewable energy with a photovoltaic system and will provide 84 spaces of bicycle parking.

### **Land Use & Environmental Review:**

The site has a General Plan Land Use designation of Neighborhood/Community Commercial and a zoning designation of Commercial Pedestrian, Planned Development Zoning District. On September 1, 2023, the City of San José (City) determined that the project qualified for ministerial review pursuant to Senate Bill 35, as codified in Government Code Section 65913.4. Because the project satisfies the objective standards set out in Section 65913.4, it is subject to ministerial approval and therefore exempt from California Environmental Quality Act

## HOUSING DEVELOPMENT PROJECT REVIEW

(CEQA) review under Public Resources Code Section 21080(b)(1) and CEQA Guidelines Section 15369. Applying the appropriate ministerial standards, the City approved the project in accordance with CEQA. Accordingly, the Administration has determined that no further CEQA review is required.

### **Project-Based Vouchers (PBVs):**

Community Development Partners will be requesting a reservation of 40 Project-Based Vouchers from the Santa Clara County Housing Authority and they have received 25 HUD-VASH vouchers.

### **Services:**

Community Development Partners will partner with non-profit organization EngAGE to deliver on-site resident services to the 158 restricted units. Housing Choices will be responsible for providing services for the 10 I/DD units; PATH will provide case management and specialized services for the 15 PSH units; and the Department of Veterans Affairs Palo Alto Health Care system will provide services to the 25 HUD-VASH units.

### **Project Schedule:**

Milestone	Date of Completion
1. Site Control	December 2021
2. Community Engagement (continuous and ongoing)	August 2023
3. Land Use Approval	September 2023
4. Submit 4% Tax Credit Application	February 2024
5. Receive reservation of tax credit award	May 2024
6. Construction finance closing	November 2024
7. Begin Construction	November 2024
8. Start of Lease-Up Activities	May 2026
<b>9. Complete Construction</b>	<b>November 2026</b>
10. 100% Occupancy	May 2027
11. Permanent Loan Conversion	July 2027

### **Project Financing:**

<b><u>Permanent Sources of Funds</u></b>	
Federal Tax Credit Equity	\$52,125,217
Permanent Loan	\$23,493,262
County-I/DD	\$4,000,000
County-2016 Measure A AHB	\$4,000,000
City of San José	\$26,500,000
HCD-IIG	\$4,000,000
Def. Dev. Fee/GP Equity	\$10,889,101
<b>Total Perm. Sources of Funds</b>	<b>\$121,507,580</b>

<b><u>Uses of Funds</u></b>	
Acquisition	\$6,708,229
New Construction	\$75,625,058
Construction Contingency	\$3,756,253
Soft Costs	\$8,650,000
Financing Costs	\$8,376,345
Other Costs	\$550,000
Soft Costs Contingency	\$950,000
Legal Fees	\$1,769,595
Developer Fee	\$14,289,100
Capitalized Reserves	\$833,000
<b>Total Uses of Funds</b>	<b>\$121,507,580</b>

## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	1020 Terra Bella				
<b>Borrower:</b>	Terra Bella II, L.P.				
<b>Address:</b>	1020 Terra Bella Avenue, Mountain View, CA 94043				
<b>Census Tract:</b>	5092.01	<b>Council District:</b>	N/A	<b>Supervisorial District:</b>	5
<b>Developer/Sponsor:</b>	Alta Housing				
<b>Residential S.F.:</b>	79,535 sq. feet	<b>Commercial/Office S.F.:</b>	N/A		
<b>Construction Type:</b>	5-stories Type V-A over a one-story podium				

1020 Terra Bella



1020 Terra Bella Avenue, Mountain View, CA

**Project Summary:**

1020 Terra Bella is an affordable housing development consisting of 108 units (including two manager units) on a 1.04-acre site and is being developed by Alta Housing. The proposed development consists of 106 affordable apartments (plus two manager’s units), comprised of two studios, 49 one-bedrooms, 28 two-bedrooms, and 27 three-bedrooms. Of the proposed 106 units, 27 rapid rehousing (RRH) units for homeless individuals and families with special needs, 27 units for households earning up to 30% Area Median Income (AMI), 13 units for households earning up to 50% AMI, and 39 units for households earning up to 60% AMI. The development will consist of the construction of a six-story residential building. The building will include on-site resident services, a resident lounge, a third-floor large community room connected to an expansive courtyard, and a secured bike storage room co-located with a bike workshop.

**Existing Conditions:**

The proposed development envisions redeveloping a sprawling single-story public storage facility into a singular, more compact multi-story building and demolishing an existing single-family home.

**Green Building Features:**

The building will be an all-electric building and will be set to achieve a gold certification. The environmental measures include photovoltaic panels in majority of available roof spaces, efficient HVAC system, Watersense plumbing fixtures, Electric Vehicle chargers, construction materials that improve indoor air quality, and close proximity to public transit. The landscape features drought tolerant and native planting, a high efficiency irrigation system, and stormwater treatment areas.

**Land Use & Environmental Review:**

The site has a General Plan Land Use designation of High Density Residential with a zoning designation of Planned Community (P) Zoning, allowing for a density of up to 80 dwellings unit per acre. On March 14, 2023, the Mountain View City Council adopted three resolutions and one ordinance related to the project. Resolution No. 18744 approved a General Plan Map Amendment from General Industrial to High-Density Residential and Ordinance No.

## HOUSING DEVELOPMENT PROJECT REVIEW

5.2023 approved a Zoning Map Amendment from General Industrial (MM) Zoning District to a P (Planned Community) Zoning District. The City Council concurrently adopted Resolution No. 18775, approving a Planned Community Permit, Development Review Permit, and a State Density Bonus to construct the project. Finally, the City Council adopted Resolution No. 18773 adopting an Initial Study, a Mitigation Monitoring and Reporting Program (MMRP) and Mitigated Negative Declaration that determined that there is no substantial evidence that the project will have a significant impact on the environment. The City completed its entitlement process and environmental review on March 14, 2023. Because the County is contributing funding to the project, the County is a responsible agency under the California Environmental Quality Act (CEQA). In connection with the County's duties as a responsible agency, Administration has reviewed the Initial Study, MMRP, and Mitigated Negative Declaration and determined that they are adequate for the County's environmental review of the project. If the Board adopts the recommended Resolution, the County will have made findings required by a responsible agency under CEQA.

### **Project-Based Vouchers (PBVs):**

Charities will be requesting a reservation of 27 Project-Based Vouchers from the Santa Clara County Housing Authority.

### **Services:**

Alta Housing will deliver on-site resident services to the 106 restricted units. The County will be responsible for coordinating services for 27 RRH units at a cost of \$202,500 per year.

### **Project Schedule:**

Milestone	Date of Completion
1. Site Control	July 2017
2. Community Engagement (continuous and ongoing)	March 2023
3. Land Use Approval	March 2023
4. Submit 4% Tax Credit Application	February 2025
5. Receive reservation of tax credit award	May 2025
6. Construction finance closing	September 2025
7. Begin Construction	September 2025
8. Start of Lease-Up Activities	December 2026
<b>9. Complete Construction</b>	<b>May 2027</b>
10. 100% Occupancy	August 2027
11. Permanent Loan Conversion	December 2027

### **Project Financing:**

Permanent Sources of Funds	
Federal Tax Credit Equity	\$45,643,725
Permanent Loan	\$12,342,000
County-Measure A AHB	\$10,500,000
City of Mountain View	\$13,500,000
HCD-IIG	\$7,578,102
HCD-MHP	\$17,873,652
<b>Total Perm. Sources of Funds</b>	<b>\$107,437,479</b>

Uses of Funds	
Acquisition	\$5,370,000
New Construction	\$76,123,354
Construction Contingency	\$3,806,168
Soft Costs	\$16,302,093
Financing Costs	\$1,381,301
Soft Costs Contingency	\$681,874
Legal Fees	\$340,000
Developer Fee	\$2,500,000
Capitalized Reserves	\$932,689
<b>Total Uses of Funds</b>	<b>\$107,437,479</b>

## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	3001 El Camino Real Multifamily Project				
<b>Borrower:</b>	El Camino PA, L.P.				
<b>Address:</b>	3001-30017 El Camino Real, Palo Alto, CA 94306				
<b>Census Tract:</b>	510700	<b>Council District:</b>	N/A	<b>Supervisorial District:</b>	5
<b>Developer/Sponsor:</b>	Charities Housing Development Corporation of Santa Clara				
<b>Residential S.F.:</b>	89,832 sq. feet	<b>Commercial/Office S.F.:</b>	N/A		
<b>Construction Type:</b>	New building will be 4-stories Type V over 1-story Type I				

3001 El Camino Real Multifamily Project



3001 El Camino Real, Palo Alto, CA

**Project Summary:**

3001 El Camino Real Multifamily Project is an affordable housing development consisting of 129 units (including two manager’s units) on a 1.14 acre site and is being developed by Charities Housing Development Corporation of Santa Clara. The proposed development consists of 127 affordable units, comprised of 20 studios, 40 one-bedrooms, 35 two-bedrooms, and 32 three-bedrooms. Of the proposed 127 units, 32 will be rapid rehousing (RRH) units for homeless individuals and families with special needs, 30 units for households earning up to 30% Area Median Income (AMI), and 65 units for households earning up to 50% AMI. The development will consist of the construction of a five-story building with four levels of residential units and 103 parking spaces for vehicles. The building will include ground level parking, on-site resident services, a community room, a second-floor courtyard, a barbeque area, and a secured bike storage room.

**Existing Conditions:**

The property is currently vacant and developed with two existing vacant retail buildings and a surface parking lot with 66 undesignated parking spaces.

**Green Building Features:**

The all-electric building features will include sustainability building materials, low-e glass, EV charging spaces, cool roof, water conserving plumbing fixtures and solar panels, and will be equivalent to LEED Gold.

**Land Use & Environmental Review:**

The site has a General Plan Land Use designation of Service Commercial with a zoning designation of Service Commercial (CS). On May 4, 2023, the City’s Architectural Review Board recommended approval of a request for Major Architectural Review to demolish two existing retail buildings and construction of the project utilizing allowances and concessions providing in accordance with the State Density Bonus regulations. Subsequently, on May 22, 2023, the City’s Director of Planning and Development Services approved the project. A Mitigated Negative Declaration (MND) was circulated for a 30-day public review and a final MND was made available on

## HOUSING DEVELOPMENT PROJECT REVIEW

April 27, 2023. As a condition of approval, the MND incorporates several mitigation measures as part of the project. The City completed its entitlement process and environmental review on June 6, 2023.

Because the County is contributing funding to the project, the County is a responsible agency under the California Environmental Quality Act (CEQA). In connection with the County’s duties as a responsible agency, Administration has reviewed the Initial Study and Mitigated Negative Declaration and related conditions of approval and determined that they are adequate for the County’s environmental review of the project. If the Board adopts the recommended Resolution, the County will have made findings required by a responsible agency under CEQA.

### **Project-Based Vouchers (PBVs):**

Charities Housing Development Corporation will be requesting a reservation of 42 Project-Based Vouchers from the Santa Clara County Housing Authority.

### **Services:**

Charities Housing Development Corporation will partner with Catholic Charities to deliver on-site resident services to the 127 restricted units. The County will be responsible for coordinating services for 32 RRH units at a cost of \$240,000 per year.

### **Project Schedule:**

Milestone	Date of Completion
1. Site Control	February 2022
2. Community Engagement (continuous and ongoing)	Ongoing
3. Land Use Approval	June 2023
4. Submit 4% Tax Credit Application	September 2024
5. Receive reservation of tax credit award	December 2024
6. Construction finance closing	June 2025
7. Begin Construction	June 2025
8. Start of Lease-Up Activities	December 2026
<b>9. Complete Construction</b>	<b>February 2027</b>
10. 100% Occupancy	June 2027
11. Permanent Loan Conversion	November 2027

### **Project Financing:**

<b><u>Permanent Sources of Funds</u></b>	
Federal Tax Credit Equity	\$52,954,672
Permanent Loan	\$18,500,000
County-2016 Measure A AHB	\$13,000,000
City of Palo Alto	\$5,000,000
HCD-IIG	\$24,485,826
Def. Dev. Fee/GP Equity	\$7,500,000
<b>Total Perm. Sources of Funds</b>	<b>\$121,440,498</b>

<b><u>Uses of Funds</u></b>	
Acquisition	\$11,023,500
New Construction	\$70,908,751
Construction Contingency	\$4,937,104
Soft Costs	\$13,035,771
Financing Costs	\$671,207
Other Costs	\$8,990,490
Soft Costs Contingency	\$945,332
Legal Fees	\$110,000
Developer Fee	\$10,000,000
Capitalized Reserves	\$818,343
<b>Total Uses of Funds</b>	<b>\$121,440,498</b>

## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	96 West El Camino Family Apartments				
<b>Borrower:</b>	Mountain View El Camino Real LP				
<b>Address:</b>	96 West El Camino Real, Mountain View, CA				
<b>Census Tract:</b>	5099.01	<b>Council District:</b>	N/A	<b>Supervisorial District:</b>	5
<b>Developer/Sponsor:</b>	Danco Communities				
<b>Residential S.F.:</b>	82,319 sq. feet	<b>Commercial/Office S.F.:</b>	N/A		
<b>Construction Type:</b>	5-levels of Type III-A over 1-level of Type I-A				

96 West El Camino Family Apartments



96 West El Camino Real, Mountain View

**Project Summary:**

96 West El Camino Family Apartments is an affordable housing development consisting of 79 units (including one manager unit) on a .87-acre site and is being developed by Danco Communities. The proposed development consists of 78 affordable apartments, comprised of 5 studios, 32 one-bedrooms, 21 two-bedrooms, and 20 three-bedrooms. Of the proposed 78 units, 12 will be permanent supportive housing (PSH) units to help individuals and families with special needs obtain and maintain permanent housing, 12 rapid rehousing (RRH) units for homeless individuals and families with special needs, 16 units for households earning up to 50% Area Median Income (AMI), and 38 units for households earning up to 60% AMI. The development will be six stories tall with five levels of residential above a podium which will contain the community room, exercise room, office for the resident services, a property management office and up to 54 parking spaces in a covered garage.

**Existing Conditions:**

The site is developed with a commercial building used as a mortuary and an associated parking lot.

**Green Building Features:**

The environmental measures include photovoltaic solar installation, use of drought resistant native plants, all electric mechanical and appliances, retention of heritage trees, water conserving fixtures, energy star appliances, and a high-performance thermal envelope.

**Land Use & Environmental Review:**

The site has a General Plan Land Use Designation of Mixed Use Corridor, is located within the Medium-Intensity Corridor of the P-38 (El Camino Real) Precise Plan, and has a zoning designation of Planned Community. On June 29, 2023, the City of Mountain View (City) determined that the project qualified for ministerial review pursuant to Assembly Bill (AB) 2162, as codified in Government Code Section 65653. Because the project satisfies the requirements of providing supportive housing units set forth in AB 2162, it is subject to ministerial approval and therefore exempt from California Environmental Quality Act (CEQA) review under Public Resources Code Section

## HOUSING DEVELOPMENT PROJECT REVIEW

21080(b)(1) and CEQA Guidelines Section 15369. Applying the appropriate ministerial standards, the City approved the project in accordance with CEQA. Accordingly, the Administration has determined that no further CEQA review is required.

**Project-Based Vouchers (PBVs):**

Danco will be requesting a reservation of 12 Project-Based Vouchers from the Santa Clara County Housing Authority.

**Services:**

LifeSTEPS will deliver on-site resident services to the 78 restricted units. The County will be responsible for coordinating services for 12 RRH units at a cost of \$90,000 per year and 12 PSH units at a cost of \$132,000 per year.

**Project Schedule:**

Milestone	Date of Completion
1. Site Control	June 30, 2023
2. Community Engagement (continuous and ongoing)	Ongoing
3. Land Use Approval	June 29, 2023
4. Submit 4% Tax Credit Application	February 2024
5. Receive reservation of tax credit award	May 10, 2024
6. Construction finance closing	September 2024
7. Begin Construction	October 1, 2024
8. Start of Lease-Up Activities	August 1, 2026
<b>9. Complete Construction</b>	<b>October 1, 2026</b>
10. 100% Occupancy	October 30, 2026
11. Permanent Loan Conversion	January 1, 2027

**Project Financing:**

Permanent Sources of Funds	
Federal Tax Credit Equity	\$31,474,050
Permanent Loan	\$13,986,565
County-2016 Measure A AHB	\$4,600,000
County-NPLH	\$3,300,000
City of Mountain View	\$8,000,000
State Tax Credits	\$18,366,820
Solar Tax Credit Equity	\$274,920
Def. Dev. Fee	\$2,937,312
<b>Total Perm. Sources of Funds</b>	<b>\$82,939,667</b>

Uses of Funds	
Acquisition	\$11,000,000
New Construction	\$52,829,974
Soft Costs	\$8,590,169
Financing Costs	\$237,025
Other Costs	\$4,304,238
Soft Costs Contingency	\$377,209
Legal Fees	\$145,000
Developer Fee	\$5,008,685
Capitalized Reserves	\$447,367
<b>Total Uses of Funds</b>	<b>\$82,939,667</b>



## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	Santa Teresa Multifamily				
<b>Borrower:</b>	Santa Teresa, L.P.				
<b>Address:</b>	5885 Santa Teresa, San José, CA 95123				
<b>Census Tract:</b>	5120.45	<b>Council District:</b>	10	<b>Supervisory District:</b>	1
<b>Developer/Sponsor:</b>	Charities Housing Development Corporation of Santa Clara				
<b>Residential S.F.:</b>	47,730 sq. feet	<b>Commercial/Office S.F.:</b>	N/A		
<b>Construction Type:</b>	Three new-construction buildings, will be 3-stories Type VA				

Santa Teresa Multifamily



5885 Santa Teresa, San José, CA

### **Project Summary:**

Santa Teresa Multifamily is an affordable housing development consisting of 49 units (including one manager unit) on a 1.46 acre site and is being developed by Charities Housing Development Corporation of Santa Clara. The proposed development consists of 48 affordable units, comprised of 11 studios, 10 one-bedrooms, 13 two-bedrooms, and 14 three-bedrooms. Of the proposed 48 units, 24 will be rapid rehousing (RRH) units to help homeless individuals and families with special needs and the remaining 24 will be set aside for very-low income households earning up to 50% Area Median Income (AMI). The development will consist of the construction of three new 3-story buildings and a total of 44 parking spaces for vehicles. The development will include a community with a full kitchen, a food pantry, outdoor landscaped open space with barbeque equipment, laundry facilities, dedicated bike storage, on-site resident services, and a property management office.

### **Existing Conditions:**

The site is vacant.

