

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



112959

DATE: November 1, 2022
TO: Board of Supervisors
FROM: Consuelo Hernandez, Director, Office of Supportive Housing
SUBJECT: Supportive Housing Development Program Update

RECOMMENDED ACTION

Receive report relating to the implementation of the 2016 Measure A 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 November 1, 2022, the Board will consider financial support for three supportive and affordable housing developments in an amount not to exceed \$31,500,000. The County's commitment would be funded from three different funding sources available for supportive and affordable housing including \$24,300,000 in 2016 Measure A Affordable Housing Bond funds (Housing Bond), \$3,200,000 in No Place Like Home (NPLH) funds, and \$4,000,000 in Affordable Housing funds for the Intellectually and Developmentally Disabled (IDD). 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 1a summarizes the Housing Bond investments by program type. Table 1b summarizes the previous and proposed Funding Commitments, including Rounds 1-9 and off-cycle projects, County Acquisitions, and the proposed Round 10 projects.

Table 1a: Housing Bond Investment Summary

Income Level	Investment	Program/Housing Type
Extremely Low-Income (ELI): 30% or less of Area Median Income (AMI)	\$700M	Multifamily Rental including units used as Permanent Supportive Housing (PSH) or Rapid Rehousing (RRH)
Very Low Income (VLI): 31% to 50% of AMI	\$100M	Multifamily Rental (does not exclude PSH or RRH)
Up to 120% AMI	Up to \$150M	Multifamily Rental and First-Time Homebuyers (Assistance and Production)

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

Program Category	Housing Bond Funds	NPLH Funds	I/DD Funds	Total Commitments
First-Time Homebuyer Down Payment Assistance Loan Program	\$25,000,000	\$ -	\$ -	\$25,000,000
Supportive Housing Fund (Acquisition Loans)	\$11,900,000	\$ -	\$ -	\$11,900,000
Supportive Housing Development Program – Rounds 1 through 9, off-cycle projects and County Led Developments	\$617,979,043	\$74,900,000	\$ -	\$692,879,043
Mixed Income Rental and Homeownership Housing	\$33,000,000	\$ -	\$ -	\$33,000,000
Previously Approved County Acquisitions	\$100,591,036	\$ -	\$ -	\$100,591,036
Previously Approved I/DD Projects	\$ -	\$ -	\$21,000,000	\$21,000,000
<i>Proposed - Supportive Housing Development Program Round 10</i>	<i>\$20,300,000</i>	<i>\$3,200,000</i>	<i>\$4,000,000</i>	<i>\$27,500,000</i>
<i>Proposed – Homeownership Housing (including with Round 10)</i>	<i>\$4,000,000</i>	<i>\$-</i>	<i>\$-</i>	<i>\$4,000,000</i>
Totals	\$812,770,079	\$78,100,000	\$25,000,000	\$915,870,079

Note that the \$617,979,043 figure associated with Supportive Housing Fund projects is \$34,126,082 more than previously reported and the \$100,591,036 figure associated with County acquisitions is \$18,649,531 less than previously reported. This is because, as explained in more detail below, one of the previously approved projects—Residence Inn—will not be completed and two previously approved County acquisitions will now be recognized within the Supportive Housing Development Program. In addition, the Administration was able to leverage \$3,523,449 in Community Development Block Grant funds thus reducing the Housing Bond contributions.