### **Green Building Features:**

The all electric building will include sustainability building materials, low-e glass, EV charging spaces, cool roof, water conserving plumbing fixtures, solar panels, and anticipates to exceed Title 24 requirements and reach LEED silver level of certification.

### **Land Use & Environmental Review:**

The site has a General Plan Land Use designation of Neighborhood/Community Commercial with a zoning designation of Planned Development (PDC) Zoning District, allowing for a density of up to 33.5 dwelling units per acre. On April 21, 2023, the City of San José determined that the project qualified for ministerial review pursuant to SB 35, as codified in Government Code Section 65913.4. Because the project satisfies the objective standards set out in Government Code Section 65913.4, it is subject to ministerial approval and therefore exempt from California Environmental Quality Act (CEQA) review under Public Resources Code Section

## HOUSING DEVELOPMENT PROJECT REVIEW

21080(b)(1) and CEQA Guidelines Section 15369. Applying the appropriate ministerial standards, the City approved the project in accordance with the CEQA. Accordingly, the Administration has determined that no further CEQA review is required.

**Project-Based Vouchers (PBVs):**

Charities Housing Development Corporation will be requesting a reservation of 21 Project-Based Vouchers from the Santa Clara County Housing Authority.

**Services:**

Charities Housing Development Corporation will partner with Catholic Charities to deliver on-site resident services to the 48 restricted units. The County will be responsible for coordinating services for 24 RRH units at a cost of \$180,000 per year.

**Project Schedule:**

Milestone	Date of Completion
1. Site Control	April 2021
2. Community Engagement (continuous and ongoing)	Ongoing
3. Land Use Approval	April 2023
4. Submit 4% Tax Credit Application	March 2024
5. Receive reservation of tax credit award	May 2024
6. Construction finance closing	January 2025
7. Begin Construction	January 2025
8. Start of Lease-Up Activities	March 2026
<b>9. Complete Construction</b>	<b>July 2026</b>
10. 100% Occupancy	October 2026
11. Permanent Loan Conversion	April 2027

**Project Financing:**

Permanent Sources of Funds	
Federal Tax Credit Equity	\$23,500,000
Permanent Loan	\$8,801,000
County-2016 Measure A AHB	\$4,000,000
City of San José	\$4,265,076
HTSV-Apple	\$3,000,000
<b>Total Perm. Sources of Funds</b>	<b>\$43,566,076</b>

Uses of Funds	
Acquisition	\$2,887,725
New Construction	\$27,253,800
Construction Contingency	\$1,543,768
Soft Costs	\$9,394,107
Financing Costs	\$
Other Costs	\$
Soft Costs Contingency	\$
Legal Fees	\$
Developer Fee	\$ 700,000
Costs Def. until Perm Conv.	\$ 1,786,676
<b>Total Uses of Funds</b>	<b>\$ 43,566,076</b>

## HOUSING DEVELOPMENT PROJECT REVIEW

<b>Application Review:</b>	Kooser Apartments				
<b>Borrower:</b>	Kooser Apartments, L.P.				
<b>Address:</b>	1371 Kooser Road, San José, CA 94118				
<b>Census Tract:</b>	5029.10	<b>Council District:</b>	9	<b>Supervisory District:</b>	1
<b>Developer/Sponsor:</b>	Affirmed Housing Group, Inc.				
<b>Residential S.F.:</b>	173,151 sq. feet	<b>Commercial/Office S.F.:</b>	N/A		
<b>Construction Type:</b>	5 levels of Type III-A over 2 levels of Type I-A				

Kooser Apartments



1371 Kooser Road, San José, CA

### **Project Summary:**

Kooser Apartments is an affordable housing development consisting of 191 units (including two managers' units) on a 1.62 acre site and is being developed by Affirmed Housing Group, Inc. (Affirmed). The proposed development consists of 189 affordable units, comprised of 75 studios, 18 one-bedrooms, 48 two-bedrooms, and 48 three-bedrooms. Of the proposed 189 units, 30 will be permanent supportive housing (PSH) units to help individuals and families with special needs obtain and maintain permanent housing, 20 rapid rehousing (RRH) units for homeless individuals and families with special needs, 65 units for very low-income households earning up to 50% Area Median Income (AMI), and 74 units will be reserved for low-income households earning up to 60% AMI. The development will consist of the construction of a new seven-story building with five levels of residential units and 130 parking spaces for vehicles. The building will include on-site resident services, a community room, a computer lab, laundry facilities, a food pantry, an outdoor courtyard with seating, and a youth center that opens out to outdoor play structures and a community garden.

### **Existing Conditions:**

The site is currently developed with a commercial retail building previously occupied by Chuck-E-Cheese.

### **Green Building Features:**

The project is designed to achieve LEED Gold Certification. The development will be all-electric, in compliance with City of San José REACH Code. The project maximizes the use of solar panels to offset utility costs and provide building heating and cooling and will provide 191 bicycle spaces.

### **Land Use & Environmental Review:**

The site has a General Plan Land Use designation of Neighborhood/Community Commercial within the Kooser Road/Meridian Avenue Urban Village Plan and a zoning designation of Commercial Pedestrian District. On August 24, 2023, the City of San José determined that the project qualified for ministerial review pursuant to SB 35, as codified in Government Code Section 65913.4. Because the project satisfies the objective standards set out in Government Code Section 65913.4, it is subject to ministerial approval and therefore exempt from California Environmental Quality Act (CEQA) review under Public Resources Code Section 21080(b)(1) and CEQA Guidelines

## HOUSING DEVELOPMENT PROJECT REVIEW

Section 15369. Applying the appropriate ministerial standards, the City approved the project in accordance with the CEQA. Accordingly, the Administration has determined that no further CEQA review is required.

**Project-Based Vouchers (PBVs):**

Affirmed will be requesting a reservation of 30 Project-Based Vouchers from the Santa Clara County Housing Authority for the PSH households.

**Services:**

Affirmed expects to partner with Community Solutions to provide supportive services and case management for the 30 PSH and 20 RRH units planned for the development.

**Project Schedule:**

Milestone	Date of Completion
1. Site Control	December 2021
2. Community Engagement (continuous and ongoing)	May 2022
3. Land Use Approval	July 2023
4. Submit 4% Tax Credit Application	February 2024
5. Receive reservation of tax credit award	April 2024
6. Construction finance closing	November 2024
7. Begin Construction	November 2024
8. Start of Lease-Up Activities	July 2026
<b>9. Complete Construction</b>	<b>January 2027</b>
10. 100% Occupancy	April 2027
11. Permanent Loan Conversion	July 2027

**Project Financing:**

Permanent Sources of Funds	
Federal Tax Credit Equity	\$53,486,950
State Tax Credit Equity	\$31,907,777
Solar Tax Credit Equity	\$448,416
Permanent Loan	\$38,342,792
County-NPLH	\$4,000,000
City of San José	\$29,251,066
Def. Dev. Fee/GP Equity	\$5,680,000
<b>Total Perm. Sources of Funds</b>	<b>\$163,117,001</b>

Uses of Funds	
Acquisition	\$10,805,659
New Construction	\$117,000,576
Construction Contingency	\$5,850,028
Soft Costs	\$9,434,638
Financing Costs	\$7,569,341
Other Costs	\$400,000
Soft Costs Contingency	\$707,759
Legal Fees	\$290,000
Developer Fee	\$10,000,000
Capitalized Reserves	\$1,059,000
<b>Total Uses of Funds</b>	<b>\$163,117,001</b>



**ATTACHMENT B**  
**2016 MEASURE A AFFORDABLE BOND EXPENDITURE PROJECTION**

Development	Loan Type	Loan Commit Amount	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Forecast	FY 2025 Forecast	FY 2026 Forecast	FY2027 Forecast
10 Kirk Ave	Acquisition	\$ 14,540,000				\$ -	\$ -	\$ 435,000	\$ 14,105,000	\$ -	\$ -	\$ -
1390 Winchester Blvd (DWIII)	Acquisition	\$ 4,440,000				\$ -	\$ 4,402,090	\$ -	\$ -	\$ -	\$ -	\$ -
1870 & 1888 Senter Road	Acquisition	\$ 28,040,000				\$ -	\$ 27,995,967	\$ -	\$ -	\$ -	\$ -	\$ -
2001 The Alameda	Acquisition	\$ 14,902,500				\$ -	\$ 14,869,588	\$ -	\$ -	\$ -	\$ -	\$ -
3071 Driftwood (DWI)	Acquisition	\$ 830,000				\$ 760,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3075 Driftwood (DWII)	Acquisition	\$ 2,199,800				\$ 2,001,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ferrari/Roads Properties	Acquisition	\$ 15,620,000				\$ 15,620,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Closing Costs	\$ 70,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outback Steakhouse	Acquisition	\$ 7,082,069				\$ 6,885,443	\$ 15,785	\$ -	\$ -	\$ -	\$ -	\$ -
Western Motel	Acquisition	\$ 9,000,000		\$ 9,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Acquisitions</b>		<b>\$ 96,724,369</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,000,000</b>	<b>\$ 25,267,456</b>	<b>\$ 47,283,430</b>	<b>\$ 435,000</b>	<b>\$ 14,105,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Below Market Rate Partnership Program		\$ 1,000,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
First-Time Homebuyer		\$ 20,000,000		\$ 159,351	\$ 1,836,335	\$ 1,708,118	\$ 2,149,137	\$ 1,574,848	\$ 2,137,502	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000
Supportive Housing Fund (Acquisition Loans)		\$ 11,900,000	\$ 11,900,000			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>		<b>\$ 821,459,768</b>	<b>\$ 19,857,772</b>	<b>\$ 48,184,273</b>	<b>\$ 60,437,924</b>	<b>\$ 138,771,046</b>	<b>\$ 187,878,735</b>	<b>\$ 96,794,750</b>	<b>\$ 106,779,127</b>	<b>\$ 103,167,987</b>	<b>\$ 45,708,521</b>	<b>\$ 12,928,500</b>

**ATTACHMENT C  
EMPOWER HOMEBUYERS SCC  
COUNTY ACQUIRED LOAN SUMMARY**

No.	Loan Number	City	House Type	Purchase Price	Loan Amount
<b>List of Active Empower Homebuyer SCC Loans</b>					
1	EHB-20-01	San Jose	Condominium	\$ 735,000	\$ 124,950
2	EHB-20-02	San Jose	Single Family	\$ 546,000	\$ 110,500
3	EHB-20-03	San Jose	Condominium	\$ 600,000	\$ 102,000
4	EHB-20-04	San Jose	Single Family	\$ 755,000	\$ 128,350
5	EHB-20-05	San Jose	Single Family	\$ 800,000	\$ 136,000
6	EHB-20-06	San Jose	Single Family	\$ 680,000	\$ 115,600
7	EHB-20-08	Gilroy	Single Family	\$ 750,000	\$ 127,500
8	EHB-20-09	San Jose	Townhome	\$ 660,000	\$ 112,200
9	EHB-20-10	San Jose	Condominium	\$ 600,000	\$ 102,000
10	EHB-20-11	Gilroy	Single Family	\$ 705,000	\$ 119,850
11	EHB-20-12	San Jose	Single Family	\$ 775,000	\$ 131,750
12	EHB-20-13	Morgan Hill	Single Family	\$ 784,000	\$ 133,280
13	EHB-21-01	San Jose	Townhome	\$ 500,000	\$ 85,000
14	EHB-21-03	San Jose	Condominium	\$ 500,000	\$ 85,000
15	EHB-21-04	Morgan Hill	Townhome	\$ 640,000	\$ 108,800
16	EHB-21-06	Gilroy	Single Family	\$ 800,000	\$ 136,000
17	EHB-21-07	San Jose	Townhome	\$ 755,000	\$ 128,350
18	EHB-21-08	Gilroy	Single Family	\$ 729,000	\$ 123,930
19	EHB-21-09	Gilroy	Single Family	\$ 440,800	\$ 93,670
20	EHB-21-10	San Jose	Single Family	\$ 800,000	\$ 136,000
21	EHB-21-11	San Jose	Single Family	\$ 790,000	\$ 134,300
22	EHB-21-12	San Jose	Single Family	\$ 780,000	\$ 132,600
23	EHB-22-02	San Jose	Townhome	\$ 640,000	\$ 108,800
24	EHB-22-03	San Jose	Condominium	\$ 590,000	\$ 100,300
25	EHB-22-04	Gilroy	Single Family	\$ 660,000	\$ 112,200
26	EHB-22-05	San Jose	Condominium	\$ 575,000	\$ 95,200
27	EHB-22-06	San Jose	Condominium	\$ 553,800	\$ 120,700
28	EHB-22-07	San Jose	Condominium	\$ 665,000	\$ 113,050
29	EHB-22-08	Morgan Hill	Condominium	\$ 800,000	\$ 136,000
30	EHB-22-09	San Jose	Condominium	\$ 660,000	\$ 112,200
31	EHB-22-10	Gilroy	Single Family	\$ 950,000	\$ 161,500
32	EHB-22-11	San Jose	Condominium	\$ 590,000	\$ 98,600
33	EHB-22-12	San Jose	Condominium	\$ 612,000	\$ 104,040
34	EHB-22-13	San Jose	Condominium	\$ 685,000	\$ 116,450
35	EHB-22-14	Los Gatos	Condominium	\$ 790,000	\$ 134,300
36	EHB-22-15	Gilroy	Single Family	\$ 765,000	\$ 130,050
37	EHB-22-16	San Jose	Condominium	\$ 547,000	\$ 92,990
38	EHB-23-01	Gilroy	Condominium	\$ 589,000	\$ 100,130
39	EHB-23-02	Gilroy	Single Family	\$ 950,000	\$ 161,500
40	EHB-23-03	San Jose	Townhome	\$ 780,000	\$ 132,600
41	EHB-23-04	Gilroy	Townhome	\$ 775,000	\$ 131,750
42	EHB-23-05	San Jose	Townhome	\$ 770,000	\$ 130,900
43	EHB-23-06	San Jose	Condominium	\$ 695,000	\$ 118,150
44	EHB-23-07	San Jose	Townhome	\$ 940,000	\$ 159,800
45	EHB-23-08	Gilroy	Townhome	\$ 1,000,000	\$ 170,000
46	EHB-23-09	Gilroy	Condominium	\$ 821,510	\$ 139,656
47	EHB-24-01	San Jose	Condominium	\$ 750,000	\$ 127,500
48	EHB-24-02	San Jose	Condominium	\$ 645,000	\$ 193,500
<b>Total:</b>					<b>\$ 5,909,496</b>

No.	Loan Number	Payoff Date	Loan Amount	County's Share of Appreciation	Total Loan Repayment Amount
<b>List of Empower Homebuyer SCC Loan Repayments</b>					
1	EHB-20-07	7/13/2021	\$ 108,000	\$ 22,031	\$ 130,031
2	EHB-21-02	7/9/2021	\$ 81,430	\$ 13,790	\$ 95,220
3	EHB-22-01	7/29/2022	\$ 107,950	\$ 5,460	\$ 113,410
4	EHB-21-05	5/17/2023	\$ 72,250	\$ 12,159	\$ 84,409
<b>Total:</b>			<b>\$ 369,630</b>	<b>\$ 53,440</b>	<b>\$ 423,070</b>

**ATTACHMENT D  
APPROVED HOMEOWNERSHIP PRODUCTION PROJECT STATUS  
HOUSING BOND**

Project No.	Project Name	Housing Bond Funds	Total County Funds	Other Sources	Total Units	Project Status	Project Status Description	Projected Lease-Up
1	Jackson Avenue Townhomes	\$ 4,000,000	\$ 4,000,000	\$ 9,306,518	14	[X] Entitlements [ ] Soft Financing [ ] All Financing [ ] Under Construction [ ] In Operation	Developer has secured final entitlements and is working on securing all financing.	Spring 2026
2	4th & Reed Homes	\$ 1,000,000	\$ 1,000,000	\$ 1,977,773	4	[X] Entitlements [X] Soft Financing [X] All Financing [ ] Under Construction [ ] In Operation	Developer has secured all financing. Construction finance closing is estimated to take place in late 2023.	Fall 2024
<b>Total:</b>		<b>\$ 18,000,000</b>	<b>\$ 18,000,000</b>	<b>\$ 11,284,291</b>	<b>18</b>			



**ATTACHMENT E  
APPROVED MIXED INCOME HOUSING DEVELOPMENT PROJECT STATUS  
HOUSING BOND**

Project No.	Project Name	Housing Bond Funds	Total County Funds	Other Sources	Total Units	Project Status	Project Status Description	Projected Lease-Up
1	Gateway Tower <sup>1</sup>	\$ 20,000,000	\$ 20,000,000	\$ 50,747,296	80	[X] Entitlements [ ] Soft Financing [ ] All Financing [ ] Under Construction [ ] In Operation	Developer has secured final entitlements and is working on securing all financing.	Summer 2027
2	231 Grant Avenue	\$ 6,000,000	\$ 37,000,000	\$ 57,676,979	110	[X] Entitlements [X] Soft Financing [X] All Financing [X] Under Construction [ ] In Operation	Construction started in July 2023 and is estimated to be completed by March 2025.	Summer 2025
<b>Total:</b>		<b>\$ 26,000,000</b>	<b>\$ 57,000,000</b>	<b>\$ 108,424,275</b>	<b>190</b>			

<sup>1</sup> Gateway Tower is also receiving funding under the Multifamily Rental Housing program.

**ATTACHMENT F  
APPROVED AFFORDABLE AND SUPPORTIVE HOUSING DEVELOPMENT PROJECT STATUS  
HOUSING BOND**

Project No.	Project Name	Housing Bond Funds	Total County Funds	Other Sources	Total Units	Project Status	Project Status Description	Projected Lease-Up
<b>Working on Entitlements (1)</b>								
1	Casa de Novo	\$ 4,366,667	TBD	TBD	TBD	<input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Developer is working on entitlements and securing all financing.	Aug-26
<b>Applying for Soft Financing (9)</b>								
2	The Mill on Main	\$ 19,300,000	\$ 23,300,000	\$ 164,464,517	220	<input checked="" type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Developer has secured final entitlements and is working on securing all financing.	Jan-28
3	Orchard Gardens	\$ 13,850,000	\$ 19,650,000	\$ 87,560,734	93		Developer has secured final entitlements and is working on securing all financing.	Feb-27
4	Gateway Tower	\$ 33,000,000	\$ 44,000,000	\$ 128,263,000	140		Developer has secured final entitlements and is working on securing all financing.	Dec-26
5	The Magnolias	\$ 13,200,000	\$ 13,200,000	\$ 51,168,522	66		Developer has secured final entitlements and is working on securing all financing.	Dec-26
6	Algarve Apartments	\$ 11,500,000	\$ 11,500,000	\$ 39,118,940	91		Developer has secured final entitlements and is working on securing all financing.	Nov-26
7	Civic Center Multifamily	\$ 12,100,000	\$ 12,100,000	\$ 95,616,198	108		Developer has secured final entitlements and is working on securing all financing.	Oct-26
8	Clara Gardens	\$ 14,040,000	\$ 18,040,000	\$ 89,418,604	120		Developer has secured final entitlements and is working on securing all financing.	Sep-26
9	330 Distel Circle	\$ 8,726,082	\$ 15,000,000	\$ 78,484,256	90		Developer has secured final entitlements and is working on securing all financing.	Jul-26
10	797 S. Almaden	\$ 1,000,000	\$ 4,000,000	\$ 100,007,942	99		Developer has secured final entitlements and is working on securing all financing.	May-26
<b>Waiting for Tax Credits (2)</b>								
11	Hawthorn Senior Apartments	\$ 15,550,000	\$ 19,550,000	\$ 56,557,250	103	<input checked="" type="checkbox"/> Entitlements <input checked="" type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Developer has secured final entitlements and is working on securing tax credit financing.	Aug-26
12	Lot 12	\$ 9,750,000	\$ 9,750,000	\$ 105,933,548	120		Developer has secured final entitlements and is working on securing tax credit financing.	Mar-26
<b>All Financial Commitments (3)</b>								
13	Sonora Court	\$ 2,200,000	\$ 11,200,000	\$ 133,452,410	176	<input checked="" type="checkbox"/> Entitlements <input checked="" type="checkbox"/> Soft Financing <input checked="" type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Developer has secured all financing. Construction finance closing is estimated to take place in December 2023.	Jan-27
14	Montecito	\$ 18,000,000	\$ 18,000,000	\$ 70,473,636	85		Developer has secured all financing. Construction finance closing is estimated to take place in February 2024.	Mar-26
15	Alvarado Park	\$ 6,400,000	\$ 11,000,000	\$ 58,611,725	90		Developer has secured all financing. Construction finance closing is estimated to take place in December 2023.	Oct-25

**ATTACHMENT F  
APPROVED AFFORDABLE AND SUPPORTIVE HOUSING DEVELOPMENT PROJECT STATUS  
HOUSING BOND**

Under Construction (15)								
16	Parkmoor / The Hub	\$ 18,000,000	\$ 20,000,000	\$ 58,442,868	81	<input checked="" type="checkbox"/> Entitlements <input checked="" type="checkbox"/> Soft Financing <input checked="" type="checkbox"/> All Financing <input checked="" type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Developer has secured all financing. Construction finance closing is estimated to take place in November 2023.	Jan-26
17	Tamien Station TOD	\$ 25,000,000	\$ 25,000,000	\$ 75,867,325	135		Construction started in July 2023 and is estimated to be completed November 2025	Jan-26
18	La Avenida Apartments	\$ 19,000,000	\$ 19,000,000	\$ 59,077,678	100		Construction started in December 2022 and is estimated to be completed June 2024.	Nov-25
19	Bellarmino Place	\$ 5,750,000	\$ 10,550,000	\$ 86,186,665	116		Construction started in December 2022 and is estimated to be completed in August 2024.	Nov-25
20	The Charles	\$ 12,480,000	\$ 12,480,000	\$ 50,699,959	99		Construction started in June 2023 and is estimated to be complete in March 2025.	Oct-25
21	Sunol-West San Carlos Apartments	\$ 29,720,215	\$ 29,720,215	\$ 109,663,401	154		Construction started in June 2023 and is estimated to be complete in December 2025.	Aug-25
22	Alum Rock Multifamily	\$ 11,600,000	\$ 11,600,000	\$ 38,056,181	60		Construction started in June 2023 and is estimated to be completed in November 2024.	Mar-25
23	Roosevelt Park Apartments	\$ 14,400,000	\$ 14,400,000	\$ 55,258,643	80		Construction started in July 2022 and is estimated to be completed in June 2024.	Nov-24
24	Mariposa Place (West San Carlos Housing)	\$ 9,300,000	\$ 9,300,000	\$ 42,387,253	80		Construction started in January 2022 and is estimated to be completed in January 2024.	Aug-24
25	The Crestview	\$ 8,000,000	\$ 12,000,000	\$ 35,255,959	49		Construction started in July 2023 and is estimated to be completed in August 2024.	Aug-24
26	Pavilion Inn	\$ 1,000,000	\$ 4,200,000	\$ 27,887,550	22		Construction started in July 2023 and is estimated to be completed in June 2024.	Jul-24
27	Royal Oak Village	\$ 8,363,000	\$ 9,891,000	\$ 39,547,333	73		Construction started in June 2022 and is estimated to be complete in June 2024.	Jul-24
28	Kifer Senior Apartments	\$ 7,400,000	\$ 14,000,000	\$ 43,567,994	80		Construction started in June 2022 and is estimated to be completed in December 2023.	Apr-24
29	Auzerais Apartments	\$ 13,200,000	\$ 26,000,000	\$ 66,062,481	130		Construction started in October 2021 and is estimated to be completed in January 2024	Feb-24
30	Blossom Hill Senior Apartments	\$ 19,100,000	\$ 19,100,000	\$ 67,006,638	147		Construction started in June 2021 and is estimated to be completed in August 2023.	Nov-23

**ATTACHMENT F  
APPROVED AFFORDABLE AND SUPPORTIVE HOUSING DEVELOPMENT PROJECT STATUS  
HOUSING BOND**

<b>In Operations (20)</b>								
31	Vitalia Apartments	\$ 15,800,000	\$ 15,800,000	\$ 50,265,557	79	<input checked="" type="checkbox"/> Entitlements <input checked="" type="checkbox"/> Soft Financing <input checked="" type="checkbox"/> All Financing <input checked="" type="checkbox"/> Under Construction <input checked="" type="checkbox"/> In Operation	<b>Completed</b>	Oct-23
32	Sango Court Apartments	\$ 16,000,000	\$ 16,000,000	\$ 56,488,258	102		<b>Completed</b>	Nov-23
33	Immanuel-Sobrato Community (Moorpark Apartments)	\$ 16,654,646	\$ 16,654,646	\$ 56,894,345	108		<b>Completed</b>	Nov-23
34	Agrihood Senior Apartments	\$ 23,550,000	\$ 23,550,000	\$ 59,723,350	165		<b>Completed</b>	Dec-23
35	Villas at 4th (4th & E. Younger Apartments)	\$ 7,500,000	\$ 15,000,000	\$ 40,150,638	94		<b>Completed</b>	Aug-23
36	Mesa Terrace (Gallup & Mesa Apartments)	\$ 2,600,000	\$ 7,000,000	\$ 24,446,161	46		<b>Completed</b>	Apr-23
37	Page Street Studios	\$ 14,000,000	\$ 14,000,000	\$ 26,716,824	82		<b>Completed</b>	Feb-23
38	Hillview Court	\$ 30,177,689	\$ 30,177,689	\$ 60,409,167	134		<b>Completed</b>	Nov-22
39	Vela Apartments (Alum Rock Family Housing)	\$ 15,650,000	\$ 15,650,000	\$ 39,696,138	87		<b>Completed</b>	Nov-22
40	Markham Plaza II	\$ 7,200,000	\$ 7,200,000	\$ 19,393,698	152		<b>Completed</b>	Nov-22
41	Iamesi Village (North San Pedro Apartments)	\$ 10,327,100	\$ 10,327,100	\$ 49,902,510	135		<b>Completed</b>	Sep-22
42	Calabazas Community Apartments (Corvin Apartments)	\$ 29,000,000	\$ 29,000,000	\$ 27,946,894	145		<b>Completed</b>	Mar-22
43	Quetzal Gardens	\$ 9,830,000	\$ 9,830,000	\$ 40,364,787	71		<b>Completed</b>	Feb-22
44	Curtner Studios	\$ 14,950,000	\$ 14,950,000	\$ 45,679	179		<b>Completed</b>	Sep-21
45	Leigh Avenue Senior Apartments	\$ 13,500,000	\$ 13,500,000	\$ 36,447,164	64		<b>Completed</b>	Jul-21
46	Markham Plaza I	\$ 7,000,000	\$ 7,000,000	\$ 19,809,742	153		<b>Completed</b>	Mar-21
47	Gateway Senior Apartments	\$ 7,500,000	\$ 7,500,000	\$ 22,913,539	75		<b>Completed</b>	Jul-20
48	Crossings on Monterey	\$ 5,800,000	\$ 5,800,000	\$ 17,041,968	39		<b>Completed</b>	Jan-20
49	Villas on the Park	\$ 7,200,000	\$ 7,200,000	\$ 31,747,606	84		<b>Completed</b>	Mar-20
50	The Veranda	\$ 1,000,000	\$ 1,000,000	\$ 10,390,778	19		<b>Completed</b>	Jun-19
<b>Total:</b>		<b>\$ 640,535,399</b>	<b>\$ 734,670,650</b>	<b>--</b>	<b>5,020</b>			

**ATTACHMENT G  
COUNTY-OWNED AND PARTNERSHIP PROJECT STATUS  
HOUSING BOND**

Project No.	Project Name	Housing Bond Funds	Total County Funds	Other Sources	Total Units	Project Status	Project Status Description	Projected Lease-Up	
<b>County-Acquired, Developer Not Selected</b>									
1	Almaden & Willow Glen Way, San Jose	TBD	TBD	TBD	TBD	<input type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	The County is working on assessing the best use for the site.	TBD	
2	1870 / 1888 Senter Road, San Jose	TBD	TBD	TBD	TBD		The County is working on the community engagement strategy.	TBD	
3	10591 North De Anza Blvd, Cupertino	TBD	TBD	TBD	TBD		The County is in negotiations for a property exchange.	TBD	
<b>County-Acquired from Roads and Airport Department – Less than .75 Acres</b>									
4	Clayton Avenue, San Jose	TBD	TBD	TBD	TBD	<input type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	The County is working on assessing the best use for the site.	TBD	
5	62, 92, 98, 110, & 120 Ferrari Avenue, San Jose	TBD	TBD	TBD	TBD		TBD	These units are currently occupied with residential tenants.	TBD
6	120 Ferrari Avenue, San Jose	TBD	TBD	TBD	TBD		<input type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	The County has engaged providers who are interested in building and managing Residential Care Facilities (RCFs) and is in active negotiations.	TBD
7	2215 Fruitdale Avenue, San Jose	TBD	TBD	TBD	TBD	TBD			
8	Atlanta & Hull, San Jose	TBD	TBD	TBD	TBD	TBD			
<b>County-Acquired, Developer Working on Entitlements<sup>1</sup></b>									
9	2001 The Alameda, San Jose	TBD	TBD	TBD	TBD	<input checked="" type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	Acquired by the County. The developer is working on conceptual design and financing plans.	TBD	
10	2250 El Camino Real, Santa Clara	TBD	TBD	TBD	TBD		Acquired by the County. The developer is working on conceptual design and community engagement.	TBD	
11	East Santa Clara, San Jose	TBD	TBD	TBD	TBD		IN November 2023 the development team submitted an SB 35 application for land use approval.	TBD	
12	3071 & 3075 Driftwood and 1390 Winchester, San Jose	TBD	TBD	TBD	TBD		Three sites were acquired for assemblage. In September 2023, the developer submitted an SB 35 application for land use approval.	TBD	
<b>Valley Transportation Authority, Transit Oriented Development Partnerships</b>									
13	Branham Station – Branham Lane @ Narvaez, San Jose	TBD	TBD	TBD	TBD	<input type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	On September 28, 2022, VTA issued a solicitation for a 100% affordable homeownership project. Feasibility analyses are in process and a proposal will be presented to the VTA Board in late 2023.	TBD	
14	Capitol LRT Station – Southeast Capitol Expressway, San Jose	TBD	TBD	TBD	TBD		<input checked="" type="checkbox"/> Developer Selection <input type="checkbox"/> Entitlements <input type="checkbox"/> Soft Financing <input type="checkbox"/> All Financing <input type="checkbox"/> Under Construction <input type="checkbox"/> In Operation	On March 21, 2022, the VTA Board authorized staff to enter into an Exclusive Negotiating Agreement (ENA) with Midpen Housing as the project developer. The VTA is negotiating a Lease-Option Agreement (LOA) with the developer.	TBD
15	Winchester Station – 2400 Winchester Boulevard, Campbell	TBD	TBD	TBD	TBD			On June 2, 2022, the VTA Board authorized staff to enter into an ENA with Related and PATH Ventures as the development team for the project. The developers are preparing to submit for land use approval.	TBD
16	Berryessa Station – Mabury Road and Berryessa Station Way, San Jose	TBD	TBD	TBD	TBD			On April 7, 2022, the VTA Board authorized staff to enter into an ENA with Affirmed Housing as the project developer. The developer submitted for land use approval in September 2022.	TBD
<b>Total:</b>		<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>				

<sup>1</sup> Other County-acquired sites previously included have now secured all financing and are now tracked with other Housing Bond funded developments.

**ATTACHMENT H**  
**SUPPORTIVE HOUSING DEVELOPMENT FUND**  
**DEVELOPMENTS RECOMMENDED FOR FUNDING**  
**Board of Supervisors Meeting: December 5, 2023**

The following tables serve to provide more details related to the development proposals considered for funding, the 50 developments previously approved, 7 non-Measure A developments completed, and four I/DD developments funded with other housing funds. While some of this information may change (as articulated in the legislative file) these are the performance metrics the Office of Supportive Housing (OSH) will be using to track the progress of these developments to ensure they remain on schedule. In addition, the OSH will be working closely with the developer and city partners on submitting funding applications in a timely manner and providing the necessary commitment letters needed to demonstrate local support for these developments.