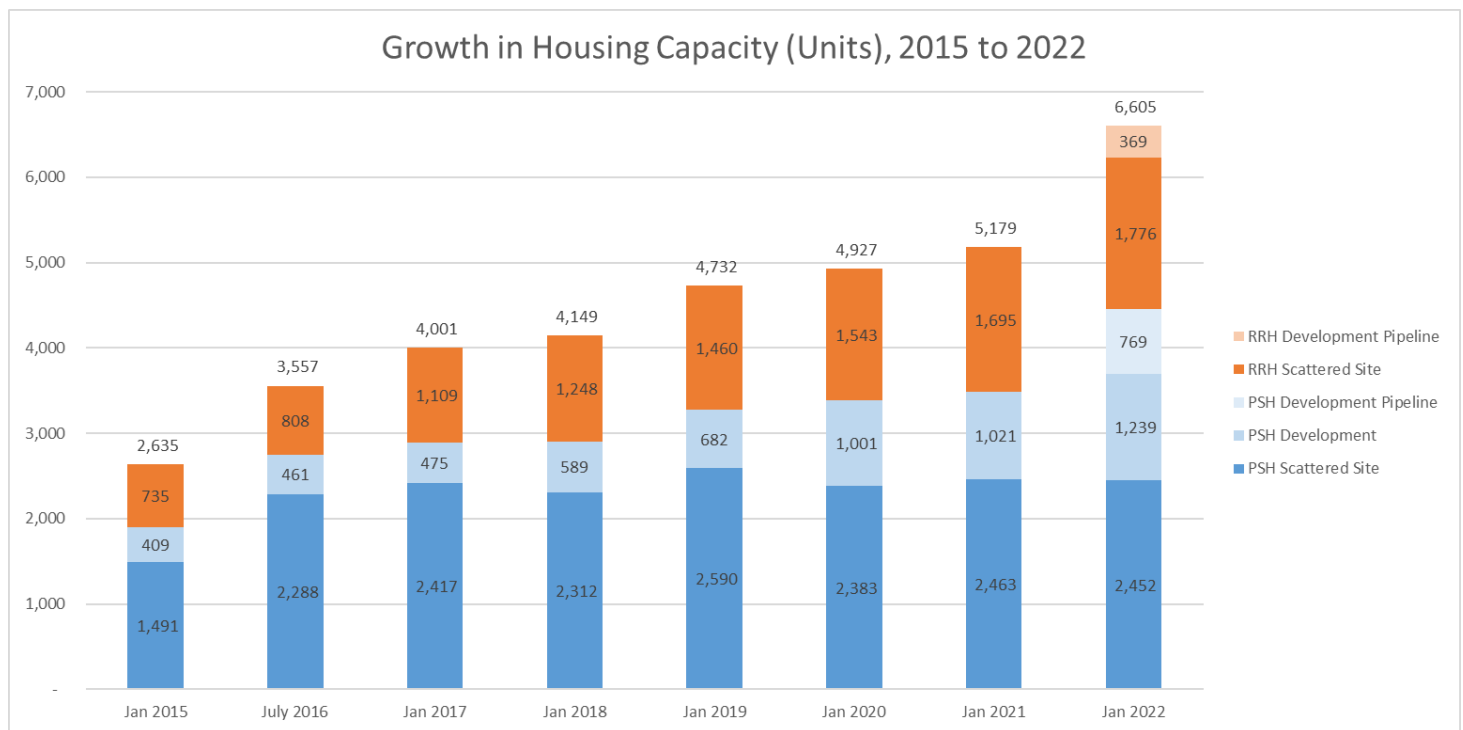
If the Board approves the three new developments, the County’s commitment of Housing Bond funds—for all Housing Bond-related programs—would be \$812,770,079, which is greater than the proceeds from the first and second bond issuances. At this stage, however, the County is only committing an up-to capital funding amount for each development with actual expenditures taking place over a three-to-five-year period. Attachment G summarizes the current Housing Bond expenditures and projected expenditures through June 30, 2025.

REASONS FOR RECOMMENDATION

This is the Administration’s 19th Housing Bond implementation report, providing the Board with an update on the County’s efforts to: 1) increase homeownership opportunities for lower-income households; and 2) increase the supply of multifamily rental affordable and supportive housing. Within the first five years of implementation, the County has been able to scale the production of affordable and supportive housing by leveraging both the Housing Bond and new State and Federal funds available for housing and homelessness response.

Since 2015, the Supportive Housing System has helped house 20,000 people primarily through tenant based rental assistance and through minimal interventions like one-time financial assistance. As a result of scaling the production of supportive housing, the Administration anticipates seeing an increase in the number of people housed annually through site-based housing units. For instance, there are four developments that have started lease up activities for 185 supportive housing units estimated to serve 240 previously unhoused people. Figure 1 summarizes the impact of supportive housing production relative to the growth of supportive housing programs that rely on tenant based rental assistance and existing housing stock.