**Table 1: List of Developments (Financial Information)**

	Sponsor	Project Name	No. of Units	PSH	RRH	I/DD	Total Development Cost	Cost Per Unit	County Funding	Other Local Funds	Tax Credit Equity	State Programs	Conventional Loan	Other
13th Cohort	Community Development Partners	525 N Capitol	160	40	0	10	\$ 121,507,580	\$ 759,422	\$ 8,000,000	\$ 20,000,000	\$ 52,125,217	\$ 4,000,000	\$ 26,493,262	\$ 10,889,101
	Alta Housing	1020 Terra Bella	108	0	27	-	\$ 107,437,479	\$ 994,791	\$ 10,500,000	\$ 13,500,000	\$ 45,643,725	\$ 25,451,754	\$ 12,342,000	\$ -
	Charities Housing	El Camino Real Multifamily Project	129	0	32	-	\$ 121,440,498	\$ 941,399	\$ 13,000,000	\$ 5,000,000	\$ 52,954,672	\$ 24,485,826	\$ 18,500,000	\$ 7,500,000
	Danco Communities	96 El Camino Real Family Apartments	79	12	12	-	\$ 82,939,667	\$ 1,049,869	\$ 7,900,000	\$ 8,000,000	\$ 49,840,870	\$ -	\$ 13,986,565	\$ 3,212,232
	Charities Housing	Santa Teresa Multifamily	49	0	24	-	\$ 43,566,076	\$ 889,104	\$ 4,000,000	\$ -	\$ 23,500,000	\$ -	\$ 8,801,000	\$ 3,000,000
	Affirmed Housing	Kooser Apartments	191	30	20	-	\$ 163,117,001	\$ 854,016	\$ 4,000,000	\$ 29,251,066	\$ 85,394,727	\$ -	\$ 38,342,792	\$ 6,128,416
	<b>13th Cohort Subtotal</b>			<b>716</b>	<b>82</b>	<b>115</b>	<b>10</b>	<b>\$ 640,008,301</b>	<b>\$ 5,488,602</b>	<b>\$47,400,000</b>	<b>\$80,016,142</b>	<b>\$309,459,211</b>	<b>\$53,937,580</b>	<b>\$118,465,619</b>
12th Cohort	Resources for Community Development	Clara Gardens	120	23	7	-	\$ 107,458,604	\$ 872,114	\$ 18,040,000	\$ -	\$ 45,366,374	\$ 31,616,062	\$ 6,021,000	\$ 6,415,168
	<b>12th Cohort Subtotal</b>			<b>120</b>	<b>23</b>	<b>7</b>	<b>0</b>	<b>\$ 107,458,604</b>	<b>\$ 895,488</b>	<b>\$18,040,000</b>	<b>\$0</b>	<b>\$45,366,374</b>	<b>\$31,616,062</b>	<b>\$6,021,000</b>
11th Cohort	Charities Housing	Civic Center Multifamily	108	0	27	0	\$ 107,716,198	\$ 997,372	\$ 12,100,000	\$ 5,400,000	\$ 43,611,068	\$ 22,353,130	\$ 11,752,000	\$ 12,500,000
	Charities Housing	Montecito	85	0	42	0	\$ 88,473,636	\$ 1,032,665	\$ 18,000,000	\$ 21,478,000	\$ 32,341,109	\$ -	\$ 9,419,000	\$ 7,235,527
	<b>11th Cohort Subtotal</b>			<b>193</b>	<b>0</b>	<b>69</b>	<b>0</b>	<b>\$ 196,189,834</b>	<b>\$ 1,016,528</b>	<b>\$30,100,000</b>	<b>\$26,878,000</b>	<b>\$75,952,177</b>	<b>\$22,353,130</b>	<b>\$21,171,000</b>
10th Cohort	The Core Companies	The Mil on Main	220	0	24	20	\$ 187,764,517	\$ 853,475	\$ 23,300,000	\$ -	\$ 76,222,089	\$ 52,000,000	\$ 31,750,000	\$ 4,492,428
	Jamboree Housing Corporation	Pavilion Inn	22	21	0	-	\$ 32,087,950 <sup>1</sup>	\$ 746,222	\$ 4,200,000	\$ 12,259,149	\$ -	\$ 14,328,401	\$ -	\$ 1,300,000
	<b>10th Cohort Subtotal</b>			<b>242</b>	<b>21</b>	<b>24</b>	<b>20</b>	<b>\$219,852,067</b>	<b>\$ 908,480</b>	<b>\$27,500,000</b>	<b>\$12,259,149</b>	<b>\$76,222,089</b>	<b>\$66,328,401</b>	<b>\$31,750,000</b>
County-Led	EAH, Inc.	330 Distel Circle	90	20	0	0	\$ 93,484,256	\$ 1,038,714	\$ 15,000,000	\$ 4,644,344	\$ 45,966,658	\$ 8,335,000	\$ 11,503,705	\$ 8,034,549
	Jamboree Housing Corporation	The Crestview	49	20	0	0	\$ 47,255,959	\$ 964,407	\$ 12,000,000	\$ 9,050,732	\$ -	\$ 17,149,389	\$ -	\$ 9,055,838
	Allied Housing	Parkmoor / The Hub	81	20	20	0	\$ 78,442,868	\$ 968,430	\$ 20,000,000	\$ 16,826,688	\$ 35,046,180	\$ -	\$ 6,570,000	\$ -
	<b>County-Led Subtotal</b>			<b>220</b>	<b>60</b>	<b>20</b>	<b>-</b>	<b>\$ 219,183,083</b>	<b>\$ 2,971,552</b>	<b>\$47,000,000</b>	<b>\$30,521,764</b>	<b>\$81,012,838</b>	<b>\$25,484,389</b>	<b>\$18,073,705</b>
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	0	0	\$ 69,611,725	\$ 773,464	\$ 11,000,000	\$ 22,910,000	\$ 22,747,725	\$ -	\$ 12,954,000	\$ -
	First Community Housing	The Magnolias	66	7	10	-	\$ 64,368,522	\$ 975,281	\$ 13,200,000	\$ -	\$ 28,621,196	\$ 13,200,000	\$ 9,340,758	\$ 6,568
	MidPen Housing	Sonora Court	176	45	0	0	\$ 144,652,410	\$ 821,889	\$ 11,200,000	\$ 27,300,000	\$ 56,299,408	\$ 22,496,628	\$ 25,637,018	\$ 1,719,356
	<b>9th Cohort Subtotal</b>			<b>332</b>	<b>75</b>	<b>10</b>	<b>-</b>	<b>\$ 278,632,657</b>	<b>\$ 839,255</b>	<b>\$35,400,000</b>	<b>\$50,210,000</b>	<b>\$107,668,329</b>	<b>\$35,696,628</b>	<b>\$47,931,776</b>
8th Cohort	First Community Housing	Orchard Gardens	93	14	31	15	\$ 107,210,734	\$ 1,152,804	\$ 19,650,000	\$ 10,231,927	\$ 48,895,896	\$ 7,000,000	\$ 16,332,000	\$ 5,100,911
	Santa Clara County Housing Authority	Bellarmino Place	116	24	-	-	\$ 96,736,665	\$ 833,937	\$ 10,550,000	\$ 36,113,331	\$ 18,448,155	\$ -	\$ 31,625,079	\$ 100
	Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	20	-	-	\$ 76,107,250	\$ 738,905	\$ 19,550,000	\$ 17,043,778	\$ 19,094,742	\$ -	\$ 20,259,000	\$ 159,730
	Related California and Alta Housing	Lot 12	120	-	20	-	\$ 115,683,548	\$ 964,030	\$ 9,750,000	\$ 12,250,000	\$ 46,189,548	\$ 27,500,000	\$ 17,994,000	\$ 2,000,000
	<b>8th Cohort Subtotal</b>			<b>432</b>	<b>58</b>	<b>51</b>	<b>15</b>	<b>\$ 395,738,197</b>	<b>\$ 916,061</b>	<b>\$59,500,000</b>	<b>\$75,639,036</b>	<b>\$132,628,341</b>	<b>\$34,500,000</b>	<b>\$86,210,079</b>
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	\$ 49,438,333	\$ 677,237	\$ 9,891,000	\$ 400,000	\$ 24,830,830	\$ -	\$ 12,481,000	\$ 1,835,503
	<b>7th Cohort Subtotal</b>			<b>73</b>	<b>-</b>	<b>18</b>	<b>-</b>	<b>\$ 49,438,333</b>	<b>\$ 677,237</b>	<b>\$ 9,891,000</b>	<b>\$ 400,000</b>	<b>\$ 24,830,830</b>	<b>\$ -</b>	<b>\$ 12,481,000</b>
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	\$ 139,383,616	\$ 905,088	\$ 29,720,215	\$ -	\$ 82,193,382	\$ -	\$ 21,283,295	\$ 6,186,724
	Charities Housing	Alum Rock Multifamily	60	-	30	-	\$ 49,656,181	\$ 827,603	\$ 11,600,000	\$ -	\$ 21,251,426	\$ -	\$ 9,471,000	\$ 7,333,755
	The Core Companies	Tamien Station TOD	135	-	67	-	\$ 100,867,325	\$ 747,165	\$ 25,000,000	\$ 2,625,000	\$ 44,250,493	\$ -	\$ 15,400,000	\$ 13,591,832
	Charities Housing	The Charles	99	-	49	-	\$ 63,179,959	\$ 638,181	\$ 12,480,000	\$ -	\$ 27,544,350	\$ -	\$ 11,832,000	\$ 11,323,609
<b>6th Cohort Subtotal</b>			<b>448</b>	<b>0</b>	<b>197</b>	<b>-</b>	<b>\$ 353,087,081</b>	<b>\$ 788,141</b>	<b>\$ 78,800,215</b>	<b>\$ 2,625,000</b>	<b>\$ 175,239,651</b>	<b>\$ -</b>	<b>\$ 57,986,295</b>	<b>\$ 38,435,920</b>
Off-Cycle	Allied Housing	Casa De Novo	-	-	-	-	\$ 13,300,000	\$ -	\$ 4,366,667	\$ -	\$ -	\$ 8,933,333	\$ -	\$ -
	Jamboree Housing Corporation	Hillview Court	144	132	-	-	\$ 90,586,856	\$ 676,021	\$ 30,177,689	\$ 175,000	\$ -	\$ 29,200,000	\$ 22,630,000	\$ 8,404,167
	Resources for Community Development	797 S. Almaden	99	25	0	-	\$ 104,007,942	\$ 1,050,585	\$ 4,000,000	\$ 25,085,510	\$ 47,155,711	\$ 20,489,721	\$ 5,477,000	\$ 1,800,000
	<b>Off-Cycle Subtotal</b>			<b>233</b>	<b>157</b>	<b>0</b>	<b>-</b>	<b>\$ 207,894,798</b>	<b>\$ 1,726,606</b>	<b>\$ 38,544,356</b>	<b>\$ 25,260,510</b>	<b>\$ 47,155,711</b>	<b>\$ 58,623,054</b>	<b>\$ 28,107,000</b>
5th Cohort	PATH Ventures	Villas at 4th (4th & E. Younger)	94	93	-	-	\$ 55,150,638	\$ 586,709	\$ 15,000,000	\$ -	\$ 29,568,305	\$ -	\$ 9,100,000	\$ 1,482,333
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	98	106	-	-	\$ 73,548,991	\$ 681,009	\$ 16,654,646	\$ 10,200,000	\$ 29,224,239	\$ -	\$ 13,149,000	\$ 4,321,106
	Affirmed Housing	Vitalia Apartments	79	16	23	-	\$ 66,065,557	\$ 836,273	\$ 15,800,000	\$ -	\$ 39,790,557	\$ -	\$ 9,975,000	\$ 500,000
	Allied Housing	Kifer Senior Apartments	80	54	-	-	\$ 57,567,994	\$ 719,600	\$ 14,000,000	\$ 4,000,000	\$ 20,586,961	\$ 12,728,889	\$ 5,752,144	\$ 500,000
	Eden Housing	La Avenida Apartments	100	32	-	-	\$ 78,077,678	\$ 780,777	\$ 19,000,000	\$ 15,000,000	\$ 25,446,113	\$ 8,359,465	\$ 6,772,100	\$ 3,500,000
	Reed Community Partners and Allied	Algarve Apartments	91	46	-	-	\$ 50,618,940	\$ 556,252	\$ 11,500,000	\$ 10,500,000	\$ 17,417,655	\$ -	\$ 8,872,292	\$ 2,328,993
	The Core Companies	Gateway Tower	220	55	18	-	\$ 172,263,000	\$ 783,014	\$ 44,000,000	\$ 13,750,000	\$ 58,375,000	\$ -	\$ 50,138,758	\$ 5,999,242
<b>5th Cohort Subtotal</b>			<b>772</b>	<b>402</b>	<b>41</b>	<b>-</b>	<b>\$ 553,292,798</b>	<b>\$ 716,701</b>	<b>\$ 135,954,646</b>	<b>\$ 53,450,000</b>	<b>\$ 220,408,830</b>	<b>\$ 21,088,354</b>	<b>\$ 103,759,294</b>	<b>\$ 18,631,674</b>
4th Cohort	Eden Housing	Auzerais Apartments	130	64	-	-	\$ 92,062,481	\$ 708,173	\$ 26,000,000	\$ 17,530,000	\$ 34,525,854	\$ -	\$ 12,960,202	\$ 1,046,425
	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	\$ 31,446,161	\$ 683,612	\$ 7,000,000	\$ 5,750,000	\$ 11,663,281	\$ -	\$ 4,904,000	\$ 2,128,880
<b>4th Cohort Subtotal</b>			<b>176</b>	<b>87</b>	<b>-</b>	<b>-</b>	<b>\$ 123,508,642</b>	<b>\$ 701,754</b>	<b>\$ 33,000,000</b>	<b>\$ 23,280,000</b>	<b>\$ 46,189,135</b>	<b>\$ -</b>	<b>\$ 17,864,202</b>	<b>\$ 3,175,305</b>

**ATTACHMENT H**  
**SUPPORTIVE HOUSING DEVELOPMENT FUND**  
**DEVELOPMENTS RECOMMENDED FOR FUNDING**  
**Board of Supervisors Meeting: December 5, 2023**

3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	\$ 83,273,350	\$ 504,687	\$ 23,550,000	\$ 15,262,000	\$ 24,388,774	\$ -	\$ 16,303,991	\$ 3,768,585
	Danco Communities	Mariposa Place (West San Carlos Housing)	80	-	39	-	\$ 51,687,253	\$ 646,091	\$ 9,300,000	\$ 9,875,000	\$ 13,993,685	\$ -	\$ 15,054,985	\$ 3,463,583
	Charities Housing	Blossom Hill Senior Apartments	147	49	-	-	\$ 86,106,638	\$ 585,759	\$ 19,100,000	\$ 18,375,000	\$ 27,872,365	\$ -	\$ 5,384,540	\$ 15,374,733
	Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	29	14	-	\$ 55,346,138	\$ 636,163	\$ 15,650,000	\$ 9,350,000	\$ 23,876,383	\$ -	\$ 5,469,755	\$ 1,000,000
	First Community Housing	Roosevelt Park Apartments	80	-	40	-	\$ 69,658,643	\$ 870,733	\$ 14,400,000	\$ 8,750,000	\$ 26,145,055	\$ -	\$ 3,371,101	\$ 16,992,487
	The Core Companies	Markham Plaza I	153	50	-	-	\$ 26,809,742	\$ 175,227	\$ 7,000,000	\$ 4,430,795	\$ 7,610,638	\$ -	\$ -	\$ 7,768,309
	The Core Companies	Markham Plaza II	152	50	-	-	\$ 26,593,698	\$ 174,959	\$ 7,200,000	\$ 4,734,841	\$ 7,549,033	\$ -	\$ -	\$ 7,109,824
	First Community Housing	Curtner Studios	179	111	-	-	\$ 14,995,679	\$ 83,775	\$ 14,950,000	\$ -	\$ -	\$ -	\$ -	\$ 45,679
<b>3rd Cohort Subtotal</b>			<b>1,043</b>	<b>343</b>	<b>93</b>	<b>-</b>	<b>\$ 414,471,141</b>	<b>\$ 397,384</b>	<b>\$ 111,150,000</b>	<b>\$ 70,777,636</b>	<b>\$ 131,435,933</b>	<b>\$ -</b>	<b>\$ 45,584,372</b>	<b>\$ 55,523,200</b>
2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	\$ 72,488,258	\$ 710,669	\$ 16,000,000	\$ 6,050,000	\$ 26,034,313	\$ 16,120,124	\$ 6,173,821	\$ 2,110,000
	First Community Housing	Iamesi Village (North San Pedro Apartments)	135	109	-	-	\$ 60,229,610	\$ 446,145	\$ 10,327,100	\$ -	\$ 16,828,759	\$ 17,468,465	\$ 14,103,100	\$ 1,502,186
	Allied Housing	Calabazas Community Apartments (Corvin Apartments)	145	80	-	-	\$ 56,946,894	\$ 392,737	\$ 29,000,000	\$ -	\$ 22,379,218	\$ -	\$ 4,854,050	\$ 713,626
	Charities Housing	Page Street Studios	82	27	-	-	\$ 40,716,824	\$ 496,547	\$ 14,000,000	\$ 10,561,500	\$ 15,142,176	\$ -	\$ 851,700	\$ 161,448
<b>2nd Cohort Subtotal</b>			<b>464</b>	<b>267</b>	<b>-</b>	<b>-</b>	<b>\$ 230,381,586</b>	<b>\$ 496,512</b>	<b>\$ 69,327,100</b>	<b>\$ 16,611,500</b>	<b>\$ 80,384,466</b>	<b>\$ 33,588,589</b>	<b>\$ 25,982,671</b>	<b>\$ 4,487,260</b>
1st Cohort	Affirmed Housing	Villas on the Park	84	83	-	-	\$ 38,947,606	\$ 463,662	\$ 7,200,000	\$ 7,198,428	\$ 20,349,178	\$ -	\$ 4,200,000	\$ -
	Charities Housing	The Veranda	19	6	-	-	\$ 11,390,778	\$ 599,515	\$ 1,000,000	\$ 5,027,661	\$ 5,195,197	\$ -	\$ -	\$ 167,920
	Danco Communities	Gateway Senior Apartments	75	37	-	-	\$ 30,413,539	\$ 405,514	\$ 7,500,000	\$ -	\$ 10,373,835	\$ -	\$ 10,950,000	\$ 1,589,704
	Urban Housing Communities	Crossings on Monterey	39	20	-	-	\$ 22,841,968	\$ 585,691	\$ 5,800,000	\$ 750,000	\$ 7,679,286	\$ -	\$ 8,074,000	\$ 538,682
	Resources for Community Development	Quetzal Gardens	71	28	-	-	\$ 50,194,787	\$ 706,969	\$ 9,830,000	\$ 9,127,364	\$ 15,139,254	\$ 8,000,000	\$ 5,898,169	\$ 2,200,000
	First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	\$ 49,947,164	\$ 780,424	\$ 13,500,000	\$ 9,950,965	\$ 12,426,821	\$ 750,000	\$ 10,475,878	\$ 2,843,500
	<b>1st Cohort Subtotal</b>			<b>352</b>	<b>237</b>	<b>-</b>	<b>-</b>	<b>\$ 203,735,842</b>	<b>\$ 578,795</b>	<b>\$ 44,830,000</b>	<b>\$ 32,054,418</b>	<b>\$ 71,163,571</b>	<b>\$ 8,750,000</b>	<b>\$ 39,598,047</b>
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	\$ 38,617,211	\$ 594,111	\$ 3,200,000	\$ 5,000,000	\$ 13,016,088	\$ 5,482,551	\$ 11,168,572	\$ 750,000
	Related California	Sunnyvale Block 15	90	-	-	23	\$ 80,263,574	\$ 891,817	\$ 4,000,000	\$ 17,482,641	\$ 40,722,933	\$ -	\$ 14,308,000	\$ 3,750,000
	Alta Housing	Wilton Court	59	-	-	21	\$ 48,073,906	\$ 814,812	\$ 2,800,000	\$ 18,751,910	\$ 16,475,189	\$ -	\$ 4,501,000	\$ 5,545,807
	Eden Housing	Mitchell Park Place	50	-	-	25	\$ 48,897,974	\$ 977,959	\$ 9,000,000	\$ 2,218,669	\$ 27,878,205	\$ -	\$ 5,801,000	\$ 4,000,100
<b>I/DD Non-Measure A Subtotal</b>			<b>264</b>	<b>-</b>	<b>-</b>	<b>85</b>	<b>\$ 215,852,665</b>	<b>\$ 817,624</b>	<b>\$ 19,000,000</b>	<b>\$ 43,453,220</b>	<b>\$ 98,092,415</b>	<b>\$ 5,482,551</b>	<b>\$ 35,778,572</b>	<b>\$ 14,045,907</b>
Non Measure A	Palo Alto Housing Corporation	Eagle Park Apartments	67	41	-	-	\$ 38,615,976	\$ 576,358	\$ 4,000,000	\$ 12,430,660	\$ 17,289,670	\$ 4,430,660	\$ -	\$ 464,986
	Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	-	-	\$ 55,707,268	\$ 679,357	\$ -	\$ -	\$ 19,577,069	\$ 7,540,600	\$ 20,260,000	\$ 8,329,599
	MidPen Housing	Edwina Benner Plaza	66	13	-	-	\$ 44,665,233	\$ 676,746	\$ 2,350,000	\$ 8,230,000	\$ 23,286,390	\$ -	\$ 10,330,240	\$ 468,603
	EAH, Inc.	Orchard Ranch	41	15	-	-	\$ 29,631,603	\$ 722,722	\$ 2,811,117	\$ 4,890,000	\$ 11,017,339	\$ -	\$ 9,534,852	\$ 1,378,295
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	\$ 60,441,298	\$ 604,413	\$ -	\$ -	\$ 23,996,416	\$ -	\$ 20,330,000	\$ 16,114,882
	Charities Housing	Renascent Place	162	160	-	-	\$ 56,330,509	\$ 347,719	\$ 16,070,000	\$ -	\$ 20,367,596	\$ 7,766,134	\$ 4,300,000	\$ 7,826,779
	First Community Housing	Second Street Studios	135	134	-	-	\$ 55,582,561	\$ 411,723	\$ -	\$ 17,845,713	\$ 22,054,248	\$ 4,000,000	\$ 9,748,800	\$ 1,933,800
<b>Non-Measure A Subtotal</b>			<b>653</b>	<b>403</b>	<b>-</b>	<b>-</b>	<b>\$ 340,974,448</b>	<b>\$ 522,166</b>	<b>\$ 25,231,117</b>	<b>\$ 43,396,373</b>	<b>\$ 137,588,728</b>	<b>\$ 23,737,394</b>	<b>\$ 74,503,892</b>	<b>\$ 36,516,944</b>
			<b>6,613</b>	<b>2,192</b>	<b>638</b>	<b>130</b>	<b>\$ 4,642,241,473</b>	<b>\$ 701,987</b>	<b>\$ 812,628,434</b>	<b>\$ 586,832,748</b>	<b>\$ 1,815,432,255</b>	<b>\$ 389,570,070</b>	<b>\$ 765,247,524</b>	<b>\$ 272,530,442</b>

<sup>1</sup>The total development cost is inclusive of 21 transitional housing units within Pavilion Inn.