Figure 1: Growth in Housing Capacity Since 2015



Homeownership Opportunities

Through various actions the Board has approved two strategies that would increase funding available for first-time homebuyers earning up to 120% of Area Median Income (AMI). The primary goal of these homebuyer programs is to provide opportunities for lower income households to build wealth through homeownership.

Empower Homebuyers SCC

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 also approved an agreement with Housing Trust Silicon Valley (HTSV) to administer Empower Homebuyers. The program officially launched on November 20, 2018. As of September 30, 2022, HTSV has received 5,164 intake applications and 46 households have purchased a home. Currently, three households are pre-approved and actively shopping for a home. Expenditures associated with the 46 purchased homes is \$5,347,570. The County has transferred 41 of these loans from HTSV (Attachment I). The remaining five loans will be transferred within the next month. Of the 46 loans issued to date, two have been repaid totaling \$338,661, which includes equity share payments to the County totaling \$41,281.

The Office of Supportive Housing (OSH) is working closely with HTSV to assess the impact of the changes made to the program as approved by the Board on June 22, 2021 (Item No. 102). In addition to expanding the target population, increasing the maximum loan amount and lowering the credit score for eligible households, HTSV has increased the maximum allowable purchase price and made other administrative changes to increase access to the program. With that said, home sale prices in Santa Clara County have slowed dramatically since February 2022. Underlying market factors include a decreasing supply of homes for sale, increasing interest rates for borrowers, and a declining stock market. To combat these market forces, HTSV has proposed additional programmatic changes that are under review by the Administration. Finally, the current term of the contract with HTSV is set to expire on June 30, 2023 and the Administration is expecting to return to the Board with an update and set of recommendations around the future of the program in early 2023.

Affordable Home Production

On November 16, 2021 (Item No. 22), the Board approved an amendment to the Supportive Housing Development Program guidelines to expand the Mixed-Income Housing Program to include Limited Equity Housing Cooperative projects and infill homeownership production projects by introducing project Types 5 and 6.

As part of its agenda on November 1, 2022, the Board will consider allocating up to \$4,000,000 to support the first homeownership development under the new project Type 6. If approved, this would result in 14 new affordable for-sale townhomes in San José. The following is a breakdown of the AMI targets:

- Five homes will be affordable to very low-income (VLI) households, those earning 50% or less of AMI;

- Seven homes will be affordable to low-income (LI) households, those earning between 51% and 80% or less of AMI;
- Two homes will be affordable to moderate-income (MI) households, those earning 120% or less of AMI;

More details about this development are provided later in this report.

Multifamily Rental Affordable and Supportive Housing

Status of Previously Approved Projects

Through various actions, the Board approved funding to support 38 new construction developments and six acquisition and/or rehabilitation developments. Residence Inn, one of the 44 previously approved developments will not proceed. On February 8, 2022 (Item No. 46), the Board committed up to \$5,000,000 to the Residence Inn affordable housing development. In June 2022, the County was notified that Residence Inn no longer needs the County’s funds. Residence Inn has been removed from the list of developments previously approved by the Board.

At this time 14 developments are under construction, 16 developments have secured their entitlements and are in the process of securing tax-exempt bonds and 4% tax credits, and one is working on securing entitlements. Table 2a summarizes the approved projects by project status. OSH 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. Appended to this report as Attachment F is a detailed status of each project and the projected lease-up date.

Table 2a: Status of Previously Approved Projects

Project Status	No. of Projects	No. of Units	No. of People
In Operation	12	1,186	2,508
Under Construction	14	1,338	2,926
Secured All Financial Commitments	3	456	1,206
Waiting for Tax Credit Allocation	13	1,612	5,645
Waiting for Entitlements	1	TBD	TBD
Total	43	4,592	12,285

Proposed Projects

As part of its agenda on November 1, 2022, the Board will consider allocating up to \$27,500,000 to support two additional developments that are entitled. If approved, this would result in 242 new apartments. Based on the size and/or types of units, the 242 apartments could be occupied by up to 707 people. The following is a breakdown of the unit mix and target population:

- 21 apartments will be for permanent supportive housing (PSH) to help individuals and families with special needs to obtain and maintain permanent supportive housing;
- 24 apartments will be for rapid rehousing (RRH) to assist homeless working families and individuals regain permanent housing;
- 20 apartments will be for individuals with intellectual and developmental disabilities (I/DD) and their families;
- 11 apartments will be affordable to Extremely Low Income (ELI), those earning 30% or less of the Area Median Income (AMI);
- 79 apartments will be affordable to very low-income (VLI) households, those earning 50% or less of AMI;
- 85 apartments will be affordable to low-income (LI) households, those earning between 51% and 80% of AMI; and
- 2 apartments will be for resident managers.

More details about these developments is provided later in this report.

In addition to funding applications received through our Supportive Housing Development Fund Notice of Availability (NOFA), the County also makes various County-owned, County-controlled, and County-affiliated properties (County Properties) available for the development of affordable and supportive housing. This is one of the five strategies the Administration presented to the Board on June 23, 2020, to accelerate the production of housing eligible for Housing Bond funds. To date, these projects have not been counted towards the County's Housing Bond goals because the projects are in the preliminary stages of development and have not obtained land use approvals from the local jurisdiction. However, the following two projects have now obtained the necessary land use approvals and will now be recognized within the Supportive Housing Development Program and the Housing Bond goals.

- On September 20, 2022, the Los Altos City Council approved entitlements for a proposed 90-unit project, which will be the first 100% affordable housing project within Los Altos. The approved project will include 20 units set-aside as permanent supportive housing and six units, which will give preference to qualified District employees and those who live or work in the City of Los Altos. This development will represent the 39th new construction development counted towards the Housing Bond goals.

- On April 27, 2022, the California State Department of Housing and Community Development issued a Homekey award letter in the amount of \$16,659,389 for the acquisition and conversion of the Crestview Hotel into permanent housing. On June 7, 2022, the Board approved Jamboree Housing (Jamboree) as the project developer. As a Homekey project, this development is exempt from CEQA and is eligible for ministerial approval. The County, City of Mountain View, and Jamboree have completed four large community meetings and community outreach is ongoing. The project is expected to have 20 supportive housing units for small families, individuals, and Transition Aged Youth (TAY) who are experiencing homelessness and 28 units for households at-risk of homelessness. This development will represent the sixth acquisition and rehabilitation project counted towards the Housing Bond goals.

Progress toward Production Goals

Shortly after the Housing Bond was approved by the voters in November 2016, the County initiated steps to begin implementing the Housing Bond. The County is five years into its 10-year plan, and implementation of the Housing Bond is on pace to meet the Board-approved target to finance or complete 4,800 Housing Bond funded units.

If the for sale townhome project and the two multifamily rental developments are approved and all Housing Bond-funded developments are completed (including the two County-Led sites being recognized through this action), the County would reach approximately 85% of its housing production goal and the Board will have committed the following amounts by program category:

- \$747,970,097 or 92% of the \$800,000,000 in Housing Bond funds that are dedicated to ELI and VLI housing;
- \$33,000,000 or 37% of the \$100,000,000 in Housing Bond funds can be used towards housing for MI households those between 81% and 120% of AMI;

In total, \$812,770,079 or 86% of the \$950,000,000 Housing Bond would be committed with approval of the three developments. Table 3a shows the number of affordable and supportive housing units associated with the 39 previously-approved new construction developments, six previously-approved acquisition and rehabilitation projects, the proposed two multifamily developments and the proposed homeownership townhome project.

Table 3a: All Housing Bond-Funded Multifamily Rental Developments

Development	Total Units	Mgr	MI ¹	LI ²	VLI	ELI	I/DD	RRH	PSH	Housing Bond Funds
39 Previously Approved New Construction Developments	4,143	54	80	702	792	676	35	486	1,318	\$535,629,043
Six Previously Approved Acquisition & Rehabilitation Developments	667	6	-	-	105	193	-	-	363	\$87,416,667
Two Proposed Developments	242	2	-	79	85	11	20	24	21	\$20,300,000
Total	5,052	62	80	781	982	880	55	510	1,702	\$643,345,710

Table 3b: New Rental Housing Production Goals and Progress

Goal	Previously Approved	Proposed Units	Total Units	Unit Goals	% of Goal Met
PSH to Assist Persons with Disabling Conditions and their Families	1,681	21	1,702	1,800	95%
RRH to Assist Homeless Working Families and Individuals Regain Permanent Housing	486	24	510	1,600	32%
Housing Affordable to ELI Individuals and Families	869	11	880	800	110%
Housing Affordable to VLI Individuals and Families	897	85	982	600	164%
Totals	3,933	141	4,074	4,800	85%