**ATTACHMENT H  
SUPPORTIVE HOUSING DEVELOPMENT FUND  
DEVELOPMENTS RECOMMENDED FOR FUNDING  
Board of Supervisors Meeting: December 5, 2023**

Table 2: Development Milestones

Sponsor		Project Name	No. of Units	PSH	RRH	I/DD	Land Use Approval	Secure All Financing	Construction Starts	Start Lease Up Activities	Services Start Date	Construction Completed	100% Occupancy	Conversion
13th Cohort	Community Development Partners	525 N Capitol	160	40	0	10	9/1/2023	5/10/2024	11/14/2024	5/18/2026	9/1/2026	11/14/2026	5/13/2027	7/12/2027
	Alta Housing	1020 Terra Bella	108	0	27	0	3/14/2023	5/1/2025	9/1/2025	12/1/2026	2/1/2027	5/1/2027	8/1/2027	12/1/2027
	Charities Housing	El Camino Real Multifamily Project	129	0	32	0	6/6/2023	12/1/2024	6/1/2025	12/1/2026	2/1/2027	2/1/2027	6/1/2027	11/1/2027
	Danco Communities	96 El Camino Real Family Apartments	79	12	12	0	6/29/2023	5/1/2024	10/1/2024	8/1/2026	10/1/2026	10/1/2026	10/30/2026	1/1/2027
	Charities Housing	Santa Teresa Multifamily	49	0	24	0	4/21/2023	5/1/2024	1/1/2025	3/1/2026	7/1/2026	7/1/2026	10/1/2026	4/1/2027
	Affirmed Housing	Kooser Apartments	191	30	20	0	7/24/2023	4/1/2024	11/1/2024	6/1/2026	9/1/2026	1/1/2027	4/1/2027	7/1/2027
12th Cohort	Resources for Community Development	Clara Gardens	120	23	7	0	2/7/2022	9/8/2024	10/2/2024	7/1/2025	6/1/2026	6/1/2026	9/1/2026	12/1/2026
11th Cohort	Charities Housing	Civic Center Multifamily	108	0	27	0	11/15/2022	12/6/2023	6/1/2024	11/1/2025	4/1/2026	4/1/2026	10/1/2026	2/1/2027
	Charities Housing	Montecito	85	0	42	0	12/6/2022	8/23/2023	2/1/2024	8/1/2025	12/1/2025	12/1/2025	3/1/2026	6/1/2026
10th Cohort	The Core Companies	The Mill on Main	220	-	24	20	10/16/2018	5/15/2025	5/15/2025	4/15/2027	7/1/2027	7/1/2027	1/15/2028	6/15/2028
	Jamboree Housing Corporation	Pavilion Inn	22	21	-	-	10/4/2022	12/13/2022	7/1/2023	1/1/2024	3/1/2024	6/1/2024	7/1/2024	10/1/2024
County-Led	EAH, Inc.	330 Distel Circle	90	20	-	-	9/20/2022	6/1/2024	1/1/2024	11/1/2024	11/1/2025	4/1/2026	7/1/2026	12/1/2026
	Jamboree Housing Corporation	The Crestview	49	20	-	-	N/A	3/14/2023	7/1/2023	12/1/2023	6/1/2024	8/1/2024	N/A	N/A
	Allied Housing	Parkmoor / The Hub	81	20	20	-	1/27/2023	5/10/2023	11/1/2023	10/1/2024	6/1/2025	6/1/2025	1/15/2026	7/1/2026
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	8/19/2020	7/1/2023	12/1/2023	11/1/2024	6/1/2025	6/1/2025	10/1/2025	12/1/2025
	First Community Housing	The Magnolias	66	7	10	-	11/23/2021	5/1/2026	11/1/2024	11/1/2025	3/1/2026	6/1/2026	12/1/2026	6/1/2027
	MidPen Housing	Sonora Court	176	45	-	-	11/8/2021	6/1/2024	10/1/2024	8/1/2025	5/1/2026	8/1/2026	1/1/2027	8/1/2027
8th Cohort	First Community Housing	Orchard Gardens	93	14	31	15	11/7/2021	5/1/2024	11/1/2024	6/1/2026	8/1/2026	11/1/2026	2/1/2027	5/1/2027
	Santa Clara County Housing Authority	Bellarmino Place	116	24	-	-	12/1/2020	12/1/2022	12/1/2022	1/1/2024	7/1/2024	7/1/2024	11/1/2025	4/1/2026
	Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	20	-	-	4/1/2022	1/1/2024	1/1/2024	3/1/2025	6/1/2025	6/1/2025	8/1/2026	1/1/2027
	Related California and Alta Housing	Lot 12	120	-	20	-	3/1/2022	9/1/2023	9/1/2023	7/1/2025	9/1/2025	9/1/2025	3/1/2026	6/1/2026
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	9/1/2021	12/1/2021	6/1/2022	2/1/2023	7/1/2023	10/1/2023	7/1/2024	12/1/2024
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	8/13/2021	11/30/2022	5/1/2023	2/1/2025	10/1/2024	5/1/2025	8/1/2025	1/1/2026
	Charities Housing	Alum Rock Multifamily	60	-	30	-	8/1/2021	9/28/2022	3/1/2023	4/1/2024	8/1/2024	10/1/2024	3/1/2025	6/1/2025
	The Core Companies	Tamien Station TOD	135	-	67	-	12/1/2020	9/1/2021	6/1/2023	1/1/2025	3/1/2025	6/1/2025	1/1/2026	1/1/2026
	Charities Housing	The Charles	99	-	49	-	10/29/2021	11/30/2022	6/1/2023	8/1/2024	11/1/2024	4/1/2025	10/1/2025	4/1/2026
Off Cycle	Allied Housing	Casa De Novo	-	-	0	-	6/1/2023	5/5/2024	11/1/2024	10/1/2025	2/1/2026	5/1/2026	8/1/2026	12/1/2026
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	8/28/2020	N/A	12/1/2020	11/1/2020	11/21/2020	4/1/2021	11/1/2022	12/1/2022
	Resources for Community Development	797 S. Almaden	99	25	-	-	1/28/2022	3/1/2024	8/1/2024	8/1/2025	8/1/2025	2/1/2026	5/1/2026	8/1/2026
5th Cohort	PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	93	-	-	6/30/2020	3/1/2021	4/1/2021	1/1/2022	7/1/2022	6/9/2023	8/1/2023	11/1/2023
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	106	-	-	9/11/2020	12/21/2020	7/6/2021	9/1/2022	10/1/2022	8/1/2023	11/1/2023	2/1/2024
	Affirmed Housing	Vitalia Apartments	79	16	23	-	2/1/2021	8/1/2021	2/1/2022	2/1/2023	4/1/2023	8/1/2023	10/1/2023	1/1/2024
	Allied Housing	Kifer Senior Apartments	80	54	-	-	8/1/2020	12/8/2021	6/27/2022	8/1/2023	10/1/2023	1/1/2024	4/1/2024	7/1/2024
	Eden Housing	La Avenida Apartments	100	32	-	-	7/2/2021	6/15/2022	12/12/2022	3/1/2024	1/1/2025	4/1/2025	11/1/2025	4/1/2026
	Reed Community Partners and Allied	Algarve Apartments	91	46	-	-	10/1/2020	5/1/2024	11/1/2024	1/1/2026	5/1/2026	8/1/2026	11/1/2026	3/1/2027
	The Core Companies	Gateway Tower	220	55	18	-	12/6/2016	2/1/2024	5/1/2024	1/1/2026	4/1/2026	7/1/2026	12/1/2026	1/1/2027
4th Cohort	Eden Housing	Auzerais Apartments	130	64	-	-	6/1/2018	4/1/2021	10/25/2021	4/1/2023	8/1/2023	9/1/2023	2/1/2024	3/1/2024
	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	5/15/2020	10/14/2020	4/23/2021	9/1/2022	12/1/2022	2/17/2023	4/1/2023	8/1/2023
3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	1/29/2019	9/16/2020	6/15/2021	2/1/2023	1/1/2023	6/13/2023	12/1/2023	4/1/2024
	Danco Communities	Mariposa Place (West San Carlos Housing)	80	-	39	-	1/13/2020	8/8/2021	1/31/2022	2/1/2024	3/1/2024	5/1/2024	8/1/2024	1/1/2025
	Charities Housing	Blossom Hill Senior Apartments	147	49	-	-	12/11/2019	12/1/2020	6/1/2021	2/1/2023	5/1/2023	7/1/2023	11/1/2023	7/1/2024
	Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	29	14	-	1/14/2020	4/14/2020	11/30/2020	3/1/2022	7/1/2022	9/29/2022	11/30/2022	4/1/2023
	First Community Housing	Roosevelt Park Apartments	80	-	40	-	2/6/2019	2/3/2022	7/1/2022	1/1/2024	4/1/2024	7/1/2024	11/1/2024	5/1/2024
	The Core Companies	Markham Plaza I	153	50	-	-	N/A	5/17/2019	11/1/2019	4/20/2020	8/1/2020	12/1/2020	3/1/2021	5/1/2021
	The Core Companies	Markham Plaza II	152	50	-	-	N/A	12/1/2019	4/1/2021	3/1/2022	4/1/2022	5/1/2022	11/1/2022	10/1/2021
	First Community Housing	Curtner Studios	179	111	-	-	2/28/2019	3/6/2020	3/9/2020	11/1/2020	10/1/2020	9/1/2021	9/1/2021	N/A



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2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	6/12/2018	8/11/2021	2/1/2022	3/1/2023	1/1/2023	8/1/2023	11/1/2023	6/1/2024
	First Community Housing	Iamesi Village (North San Pedro Apartments)	135	109	-	-	12/14/2011	10/17/2018	3/17/2019	7/1/2021	8/15/2021	2/21/2022	9/15/2022	12/1/2022
	Allied Housing	Calabazas Community Apartments (Corvin Apartments)	145	80	-	-	1/16/2019	6/12/2019	12/9/2019	3/1/2021	8/1/2021	11/8/2021	3/30/2022	1/6/2023
	Charities Housing	Page Street Studios	82	27	-	-	12/5/2018	4/1/2020	11/30/2020	8/1/2022	1/1/2023	9/1/2022	2/1/2023	7/1/2023
1st Cohort	Affirmed Housing	Villas on the Park	84	83	-	-	11/16/2016	3/15/2018	3/19/2018	1/1/2019	9/1/2019	10/31/2019	3/1/2020	8/1/2020
	Charities Housing	The Veranda	19	6	-	-	6/20/2017	12/5/2017	5/15/2018	1/1/2019	10/1/2018	5/30/2019	6/30/2019	10/1/2019
	Danco Communities	Gateway Senior Apartments	75	37	-	-	4/18/2016	11/14/2017	9/1/2018	8/1/2019	10/1/2019	5/1/2020	7/1/2020	10/1/2021
	Urban Housing Communities	Crossings on Monterey	39	20	-	-	2/21/2018	5/16/2018	10/16/2018	8/1/2019	4/1/2019	12/28/2019	1/31/2020	9/21/2020
	Resources for Community Development	Quetzal Gardens	71	28	-	-	6/14/2017	7/17/2019	1/6/2020	1/1/2021	8/6/2021	9/6/2021	2/1/2022	5/1/2022
First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	7/10/2009	5/16/2018	1/1/2019	2/1/2021	3/1/2021	4/1/2021	7/1/2021	5/27/2022	
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	1/28/2020	12/8/2021	3/1/2022	4/1/2023	9/1/2023	10/1/2023	1/1/2024	5/1/2024
	Related California	Sunnyvale Block 15	90	-	-	23	1/1/2020	4/1/2021	10/1/2021	4/1/2023	7/1/2023	8/1/2023	3/1/2024	7/1/2024
	Alta Housing	Wilton Court	59	-	-	21	1/14/2019	11/1/2020	11/1/2020	4/1/2022	9/1/2022	10/1/2022	3/1/2023	10/1/2023
	Eden Housing	Mitchell Park Place	50	-	-	25	3/1/2023	3/1/2023	3/3/2023	8/1/2024	2/1/2025	3/1/2025	7/1/2025	11/1/2025
Non Measure A	Palo Alto Housing Corporation	Eagle Park Apartments	67	41	-	-	6/21/2016	11/16/2016	4/1/2017	8/1/2018	8/1/2018	11/1/2018	2/1/2019	5/1/2019
	Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	-	-	5/14/2014	6/2/2016	7/1/2016	5/1/2018	7/1/2018	8/1/2018	10/1/2018	1/1/2019
	MidPen Housing	Edwina Benner Plaza	66	13	-	-	1/25/2016	4/24/2017	5/1/2017	6/1/2018	7/1/2018	8/1/2018	1/1/2019	6/1/2019
	EAH, Inc.	Orchard Ranch	41	15	-	-	1/12/2016	12/1/2016	12/1/2016	7/1/2018	7/1/2018	9/1/2018	11/1/2018	12/1/2018
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	5/15/2014	11/16/2016	12/5/2016	9/1/2018	9/1/2018	11/14/2018	2/1/2019	7/1/2019
	Charities Housing	Renascent Place	162	160	-	-	6/28/2016	3/15/2017	12/31/2017	7/1/2018	1/1/2019	2/17/2020	1/1/2020	12/29/2020
First Community Housing	Second Street Studios	135	134	-	-	8/26/2008	12/1/2016	12/1/2016	3/1/2018	7/1/2018	9/1/2018	1/1/2019	3/1/2019	
<b>Totals</b>			<b>6,733</b>	<b>2,215</b>	<b>645</b>	<b>130</b>								

**ATTACHMENT H**  
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Table 3: Developments by AMI Level

	Sponsor	Project Name	No. of Units	PSH	RRH	I/DD	ELI	VLI	LOW	MI	STAFF UNIT
							30% AMI	31-50% AMI	51-80% AMI	81% - 120%	
13th Cohort	Community Development Partners	525 N Capitol	160	40	-	10	46	-	62	-	2
	Alta Housing	1020 Terra Bella	108	-	27	-	27	13	39	-	2
	Charities Housing	El Camino Real Multifamily Project	129	-	32	-	30	65	-	-	2
	Danco Communities	96 El Camino Real Family Apartments	79	12	12	-	-	16	38	-	1
	Charities Housing	Santa Teresa Multifamily	49	-	24	-	-	24	-	-	1
	Affirmed Housing	Kooser Apartments	191	30	20	-	-	60	79	-	2
12th Cohort	Resources for Community Development	Clara Gardens	120	23	7	-	29	7	53	-	1
11th Cohort	Charities Housing	Civic Center Multifamily	108	-	27	-	26	53	-	-	2
	Charities Housing	Montecito	85	-	42	-	-	42	-	-	1
10th Cohort	The Core Companies	The Mill on Main	220	-	24	20	11	85	79	-	1
	Jamboree Housing Corporation	Pavilion Inn	22	21	-	-	-	-	-	-	1
County- Lead	EAH, Inc.	Distel Circle	90	20	-	-	25	12	31	-	2
	Jamboree Housing Corporation	The Crestview	49	20	-	-	28	-	-	-	1
	Allied Housing	Parkmoor / The Hub	81	20	20	-	-	24	15	-	2
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	31	17	18	-	1
	First Community Housing	The Magnolias	66	7	10	-	23	21	4	-	1
	MidPen Housing	Sonora Court	176	45	-	-	42	44	43	-	2
8th Cohort	First Community Housing	Orchard Gardens	93	14	31	15	12	10	9	-	2
	Santa Clara County Housing Authority	Bellarmino Place	116	24	-	-	29	52	10	-	1
	Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	20	-	-	27	54	-	-	2
	Related California and Alta Housing	Lot 12	120	-	20	-	20	40	39	-	1
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	30	24	-	-	1
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	51	-	51	-	1
	Charities Housing	Alum Rock Multifamily	60	-	30	-	-	29	-	-	1
	The Core Companies	Tamien Station TOD	135	-	67	-	-	-	67	-	1
	Charities Housing	The Charles	99	-	49	-	-	48	-	-	2
Off Cycle	Allied Housing	Casa de Novo									
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	-	-	-	-	2
	Resources for Community Development	797 S. Almaden	99	25	-	-	23	34	16	-	1
5th Cohort	PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	93	-	-	-	-	-	-	1
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	106	-	-	-	-	-	-	2
	Affirmed Housing	Vitalia Apartments	79	16	23	-	-	4	34	-	2
	Allied Housing	Kifer Senior Apartments	80	54	-	-	8	17	-	-	1
	Eden Housing	La Avenida Apartments	100	32	-	-	32	25	9	-	2
	Reed Community Partners and Allied	Algarve Apartments	91	46	-	-	-	44	-	-	1
4th Cohort	The Core Companies	Gateway Tower	220	55	18	-	73	19	53	-	2
	Eden Housing	Auzerais Apartments	130	64	-	-	-	43	21	-	2
3rd Cohort	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	2	15	5	-	1
	The Core Companies	Agrihood Senior Apartments	165	54	-	-	54	-	55	-	2
	Danco Communities	Mariposa Place (West San Carlos Housing)	80	-	39	-	-	40	-	-	1
	Charities Housing	Blossom Hill Senior Apartments	147	49	-	-	48	48	-	-	2
	Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	29	14	-	8	18	16	-	2
	First Community Housing	Roosevelt Park Apartments	80	-	40	-	-	20	19	-	1
	The Core Companies	Markham Plaza I	153	50	-	-	26	76	-	-	1
The Core Companies	Markham Plaza II	152	50	-	-	101	-	-	-	1	
First Community Housing	Curtner Studios	179	111	-	-	38	29	-	-	1	

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2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	26	16	8	-	1
	First Community Housing	Iamesi Village (North San Pedro Apartments)	135	109	-	-	-	25	-	-	1
	Allied Housing	Calabazas Community Apartments (Corvin Apartments)	145	80	-	-	-	50	14	-	1
	Charities Housing	Page Street Studios	82	27	-	-	27	27	-	-	1
1st Cohort	Affirmed Housing	Villas on the Park	84	83	-	-	-	-	-	-	1
	Charities Housing	The Veranda	19	6	-	-	-	12	-	-	1
	Danco Communities	Gateway Senior Apartments	75	37	-	-	-	7	30	-	1
	Urban Housing Communities	Crossings on Monterey	39	20	-	-	-	11	7	-	1
	Resources for Community Development	Quetzal Gardens	71	28	-	-	19	-	23	-	1
	First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	-	-	-	-	1
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	-	13	35	-	1
	Related California	Sunnyvale Block 15	90	-	-	23	-	40	26	-	1
	Alta Housing	Wilton Court	59	-	-	21	-	12	25	-	1
	Eden Housing	Mitchell Park Place	50	-	-	25	2	6	16	-	1
Non Measure A	Palo Alto Housing Corporation	Eagle Park Apartments	67	41	-	-	-	8	17	-	1
	Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	-	-	12	49	-	-	1
	MidPen Housing	Edwina Benner Plaza	66	13	-	-	1	32	19	-	1
	EAH, Inc.	Orchard Ranch	41	15	-	-	2	15	8	-	1
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	1	78	-	-	1
	Charities Housing	Renascant Place	162	160	-	-	-	-	-	-	2
	First Community Housing	Second Street Studios	135	134	-	-	-	-	-	-	1
			<b>6,733</b>	<b>2,215</b>	<b>645</b>	<b>130</b>	<b>990</b>	<b>1,573</b>	<b>1,093</b>	<b>-</b>	<b>87</b>

**ATTACHMENT H**  
**SUPPORTIVE HOUSING DEVELOPMENT FUND**  
**DEVELOPMENTS RECOMMENDED FOR FUNDING**  
**Board of Supervisors Meeting: December 5, 2023**

Table 4: Developments by Unit Mix

Sponsor		Project Name	No. of Units	PSH	RRH	I/DD	Studio	1 BR	2BR	3BR+	Staff Unit
13th Cohort	Community Development Partners	525 N Capitol	160	40	-	10	60	64	26	8	2
	Alta Housing	1020 Terra Bella	108	-	27	-	2	49	28	27	2
	Charities Housing	El Camino Real Multifamily Project	129	-	32	-	20	40	35	32	2
	Danco Communities	96 El Camino Real Family Apartments	79	12	12	-	5	32	21	20	1
	Charities Housing	Santa Teresa Multifamily	49	-	24	-	11	10	13	14	1
	Affirmed Housing	Kooser Apartments	191	30	20	-	75	18	48	-	48
12th Cohort	Resources for Community Development	Clara Gardens	120	23	7	-	41	15	33	30	1
11th Cohort	Charities Housing	Civic Center Multifamily	108	-	27	-	25	28	26	27	2
	Charities Housing	Montecito	85	-	42	-	24	18	21	21	1
10th Cohort	The Core Companies	The Mill on Main	220	-	24	20	80	75	64	-	1
	Jamboree Housing Corporation	Pavilion Inn	22	21	-	-	9	12	-	-	1
County-Led	EAH, Inc.	330 Distel Circle	90	20	-	-	24	20	21	23	2
	Jamboree Housing Corporation	The Crestview	49	20	-	-	38	-	10	-	1
	Allied Housing	Parkmoor / The Hub	81	20	20	-	20	19	20	20	2
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	-	83	6	-	1
	First Community Housing	The Magnolias	66	7	10	-	16	16	17	16	1
	MidPen Housing	Sonora Court	176	45	-	-	39	47	44	44	2
8th Cohort	First Community Housing	Orchard Gardens	93	14	31	15	4	70	14	3	2
	Santa Clara County Housing Authority	Bellarmino Place	116	24	-	-	-	57	29	29	1
	Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	20	-	-	36	62	3	-	2
	Related California and Alta Housing	Lot 12	120	-	20	-	18	41	30	30	1
7th Cohort	UHC H4/kaika Ohana	Royal Oak Village	73	-	18	-	-	6	37	29	1
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	50	25	39	39	1
	Charities Housing	Alum Rock Multifamily	60	-	30	-	10	19	15	15	1
	The Core Companies	Tamien Station TOD	135	-	67	-	20	44	36	34	1
	Charities Housing	The Charles	99	-	49	-	30	18	23	26	2
Off Cycle	Allied Housing	Casa De Novo	-	-	-	-	-	-	-	-	-
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	132	-	-	-	2
	Resources for Community Development	797 S. Almaden	99	25	-	-	30	24	24	20	1
5th Cohort	PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	93	-	-	65	28	-	-	1
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	106	-	-	106	-	-	-	2
	Affirmed Housing	Vitalia Apartments	79	16	23	-	46	16	11	4	2
	Allied Housing	Kifer Senior Apartments	80	54	-	-	30	45	4	-	1
	Eden Housing	La Avenida Apartments	100	32	-	-	63	18	17	-	2
	Reed Community Partners and Allied	Algarve Apartments	91	46	-	-	42	20	28	-	1
The Core Companies	Gateway Tower	220	55	18	-	95	70	53	-	2	
4th Cohort	Eden Housing	Auzerais Apartments	130	64	-	-	86	16	26	-	2
	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	16	18	7	4	1
3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	68	85	10	-	2
	Danco Communities	Mariposa Place (West San Carlos Housing)	80	-	39	-	-	56	23	-	1
	Charities Housing	Blossom Hill Senior Apartments	147	49	-	-	117	15	13	-	2
	Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	29	14	-	29	12	22	22	2
	First Community Housing	Roosevelt Park Apartments	80	-	40	-	28	11	26	14	1
	The Core Companies	Markham Plaza I	153	50	-	-	150	-	2	-	1
The Core Companies	Markham Plaza II	152	50	-	-	149	-	2	-	1	
First Community Housing	Curtner Studios	179	111	-	-	178	-	-	-	1	

**ATTACHMENT H**  
**SUPPORTIVE HOUSING DEVELOPMENT FUND**  
**DEVELOPMENTS RECOMMENDED FOR FUNDING**  
**Board of Supervisors Meeting: December 5, 2023**

2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	23	40	26	12	1
	First Community Housing	Iamesi Village (North San Pedro Apartments)	135	109	-	-	118	16	-	-	1
	Allied Housing	Calabazas Community Apartments (Corvin Apartments)	145	80	-	-	144	-	-	-	1
	Charities Housing	Page Street Studios	82	27	-	-	81	-	-	-	1
1st Cohort	Affirmed Housing	Villas on the Park	84	83	-	-	83	-	-	-	1
	Charities Housing	The Veranda	19	6	-	-	18	-	-	-	1
	Danco Communities	Gateway Senior Apartments	75	37	-	-	-	60	14	-	1
	Urban Housing Communities	Crossings on Monterey	39	20	-	-	-	6	17	15	1
	Resources for Community Development	Quetzal Gardens	71	28	-	-	-	30	12	28	1
	First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	-	63	-	-	1
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	7	23	28	6	1
	Related California	Sunnyvale Block 15	90	-	-	23	12	31	23	23	1
	Alta Housing	Wilton Court	59	-	-	21	55	3	-	-	1
	Eden Housing	Mitchell Park Place	50	-	-	25	-	37	8	4	1
Non Measure A	Palo Alto Housing Corporation	Eagle Park Apartments	67	41	-	-	62	4	-	-	1
	Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	-	-	-	14	42	25	1
	MidPen Housing	Edwina Benner Plaza	66	13	-	-	-	30	18	17	1
	EAH, Inc.	Orchard Ranch	41	15	-	-	-	6	22	12	1
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	98	-	-	-	2
	Charities Housing	Renascent Place	162	160	-	-	160	-	-	-	2
First Community Housing	Second Street Studios	135	134	-	-	128	6	-	-	1	
<b>Totals</b>			<b>5,897</b>	<b>2,110</b>	<b>523</b>	<b>120</b>	<b>2,862</b>	<b>1,463</b>	<b>933</b>	<b>562</b>	<b>77</b>

**ATTACHMENT I  
COST ANALYSIS  
SUPPORTIVE HOUSING DEVELOPMENT**

**Table 1: Apartments Being Recommended for Funding (12th Cohort of 2016 Measure A AHB Developments)**

Sponsor	Development Name	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Community Development Partners	525 N Capitol	160	204	\$ 121,507,580	\$ 759,422	\$ 595,625
Alta Housing	1020 Terra Bella	108	193	\$ 107,437,479	\$ 994,791	\$ 556,671
Charities Housing	El Camino Real Multifamily Project	129	232	\$ 121,440,498	\$ 941,399	\$ 523,450
Danco Communities	96 El Camino Real Family Apartments	79	142	\$ 82,939,667	\$ 1,049,869	\$ 584,082
Charities Housing	Santa Teresa Multifamily	49	92	\$ 43,566,076	\$ 889,104	\$ 473,544
Affirmed Housing	Kooser Apartments	191	339	\$ 163,117,001	\$ 854,016	\$ 481,171
	<b>Total</b>	<b>716</b>	<b>1202</b>	<b>\$ 640,008,301</b>	<b>\$ 893,866</b>	<b>\$ 532,453</b>
	Average	119	200	\$ 106,668,050	\$ 914,767	\$ 535,757
	Median	119	199	\$ 114,438,989	\$ 915,251	\$ 540,061
	Range - High	191	339	\$ 163,117,001	\$ 1,049,869	\$ 595,625
	Range - Low	49	92	\$ 43,566,076	\$ 759,422	\$ 473,544

**Table 2: Apartments Previously Approved for Funding (First - Twelfth Cohorts of 2016 Measure A Developments, County-Led and Off-Cycle Developments)**

Sponsor	Development Name	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Resources for Community Development	Clara Gardens	120	214	\$ 107,458,604	\$ 895,488	\$ 502,143
Charities Housing	Civic Center Multifamily	108	192	\$ 107,716,198	\$ 997,372	\$ 561,022
Charities Housing	Montecito	85	150	\$ 88,473,636	\$ 1,040,866	\$ 589,824
The Core Companies	The Mill on Main	220	285	\$ 187,764,517	\$ 853,475	\$ 658,823
Jamboree Housing Corporation	Pavilion Inn	22	44	\$ 32,087,550	\$ 1,458,525	\$ 729,263
Resources for Community Development	797 S. Almaden	99	164	\$ 104,007,942	\$ 1,050,585	\$ 634,195
EAH, Inc.	330 Distel Circle	90	155	\$ 93,484,256	\$ 1,038,714	\$ 603,124
Jamboree Housing Corporation	The Crestview	49	61	\$ 47,255,959	\$ 964,407	\$ 774,688
Allied Housing	Parkmoor / The Hub	81	139	\$ 78,442,868	\$ 968,430	\$ 564,337
Santa Clara County Housing Authority	Alvarado Park	90	97	\$ 69,611,725	\$ 773,464	\$ 717,647
First Community Housing	The Magnolias	66	117	\$ 64,368,522	\$ 975,281	\$ 550,158
MidPen Housing	Sonora Court	176	311	\$ 144,652,410	\$ 821,889	\$ 465,120
First Community Housing	Orchard Gardens	93	116	\$ 107,210,734	\$ 1,152,804	\$ 924,230
Santa Clara County Housing Authority	Bellarmino Place	116	204	\$ 96,736,665	\$ 833,937	\$ 474,199
Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	108	\$ 76,107,250	\$ 738,905	\$ 704,697
Related California and Alta Housing	Lot 12	120	211	\$ 115,683,548	\$ 964,030	\$ 548,263
UHC H40/kaika Ohana	Royal Oak Village	73	169	\$ 49,438,333	\$ 677,237	\$ 292,535
Danco Communities	Sunol-West San Carlos Apartments	154	273	\$ 139,383,616	\$ 905,088	\$ 510,563
Charities Housing	Alum Rock Multifamily	60	106	\$ 49,656,181	\$ 827,603	\$ 468,455
The Core Companies	Tamien Station TOD	135	240	\$ 100,867,325	\$ 747,165	\$ 420,281
Charities Housing	The Charles	99	138	\$ 63,179,959	\$ 638,181	\$ 457,826
Eden Housing	Auzerais Apartments	130	148	\$ 92,062,481	\$ 708,173	\$ 622,044
Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	63	\$ 31,446,161	\$ 683,612	\$ 499,145
PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	94	\$ 55,150,638	\$ 586,709	\$ 586,709
MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	108	\$ 73,548,991	\$ 681,009	\$ 681,009
Affirmed Housing	Vitalia Apartments	79	101	\$ 66,065,557	\$ 836,273	\$ 556,994
Allied Housing	Kifer Senior Apartments	80	84	\$ 57,567,994	\$ 719,600	\$ 685,333
Eden Housing	La Avenida Apartments	100	111	\$ 78,077,678	\$ 780,777	\$ 703,403
Reed Community Partners and Allied	Algarve Apartments	91	119	\$ 50,618,940	\$ 556,252	\$ 425,369
The Core Companies	Gateway Tower	220	381	\$ 172,263,000	\$ 783,014	\$ 637,823
Allied Housing	Casa De Novo	0	0	\$ 13,300,000	\$ -	\$ -
Jamboree Housing Corporation	Hillview Court	134	134	\$ 90,586,856	\$ 676,021	\$ 490,495
The Core Companies	Agrihood Senior Apartments	165	177	\$ 83,273,350	\$ 504,687	\$ 470,471
Danco Communities	Mariposa Place (West San Carlos Housing)	80	104	\$ 51,687,253	\$ 646,091	\$ 496,993
Charities Housing	Blossom Hill Senior Apartments	147	163	\$ 86,106,638	\$ 585,759	\$ 528,262
Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	155	\$ 55,346,138	\$ 636,163	\$ 357,072
First Community Housing	Roosevelt Park Apartments	80	135	\$ 69,658,643	\$ 870,733	\$ 515,990
The Core Companies	Markham Plaza I	153	156	\$ 26,809,742	\$ 175,227	\$ 171,857
The Core Companies	Markham Plaza II	152	155	\$ 26,593,698	\$ 174,959	\$ 171,572
First Community Housing	Curtner Studios	179	179	\$ 14,995,679	\$ 83,775	\$ 83,775
Resources for Community Development	Sango Court Apartments	102	153	\$ 72,488,258	\$ 710,669	\$ 473,779
First Community Housing	Jamesi Village (North San Pedro Apartments)	135	136	\$ 60,229,610	\$ 446,145	\$ 442,865
Allied Housing	Calabazas Community Apartments (Corvin Apartments)	145	146	\$ 56,946,894	\$ 392,737	\$ 390,047
Charities Housing	Page Street Studios	82	83	\$ 40,716,824	\$ 496,547	\$ 490,564
Affirmed Housing	Villas on the Park	84	85	\$ 38,947,606	\$ 463,662	\$ 458,207
Charities Housing	The Veranda	19	20	\$ 11,390,778	\$ 599,515	\$ 569,539
Danco Communities	Gateway Senior Apartments	75	86	\$ 30,413,539	\$ 405,514	\$ 353,646
Urban Housing Communities	Crossings on Monterey	39	87	\$ 22,841,968	\$ 585,691	\$ 262,551
Resources for Community Development	Quetzal Gardens	71	140	\$ 50,194,787	\$ 706,969	\$ 358,534
First Community Housing	Leigh Avenue Senior Apartments	64	65	\$ 49,947,164	\$ 780,424	\$ 768,418
	<b>Total</b>	<b>5,100</b>	<b>7,062</b>	<b>\$ 3,552,864,663<sup>1</sup></b>	<b>\$ 696,640</b>	<b>\$ 503,096<sup>2</sup></b>
	Average	102	141	\$ 71,057,293	\$ 712,003	\$ 508,077
	Median	94	137	\$ 65,217,040	\$ 715,135	\$ 506,353
	Range - High	220	381	\$ 187,764,517	\$ 1,458,525	\$ 924,230
	Range - Low	19	20	\$ 11,390,778	\$ 83,775	\$ 83,775

<sup>1</sup>The total development cost is inclusive of 21 transitional housing units within Pavilion Inn.

<sup>2</sup>The cost per bedroom is inclusive of 21 transitional housing units within Pavilion Inn.

**ATTACHMENT I  
COST ANALYSIS  
SUPPORTIVE HOUSING DEVELOPMENT**

**Table 3: Apartments Completed (Non-Measure A)**

Sponsor	Apartments Under Construction	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Palo Alto Housing Corporation	Eagle Park Apartments	67	67	\$ 38,615,976	\$ 576,358	\$ 576,358
Santa Clara County Housing Authority	Laurel Grove Apartments	82	175	\$ 55,707,268	\$ 679,357	\$ 318,327
MidPen Housing	Edwina Benner Plaza	66	119	\$ 44,665,233	\$ 676,746	\$ 375,338
EAH, Inc.	Orchard Ranch	41	89	\$ 29,631,603	\$ 722,722	\$ 332,939
Santa Clara County Housing Authority	Park Avenue Apartments	100	106	\$ 60,441,298	\$ 604,413	\$ 570,201
Charities Housing	Renascent Place	162	164	\$ 56,330,509	\$ 347,719	\$ 343,479
First Community Housing	Second Street Studios	135	136	\$ 55,582,561	\$ 411,723	\$ 408,695
	<b>Total</b>	<b>653</b>	<b>856</b>	<b>\$ 340,974,448</b>	<b>\$ 522,166</b>	<b>\$ 398,335</b>
	Average	93	122	\$ 48,710,635	\$ 574,148	\$ 417,905
	Median	82	119	\$ 55,582,561	\$ 604,413	\$ 375,338
	Range - High	162	175	\$ 60,441,298	\$ 722,722	\$ 576,358
	Range - Low	41	67	\$ 29,631,603	\$ 347,719	\$ 318,327

**Table 4: Apartments Previously Approved for Funding (First and Second Rounds and RFO of I/DD funding)**

Sponsor	Apartments Under Construction	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Freebird Development Company	Monroe Street Apartments	65	106	\$ 38,617,211	\$ 594,111	\$ 364,313
Related California	Sunnyvale Block 15	90	158	\$ 80,263,574	\$ 891,817	\$ 507,997
Alta Housing	Wilton Court	59	59	\$ 48,073,906	\$ 814,812	\$ 814,812
Eden Housing	Mitchell Park Place	50	65	\$ 48,897,974	\$ 977,959	\$ 752,277
	<b>Total</b>	<b>264</b>	<b>388</b>	<b>\$ 215,852,665</b>	<b>\$ 817,624</b>	<b>\$ 556,321</b>
	Average	66	97	\$ 53,963,166	\$ 819,675	\$ 609,850
	Median	62	86	\$ 48,485,940	\$ 853,315	\$ 630,137
	Range - High	90	158	\$ 80,263,574	\$ 977,959	\$ 814,812
	Range - Low	50	59	\$ 38,617,211	\$ 594,111	\$ 364,313

**ATTACHMENT I  
COST ANALYSIS  
SUPPORTIVE HOUSING DEVELOPMENT**

**Table 5: All Apartments**

Sponsor	All Apartments	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Charities Housing	Civic Center Multifamily	108	192	\$ 107,716,198	\$ 997,372	\$ 561,022
Charities Housing	Montecito	85	150	\$ 32,087,550	\$ 377,501	\$ 213,917
The Core Companies	The Mil on Main	220	285	\$ 187,764,517	\$ 853,475	\$ 658,823
Jamboree Housing Corporation	Pavilion Inn	22	44	\$ 32,087,550	\$ 1,458,525	\$ 729,263
Resources for Community Development	797 S. Almaden	99	164	\$ 104,007,942	\$ 1,050,585	\$ 634,195
EAH, Inc.	330 Distel Circle	90	155	\$ 93,484,256	\$ 1,038,714	\$ 603,124
Jamboree Housing Corporation	The Crestview	49	61	\$ 47,255,959	\$ 964,407	\$ 774,688
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Santa Clara County Housing Authority	Alvarado Park	90	97	\$ 69,611,725	\$ 773,464	\$ 717,647
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MidPen Housing	Sonora Court	176	311	\$ 144,652,410	\$ 821,889	\$ 465,120
First Community Housing	Orchard Gardens	93	116	\$ 107,210,734	\$ 1,152,804	\$ 924,230
Santa Clara County Housing Authority	Bellarmino Place	116	204	\$ 96,736,665	\$ 833,937	\$ 474,199
Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	108	\$ 76,107,250	\$ 738,905	\$ 704,697
Related California and Alta Housing	Lot 12	120	211	\$ 115,683,548	\$ 964,030	\$ 548,263
UHC H4/Ikaika Ohana	Royal Oak Village	73	169	\$ 49,438,333	\$ 677,237	\$ 292,535
Danco Communities	Sunol-West San Carlos Apartments	154	273	\$ 139,383,616	\$ 905,088	\$ 510,563
Charities Housing	Alum Rock Multifamily	60	106	\$ 49,656,181	\$ 827,603	\$ 468,455
CORE Companies	Tamien Station TOD	135	240	\$ 100,867,325	\$ 747,165	\$ 420,281
Charities Housing	The Charles	99	177	\$ 63,179,959	\$ 638,181	\$ 356,949
Eden Housing	Auzerais Apartments	130	148	\$ 92,062,481	\$ 708,173	\$ 622,044
Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	63	\$ 31,446,161	\$ 683,612	\$ 499,145
PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	94	\$ 55,150,638	\$ 586,709	\$ 586,709
MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	108	\$ 73,548,991	\$ 681,009	\$ 710,459
Affirmed Housing	Vitalia Apartments	79	101	\$ 66,065,557	\$ 836,273	\$ 556,994
Allied Housing	Kifer Senior Apartments	80	84	\$ 57,567,994	\$ 719,600	\$ 685,333
Eden Housing	La Avenida Apartments	100	111	\$ 78,077,678	\$ 780,777	\$ 703,403
Reed Community Partners and Allied	Algarve Apartments	91	119	\$ 50,618,940	\$ 425,369	\$ 425,369
The Core Companies	Gateway Tower	220	381	\$ 172,263,000	\$ 810,035	\$ 637,823
Allied Housing, Inc.	Casa de Novo	-	-	\$ 13,300,000	-	-
Jamboree Housing Corporation	Hillview Court	134	134	\$ 90,586,856	\$ 632,630	\$ 490,495
The Core Companies	Agrihood Senior Apartments	165	177	\$ 83,273,350	\$ 504,687	\$ 470,471
Danco Communities	Mariposa Place (West San Carlos Housing)	80	104	\$ 51,687,253	\$ 646,091	\$ 496,993
Charities Housing	Blossom Hill Senior Apartments	147	163	\$ 86,106,638	\$ 585,759	\$ 528,262
Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	155	\$ 55,346,138	\$ 636,163	\$ 357,072
First Community Housing	Roosevelt Park Apartments	80	135	\$ 69,658,643	\$ 870,733	\$ 515,990
The Core Companies	Markham Plaza I	153	156	\$ 26,809,742	\$ 175,227	\$ 171,857
The Core Companies	Markham Plaza II	152	155	\$ 26,593,698	\$ 174,959	\$ 171,572
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Charities Housing	Page Street Studios	82	83	\$ 40,716,824	\$ 496,547	\$ 490,564
Affirmed Housing	Villas on the Park	84	85	\$ 38,947,606	\$ 463,662	\$ 458,207
Charities Housing	The Veranda	19	20	\$ 11,390,778	\$ 599,515	\$ 569,539
Danco Communities	Gateway Senior Apartments	75	86	\$ 30,413,539	\$ 405,514	\$ 353,646
Urban Housing Communities	Crossings on Monterey	39	87	\$ 22,841,968	\$ 585,691	\$ 262,551
Resources for Community Development	Quetzal Gardens	71	140	\$ 50,194,787	\$ 706,969	\$ 358,534
First Community Housing	Leigh Avenue Senior Apartments	64	65	\$ 49,947,164	\$ 780,424	\$ 768,418
Palo Alto Housing Corporation	Eagle Park Apartments	67	67	\$ 38,615,976	\$ 576,358	\$ 576,358
Santa Clara County Housing Authority	Laurel Grove Apartments	82	175	\$ 55,707,268	\$ 679,357	\$ 318,327
MidPen Housing	Edwina Benner Plaza	66	119	\$ 44,665,233	\$ 676,746	\$ 375,338
EAH, Inc.	Orchard Ranch	41	89	\$ 29,631,603	\$ 722,722	\$ 332,939
Santa Clara County Housing Authority	Park Avenue Apartments	100	106	\$ 60,441,298	\$ 604,413	\$ 570,201
Charities Housing	Renascent Place	162	164	\$ 56,330,509	\$ 347,719	\$ 343,479
First Community Housing	Second Street Studios	135	136	\$ 55,582,561	\$ 411,723	\$ 408,695
Freebird Development Company	Monroe Street Apartments	65	106	\$ 38,617,211	\$ 594,111	\$ 364,313
Related California	Sunnyvale Block 15	90	158	\$ 80,263,574	\$ 891,817	\$ 507,997
Alta Housing	Wilton Court	59	59	\$ 48,073,906	\$ 814,812	\$ 814,812
Eden Housing	Mitchell Park Place	50	65	\$ 48,897,974	\$ 977,959	\$ 752,277
	<b>Totals</b>	<b>5,897</b>	<b>8,147</b>	<b>\$ 3,945,847,086</b>	<b>\$ 669,128</b>	<b>\$ 484,331</b>
	Average	100	138	\$ 65,764,118	\$ 698,166	\$ 504,421
	Median	90	135	\$ 56,638,702	\$ 706,969	\$ 499,145
	Range - High	220	381	\$ 187,764,517	\$ 1,458,525	\$ 924,230
	Range - Low	19	20	\$ 11,390,778	\$ 83,775	\$ 83,775



**ATTACHMENT J  
OPERATING SUBSIDY SUMMARY**

Sponsor	All Apartments	Number of Units	Number of Rental Subsidies (Section 8 PBV, Housing Choice or HUD VASH)	Annual Subsidy	20 Year
Community Development Partners	525 N Capitol	160	65	\$ 652,511	\$ 13,050,216
Alta Housing	1020 Terra Bella	108	27	\$ 558,132	\$ 11,162,640
Charities Housing	El Camino Real Multifamily Project	129	42	\$ 578,120	\$ 11,562,400
Danco Communities	96 El Camino Real Family Apartments	79	13	\$ 351,836	\$ 7,036,720
Charities Housing	Santa Teresa Multifamily	49	21	\$ 300,960	\$ 6,019,200
Affirmed Housing	Kooser Apartments	191	30	\$ 866,724	\$ 17,334,480
Resources for Community Development	Clara Gardens	120	30	\$ 578,232	\$ 11,564,640
Charities Housing	Civic Center Multifamily	108	27	\$ 227,100	\$ 4,542,000
Charities Housing	Montecito	85	39	\$ 633,190	\$ 12,663,800
The Core Companies	The Mil on Main	220	55	\$ 813,180	\$ 16,263,600
Jamboree Housing Corporation	Pavilion Inn	22	21	\$ 499,212	\$ 9,984,240
EAH, Inc.	330 Distel Circle	90	20	\$ 458,446	\$ 9,168,920
Jamboree Housing Corporation	The Crestview	49	48	\$ 792,360	\$ 15,847,200
Allied Housing	Parkmoor / The Hub	81	41	\$ 679,920	\$ 13,598,400
Santa Clara County Housing Authority	Alvarado Park	90	41	\$ 878,328	\$ 17,566,560
First Community Housing	The Magnolias	66	23	\$ 495,660	\$ 9,913,200
MidPen Housing	Sonora Court	176	75	\$ 1,552,548	\$ 31,050,960
First Community Housing	Orchard Gardens	93	14	\$ 318,096	\$ 6,361,920
Santa Clara County Housing Authority	Bellarmino Place	116	53	\$ 1,285,752	\$ 25,715,040
Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	47	\$ 892,356	\$ 17,847,120
Related California and Alta Housing	Lot 12	120	-	\$ 498,312	\$ 9,966,240
UHC H4/Ikaika Ohana	Royal Oak Village	73	24	\$ 376,344	\$ 7,526,880
Danco Communities	Sunol-West San Carlos Apartments	154	16	\$ 405,132	\$ 8,102,640
Charities Housing	Alum Rock Multifamily	60	26	\$ 1,053,156	\$ 21,063,120
The Core Companies	Tamien Station TOD	135	33	\$ 526,775	\$ 10,535,500
Charities Housing	The Charles	99	25	\$ 484,680	\$ 9,693,600
Allied Housing	Casa De Novo	TBD	TBD	TBD	TBD
Jamboree Housing Corporation	Hillview Court	134	132	\$ 3,822,067	\$ 76,441,340
Resources for Community Development	797 S. Almaden	99	35	\$ 759,060	\$ 15,181,200
PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	94	93	\$ 1,057,296	\$ 21,145,920
MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	97	\$ 1,096,464	\$ 21,929,280
Affirmed Housing	Vitalia Apartments	79	16	\$ 205,404	\$ 4,108,080
Allied Housing	Kifer Senior Apartments	80	47	\$ 1,199,364	\$ 23,987,280
Eden Housing	La Avenida Apartments	100	32	\$ 471,773	\$ 9,435,460
Reed Community Partners and Allied	Algarve Apartments	91	46	\$ 594,780	\$ 11,895,600
The Core Companies	Gateway Tower	220	55	\$ 918,506	\$ 18,370,120
Eden Housing	Auzerais Apartments	130	64	\$ 905,472	\$ 18,109,440
Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	\$ 328,200	\$ 6,564,000
The Core Companies	Agrihood Senior Apartments	165	54	\$ 565,644	\$ 11,312,880
Danco Communities	Mariposa Place (West San Carlos Housing)	80	40	\$ 696,286	\$ 13,925,720
Charities Housing	Blossom Hill Senior Apartments	147	49	\$ 438,175	\$ 8,763,500
Affirmed Housing	Vela Apartments (Alum Rock Family Housing)	87	29	\$ 426,810	\$ 8,536,200
First Community Housing	Roosevelt Park Apartments	80	-	-	-
The Core Companies	Markham Plaza I	153	40	\$ 448,351	\$ 8,967,020
The Core Companies	Markham Plaza II	152	50	\$ 426,810	\$ 8,536,200
First Community Housing	Curtner Studios	179	40	\$ 596,640	\$ 11,932,800
Resources for Community Development	Sango Court Apartments	102	47	\$ 912,348	\$ 18,246,960
First Community Housing	Jamesi Village (North San Pedro Apartments)	135	109	\$ 564,408	\$ 11,288,160
Allied Housing	Calabazas Community Apartments (Corvin Apart	145	80	\$ 1,055,940	\$ 21,118,800
Charities Housing	Page Street Studios	82	27	\$ 217,080	\$ 4,341,600
Affirmed Housing	Villas on the Park	84	83	\$ 963,648	\$ 19,272,960
Charities Housing	The Veranda	19	6	\$ 48,312	\$ 966,240
Danco Communities	Gateway Senior Apartments	75	37	\$ 705,768	\$ 14,115,360
Urban Housing Communities	Crossings on Monterey	39	20	\$ 420,780	\$ 8,415,600
Resources for Community Development	Quetzal Gardens	71	28	\$ 603,648	\$ 12,072,960
First Community Housing	Leigh Avenue Senior Apartments	64	63	\$ 796,824	\$ 15,936,480
Palo Alto Housing Corporation	Eagle Park Apartments	67	41	\$ 138,951	\$ 2,779,020
Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	\$ 1,268,076	\$ 25,361,520
MidPen Housing	Edwina Benner Plaza	66	13	\$ 479,628	\$ 9,592,560
EAH, Inc.	Orchard Ranch	41	15	\$ 641,338	\$ 12,826,760
Santa Clara County Housing Authority	Park Avenue Apartments	100	20	\$ 1,031,208	\$ 20,624,160
Charities Housing	Renascent Place	162	160	\$ 1,450,810	\$ 29,016,200
First Community Housing	Second Street Studios	135	134	\$ 1,200,422	\$ 24,008,440
	<b>Totals</b>	<b>6,469</b>	<b>2,701</b>	<b>\$ 44,213,353</b>	<b>\$ 884,267,056</b>
	Average	104	45	\$ 724,809	\$ 14,496,181
	Median	97	40	\$ 596,640	\$ 11,932,800
	Range - High	220	160	\$ 3,822,067	\$ 76,441,340
	Range - Low	19	6	\$ 48,312	\$ 966,240

## ATTACHMENT K SUPPORTIVE HOUSING PRODUCTION SUMMARY

Implementing the 2016 Measure A Affordable Housing Bond is an opportunity to scale the production of supportive housing. The County and its partners have made significant progress towards reducing homelessness and since 2015, the County and its partners have increased supportive housing in Santa Clara County by 2,788 units.

Table 1 summarizes the number of developments and the number of permanent supportive and rapid rehousing units by jurisdiction.

**Table 1: Supportive Housing Production Summary**

Jurisdiction	Existing Apartments In Operation			Apartments Under Construction or Previously Approved			Apartments Recommended For Funding		
	No. of Developments	PSH Units	RRH Units	No. of Developments	PSH Units	RRH Units	No. of Developments	PSH Units	RRH Units
Campbell	1	0	6	0	0	0	0	0	0
Cupertino	1	6	0	1	6	0	0	0	0
Gilroy	6	79	31	4	37	31	0	0	0
Los Altos	0	0	0	1	20	0	0	0	0
Los Altos Hills	0	0	0	0	0	0	0	0	0
Los Gatos	0	0	0	0	0	0	0	0	0
Milpitas	2	183	0	3	183	24	0	0	0
Monte Sereno	0	0	0	0	0	0	0	0	0
Morgan Hill	3	40	0	4	42	28	0	0	0
Mountain View	2	51	0	5	93	62	2	12	39
Palo Alto	2	75	0	1	20	0	1	0	32
San Jose	29	1,222	71	38	1,516	361	3	70	44
Santa Clara	5	144	24	5	211	34	0	0	0
Saratoga	0	0	0	0	0	0	0	0	0
Sunnyvale	4	78	0	5	119	31	0	0	0
<b>Totals</b>	<b>55</b>	<b>1,878</b>	<b>132</b>	<b>67</b>	<b>2,247</b>	<b>571</b>	<b>6</b>	<b>82</b>	<b>115</b>

The following four tables provide more details about the supportive housing developments that are in operation, under construction, seeking financing, and currently proposed for the Board's consideration.

**Table 2: Existing Apartments In Operation (Pre-2015)**

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
Sharmon Palms	60	-	6	53	Campbell	4
Gilroy Sobrato Apartments	26	17	-	8	Gilroy	1
Sobrato Transitional Apartments	60	25	-	35	Gilroy	1
Bella Terra Senior Apartments	40	5	-	34	Morgan Hill	1
San Antonio Place	120	10	-	108	Mountain View	5
Opportunity Center	89	55	-	33	Palo Alto	5
Curtner Studios	179	27	-	151	San Jose	2
Ford Road Plaza	75	5	-	69	San Jose	1
Fourth Street Apartments	100	6	-	93	San Jose	3
HomeSafe San Jose	25	-	24	-	San Jose	2
Kings Crossing Apartments	85	10	-	74	San Jose	3
Paseo Senter II	101	5	-	94	San Jose	2
Sunset Square	96	-	-	94	San Jose	2
Belovida Santa Clara	28	3	-	24	Santa Clara	4
HomeSafe Santa Clara	25	-	24	-	Santa Clara	4
Peacock Commons	28	7	-	20	Santa Clara	4
Fair Oaks Plaza	124	18	-	104	Sunnyvale	3
<b>Totals</b>	<b>1,261</b>	<b>193</b>	<b>54</b>	<b>994</b>		

**ATTACHMENT K**  
**SUPPORTIVE HOUSING PRODUCTION SUMMARY**

**Table 3: Existing Apartments (Post-2015)**

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
The Veranda	19	6	0	12	Cupertino	5
Connell Apartments	28	-	-	21	Gilroy	1
Gateway Senior Apartments	75	37	-	37	Gilroy	1
Monterra Village	34	-	5	28	Gilroy	1
Redwoods & Wheeler	141	-	26	114	Gilroy	1
Hillview Court	134	132	0	-	Milpitas	3
Sango Court Apartments	102	51	0	50	Milpitas	3
Orchard Ranch	41	15	-	25	Morgan Hill	1
Crossings on Monterey	39	20	0	18	Morgan Hill	1
Eagle Park Apartments	67	41	-	25	Mountain View	5
Stevenson House	120	20	-	99	Palo Alto	5
Agrihood Senior Apartments	165	54	0	109	Santa Clara	4
Archer Studios	42	6	-	35	San Jose	3
Curtner Studios	179	111	0	67	San Jose	2
Donner Lofts	102	20	-	81	San Jose	2
Ford Road Plaza	75	5	-	69	San Jose	1
Iamesi Village (North San Pedro Apartments)	135	109	0	25	San Jose	2
Immanuel-Sobrato Community (Moorpark Apartments)	108	106	0	-	San Jose	4
Laurel Grove Apartments	82	20	-	61	San Jose	4
Leigh Avenue Senior Apartments	64	63	0	-	San Jose	4
Markham Plaza I	153	50	0	102	San Jose	2
Markham Plaza II	152	50	0	101	San Jose	2
Mesa Terrace (Gallup & Mesa Apartments)	46	23	0	22	San Jose	1
Page Street Studios	82	27	0	54	San Jose	4
Park Avenue Apartments	100	20	-	79	San Jose	4
Quetzal Gardens	71	28	0	42	San Jose	2
Renascent Place	162	160	-	0	San Jose	2
Second Street Studios	135	134	-	0	San Jose	2
The Met South	31	-	10	20	San Jose	2
Vermont House	16	16	-	-	San Jose	2
Villas at 4th (4th & E. Younger Apartments)	94	93	0	-	San Jose	2
Villas on the Park	84	83	-	-	San Jose	2
Vela Apartments (Alum Rock Family Housing)	87	29	14	42	San Jose	2
Vitalia Apartments	79	16	23	38	San Jose	4
Calabazas Community (Corvin Apartments)	145	80	-	64	Santa Clara	4
Edwina Benner Plaza	66	13	-	52	Sunnyvale	3
Parkside Studios	59	18	-	40	Sunnyvale	3
Onizuka Crossing	58	29	-	28	Sunnyvale	3
<b>Totals</b>	<b>3,372</b>	<b>1,685</b>	<b>78</b>	<b>1,560</b>		

**ATTACHMENT K**  
**SUPPORTIVE HOUSING PRODUCTION SUMMARY**

**Table 4: Apartments Under Construction**

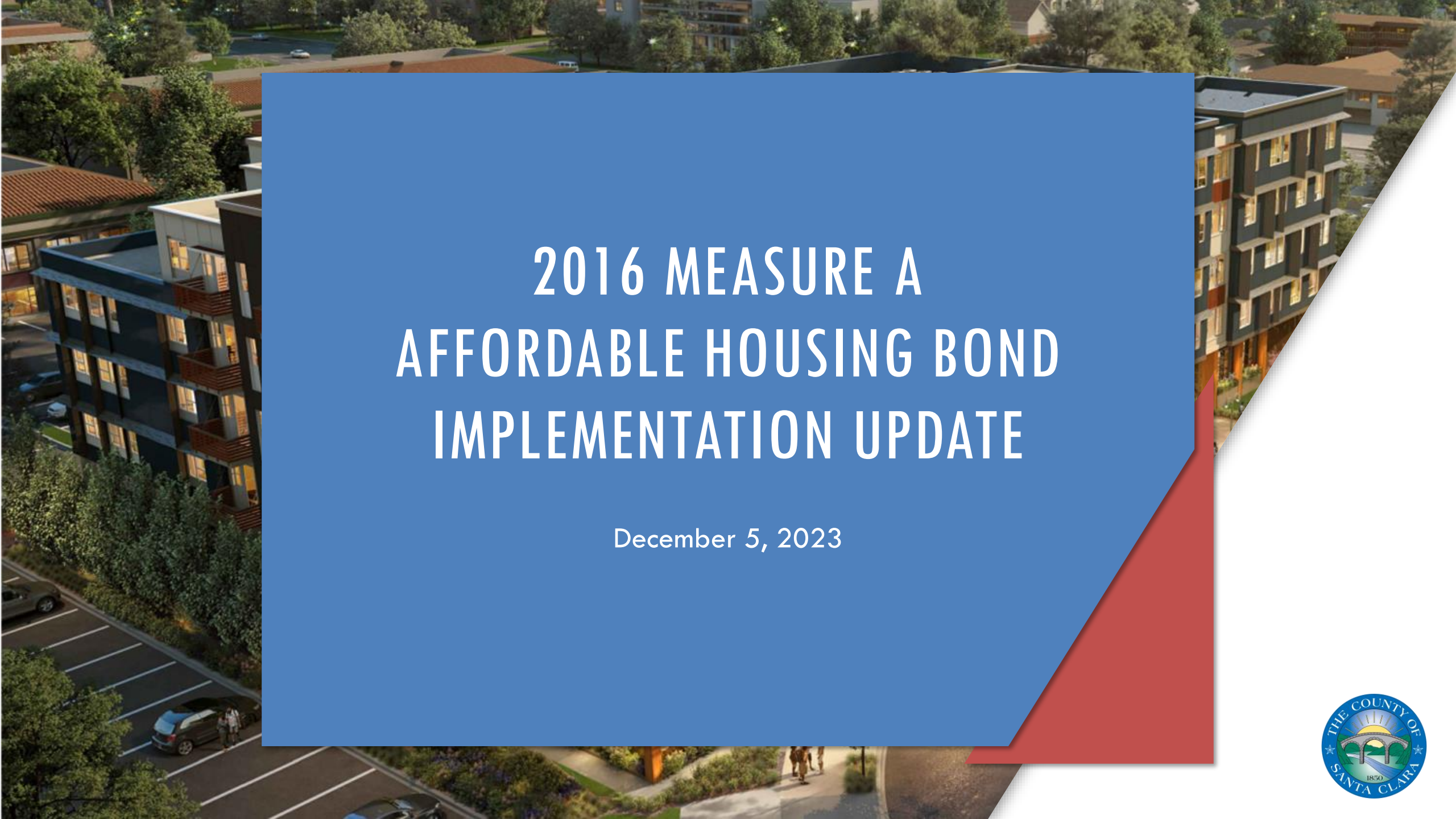
Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
Royal Oak Village	73	0	18	54	Morgan Hill	1
La Avenida Apartments	100	32	0	66	Mountain View	5
The Crestview	49	20	0	28	Mountain View	5
Alum Rock Multifamily	60	0	30	29	San Jose	2
Auzerais Apartments	130	64	0	64	San Jose	2
Bellarmino Place	116	24	0	91	San Jose	4
Blossom Hill Senior Apartments	147	49	0	96	San Jose	1
Mariposa Place (West San Carlos Housing)	80	0	39	40	San Jose	4
Parkmoor / The Hub	81	20	20	39	San Jose	4
Pavilion Inn	22	21	0	0	San Jose	2
Roosevelt Park Apartments	80	0	40	39	San Jose	2
Sunol-West San Carlos Apartments	154	0	51	102	San Jose	4
Tamien Station TOD	135	0	67	67	San Jose	2
The Charles	99	0	49	48	San Jose	2
Kifer Senior Apartments	80	54	0	25	Santa Clara	4
<b>Totals</b>	<b>1,406</b>	<b>284</b>	<b>314</b>	<b>788</b>		

**Table 5: Apartments in the Pipeline (previously approved by the Board)**

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
330 Distel Circle	90	20	0	68	Los Altos	5
The Magnolias	66	7	10	48	Morgan Hill	1
Lot 12	120	0	20	99	Mountain View	5
Montecito	85	0	42	42	Mountain View	5
Algarve Apartments	91	46	0	44	San Jose	4
797 S. Almaden	99	25	0	73	San Jose	2
Alvarado Park	90	23	0	66	San Jose	4
Gateway Tower	220	55	18	145	San Jose	2
Hawthorn Senior Apartments	103	20	0	81	San Jose	2
The Mil on Main	220	0	24	196	Milpitas	3
Orchard Gardens	93	14	31	46	Sunnyvale	3
Civic Center Multifamily	108	0	27	79	Santa Clara	4
Clara Gardens	120	23	7	89	Santa Clara	4
Sonora Court	176	45	0	129	Sunnyvale	3
<b>Total</b>	<b>1,681</b>	<b>278</b>	<b>179</b>	<b>1,205</b>		

**Table 6: Apartments Recommended for Funding**

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
525 N Capitol	160	40	0	118	San Jose	3
1020 Terra Bella	108	0	27	79	Mountain View	5
El Camino Real Multifamily Project	129	0	32	95	Palo Alto	5
96 El Camino Real Family Apartments	79	12	12	54	Mountain View	5
Santa Teresa Multifamily	49	0	24	24	San Jose	1
Kooser Apartments	191	30	20	139	San Jose	1
<b>Total</b>	<b>716</b>	<b>82</b>	<b>115</b>	<b>509</b>		



# 2016 MEASURE A AFFORDABLE HOUSING BOND IMPLEMENTATION UPDATE

December 5, 2023



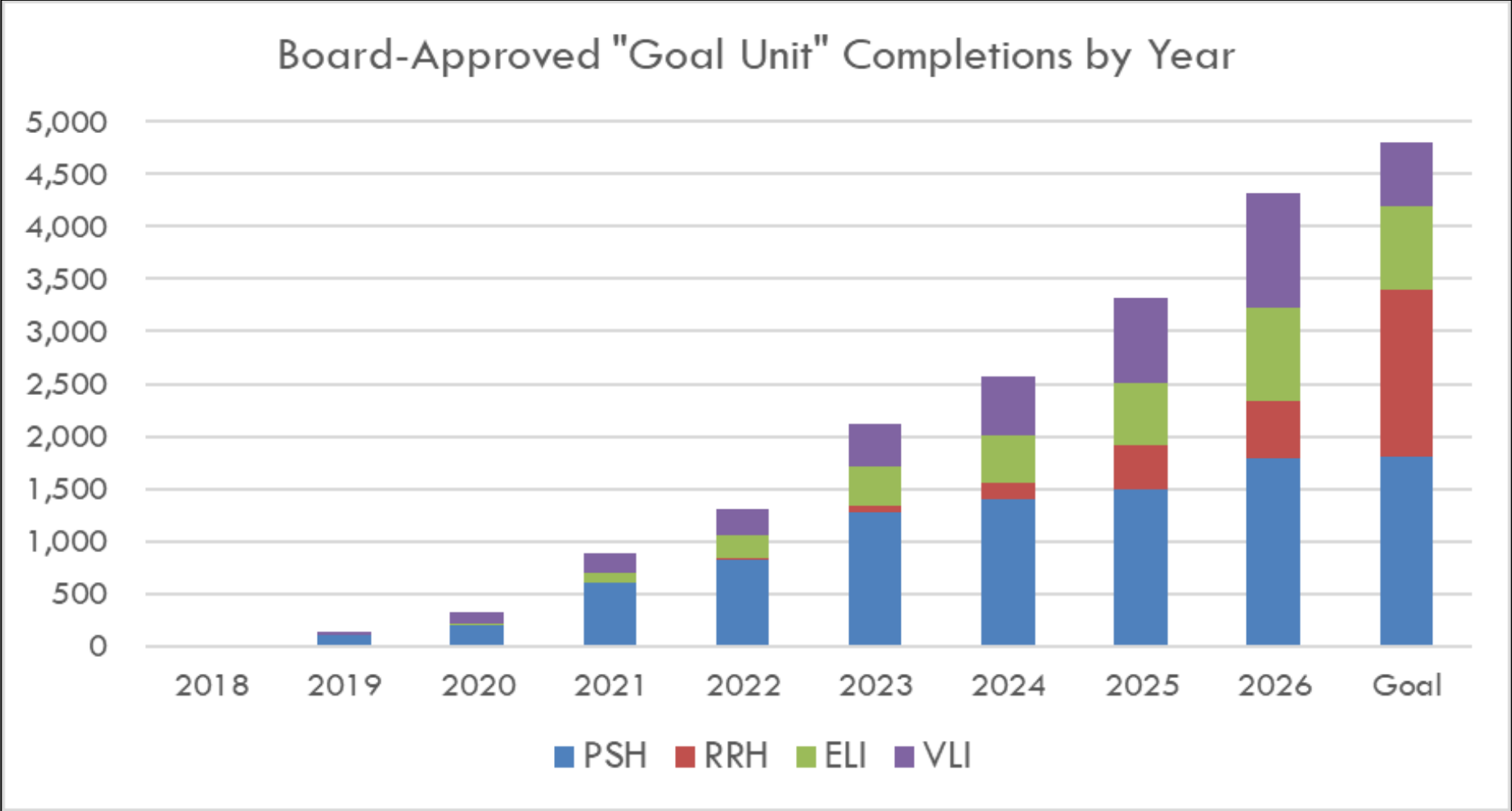


# HOUSING BOND IMPLEMENTATION HIGHLIGHTS

- Approved \$648M towards 50 housing developments across 11 cities in the County representing 5,100 units.
- Approved \$20M towards the SCC Empower Homebuyers Program that has helped 61 households purchase their first home.
- Negotiated five Memoranda of Understanding with cities and other non-governmental entities to accelerate the development of housing (Los Altos, Gilroy, Mountain View, Santa Clara Valley Transportation Authority, Santa Clara County Housing Authority).
- Since 2015, the County has supported the development of 6,459 housing units of which 2,818 are set aside for homeless individuals or families.
- When all developments are in operation, the County and its partners will have created new permanent housing opportunities for approximately 17,400 persons, with 42% of units set-aside for previously unhoused individuals and family members.



# HOUSING BOND DEVELOPMENT PROGRESS



# COMPLETED HOUSING BOND DEVELOPMENTS

Completed Projects	Total Units	Estimated No. of People	Units Counted Towards Goal	Estimated No. of People
The Veranda	19	23	18	23
Villas on the Park	84	108	83	108
Crossings on Monterey	39	208	31	167
Monterey Gateway Senior Apartments	75	250	44	152
Markham Plaza I	153	205	152	198
Leigh Avenue Senior Apartments	64	189	63	189
Curtner Studios	179	231	178	231
Quetzal Gardens	71	346	47	211
Calabazas Community Apartments	145	187	130	169
Jamesi Village	135	201	134	201
Markham Plaza II	152	204	151	204
Vela Apartments	87	338	69	259
Hillview Court	134	172	132	172
Page Street Studios	82	105	81	105
Mesa Terrace Apartments	46	138	40	105
Villas at 4 <sup>th</sup>	94	169	93	169
Agrihood Senior Apartments	165	393	108	247
Immanuel-Sobrato Community	108	138	106	138
Sango Court Apartments	102	364	93	330
Vitalia Apartments	79	191	43	103
<b>Total</b>	<b>2,013</b>	<b>4,160</b>	<b>1,796</b>	<b>3,480</b>



# IMMANUEL-SOBRATO COMMUNITY COMPLETES CONSTRUCTION IN SAN JOSE



## **MidPen Housing**

- 108 Units:
  - Studios
  - 100% PSH Units

# SANGO COURT APARTMENTS COMPLETES CONSTRUCTION IN MILPITAS



## Resources for Community Development

- 102 Units:
  - Studios to 3-Bedrooms
  - 50% PSH Units

# VITALIA APARTMENTS COMPLETES CONSTRUCTION IN SAN JOSE



## Affirmed Housing

- 79 Units:
  - Studios to 3-Bedrooms
  - 49% PSH & RRH Units

# LEASE UP: 6-MONTH FORECAST



## Blossom Valley Senior Apartments

*Charities Housing*  
147 units of Senior Housing in San Jose with 49 PSH units with move-ins expected to start in **December 2023**



## Kifer Senior Apartments

*Abode Housing*  
80 Units for Seniors & Veterans in Santa Clara with 46 PSH units with move-ins expected to start in **January 2024**



## Solaire Apartments

*Eden Housing*  
130 Units in San Jose with 64 PSH units with move-ins expected to start in **January of 2024**



## Mariposa Place

*Danco Communities*  
80 units in San Jose with 39 PSH units with move-ins expected to start in **April 2024**



# PROPOSED ROUND 13 PROJECTS

Development	Total Units	No. of Units					
		Manager	LI	VLI	ELI	RRH	PSH
525 N Capitol	160	2	62	-	46	-	40
1020 Terra Bella	108	2	39	13	27	27	-
El Camino Real Multifamily Project	129	2	-	65	30	32	-
96 El Camino Real Family Apartments	79	1	38	16	-	12	12
Santa Teresa Multifamily	49	1	-	24	-	24	-
Kooser Apartments	191	2	79	60	-	20	30
<b>Total</b>	<b>716</b>	<b>10</b>	<b>218</b>	<b>178</b>	<b>103</b>	<b>115</b>	<b>82</b>





# ROUND 13

## 525 N. Capitol

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- Community Development Partners
- City of San Jose
- 160 Units



# ROUND 13

## Terra Bella

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- Alta Housing
- City of Mountain View
- 108 Units





# ROUND 13

## 3001 El Camino Real

- Charities Housing
- City of Palo Alto
- 129 Units





# ROUND 13

## 96 El Camino Real

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- Danco Communities
- City of Mountain View
- 79 Units



## ROUND 13

### Santa Teresa Multifamily

- Charities Housing
- City of San Jose
- 49 Units



# ROUND 13

## **Kooser Apartments**

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- Affirmed Housing
- City of San Jose
- 191 Units

# HOUSING BOND-FUNDED APARTMENTS

## *MULTIFAMILY RENTAL AFFORDABLE AND SUPPORTIVE HOUSING*

Development	Total Units	Mgr.	MI	LI	VLI	ELI	I/DD	RRH	PSH	Housing Bond Funds
43 Previously Approved New Construction Developments	4,411	58	-	729	1,037	676	35	530	1,346	\$587,841,043
Seven Previously Approved Acquisition & Rehabilitation Developments	689	7	-	-	105	193	-	-	384	\$72,694,356
Proposed New Developments	716	10	-	218	178	103	10	115	82	\$36,100,000
<b>Total</b>	<b>5,816</b>	<b>75</b>	<b>-</b>	<b>947</b>	<b>1,320</b>	<b>972</b>	<b>45</b>	<b>645</b>	<b>1,812</b>	<b>\$696,635,399</b>

*The County is contributing less than  
\$124,739 per unit*

*For every \$1 from County,  
\$5.32 in other funds*



# HOUSING BOND-FUNDED APARTMENTS

## *MULTIFAMILY RENTAL AFFORDABLE AND SUPPORTIVE HOUSING*

Goal	Previously Approved	Proposed Units	Total Units	Unit Goals	% of Goal Met
Permanent Supportive Housing	1,730	82	1,812	1,800	101%
Rapid Rehousing	530	115	645	1,600	40%
Housing Affordable to ELI Households	869	103	972	800	122%
Housing Affordable to VLI Households	1,142	178	1,320	600	220%
<b>Total</b>	<b>4,271</b>	<b>478</b>	<b>4,749</b>	<b>4,800</b>	<b>99%</b>



# SUMMARY OF PROGRESS

## \$20M Empower Homebuyers

- Program Launch in Nov. 2018
- 6,729 Intake Applications
- 61 Homes Purchased

## \$11.9M Acquisition Fund

- (excludes \$5M GF)
- 15 Developments
- Examples
  - Quetzal
  - Roosevelt Park
  - La Avenida

## \$648M Supportive Housing Program

- 50 Projects
- 10 Cities
- 4,411 New Apts.
- 689 Renovated Apts.
- 89% of goal

**From:** [Jeff Wagner](#)  
**To:** [District1](#); [Chavez, Cindy](#); [Supervisor.Lee](#); [Ellenberg, Supervisor](#); [Simitian, Joe](#)  
**Cc:** [BoardOperations](#); [ClerkRecorder](#); [action@housingready.org](mailto:action@housingready.org)  
**Subject:** [EXTERNAL] I support the new affordable housing projects proposed for Measure A funding  
**Date:** Friday, December 1, 2023 2:33:02 PM

---

Dear County Supervisors,

Thank you for your ongoing support of much-needed affordable housing development in Santa Clara County. The Measure A Affordable Housing Bond has been a major catalyst for the creation of new homes and I strongly support the six new developments proposed for funding. The lack of housing options and sky high rents are fueling our region's homelessness crisis. These projects include housing our community needs the most and will help thousands of people end and prevent experiences of homelessness. I urge you to keep up the momentum of affordable housing development across the county and approve funding for these new homes. Thank you!

Jeff Wagner

**From:** [D Offen or G Nyhan \(dave@igc.apc.org\)](mailto:dave@igc.apc.org)  
**To:** [District1](#); [Chavez, Cindy](#); [Supervisor.Lee](#); [Ellenberg, Supervisor](#); [Simitian, Joe](#)  
**Cc:** [BoardOperations](#); [ClerkRecorder](#); [action@housingready.org](mailto:action@housingready.org)  
**Subject:** [EXTERNAL] Support for Affordable Housing with Measure A funding  
**Date:** Saturday, December 2, 2023 2:08:45 PM

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Dear County Supervisors,

We believe that building more affordable housing is an essential component of relieving the housing crisis in the Bay Area. We urge you to vote FOR using Measure A funding to support all 6 affordable housing developments in the current proposal. We live 2.5 blocks from the lot on El Camino in Mountain View, and we welcome the addition of more affordable housing to our neighborhood.

David Offen and Gail Nyhan  
Barbara Ave., Mountain View