Table 3b summarizes the County’s current housing production goals and progress toward those Housing Bond goals if the two recommended developments are approved and constructed. Table 3b only includes newly constructed units and renovated units that will be converted to supportive housing or that will have their affordability levels increased; thus,

¹ Moderate income housing units are restricted to households earning up to 120% of AMI
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existing affordable housing units are not counted toward the County’s housing production goals. In addition, Table 3b only reflects housing production goals associated with the Housing Bond.

Table 3c shows the County’s current mixed income and homeownership housing goals and progress if the recommended homeownership development is approved and constructed.

Table 3c: Mixed Income and Homeownership Housing Production Goals and Progress

Goal	Previously Approved	Proposed Units	Total Units	Unit Goals	% of Goal Met
Mixed Income Rental Housing	80	0	80	400	24%
Proposed Homeownership Development	0	14	14		
Totals	126	14	140	400	24%

Housing Development Pipeline

On November 16, 2021 (Item No. 22), the Board approved a referral from Supervisor Chavez directing the Administration to report to the Board on the ability of the County to meet permanent supportive housing goals as Housing Bond funds are depleted, including the evolution of historical and future funding. A previous concern, shared by both the Board and the Administration was whether there would be a pipeline of developments with which to fully utilize the Housing Bond and to meet the County’s housing production goals. The County’s approved goals for new rental housing are shown in Table 3b above. To meet our supportive housing goals, the County needs an additional 98 units of permanent supportive housing and 1,090 units of rapid rehousing, for a combined total of 1,188 supportive housing units. If the Board approves the three developments, the remaining balance of Housing Bond proceeds available for supportive housing units is \$49,229,921 as summarized in Table 4a below. Over the past two years the Administration has deployed several strategies to accelerate housing production, including the development of County-owned properties and partnering with other government agencies on the development of properties they control (Attachment H). The Administration estimates that approximately 1,700 to 2,100 additional units can be funded through County-controlled properties and existing Memorandum of Understanding (MOU) partnerships. Of these units at least 25% are expected to be supportive housing units ensuring the Housing Bond goals will be met. The Administration is

² Low-income housing units are restricted to households earning up to 80% of AMI.
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developing a strategy for the Board’s consideration later this year that will more explicitly delineate how the rapid rehousing goal will be achieved.

Table 4a: Housing Bond Sources and Uses

Program Category	Unit Goals	Programmed	Committed	Remaining
Empower Homebuyers SCC	250	\$25,000,000	\$25,000,000	-
Other Homeownership	400	\$25,000,000	-	\$25,000,000
Mixed Income Rental & Homeownership Housing		\$100,000,000	\$33,000,000	\$63,000,000
Round 10 Homeownership			\$4,000,000	
Supportive Housing Fund	PSH: 1,800 RRH: 1,600 <u>ELI: 1,400</u> Total: 4,800	\$800,000,000	\$11,900,000	\$49,229,91
County Acquisitions			\$100,591,054	
Rounds 1 - 9 (includes Off-Cycle and County-Led)			\$617,979,043	
Round 10 Multifamily Rental			\$20,300,000	
Totals	5,450	\$950,000,000	\$812,770,079	\$137,229,921

The Administration has also been working on the unmet goals and focusing on geographically diversifying the pipeline of Housing Bond-eligible housing developments. This includes working with cities, other government agencies and any other resources to leverage the County’s funds and consider all creative strategies with our partners. As part of codifying the partnerships, the Administration has obtained approvals from the Board to enter into MOUs with cities and other governmental entities, which affords us the opportunity to leverage publicly owned land and reduce acquisition costs. For instance, on October 4, 2022 (Item No. 41), the Board approved a new MOU with the City of Gilroy to explore affordable and supportive housing on a County-owned parcel located on 8th and Alexander in Gilroy.

Similarly, in efforts to coordinate regionally, the Administration worked with partners at the Bay Area Housing Finance Agency (BAHFA) and Enterprise, to contribute towards the creation of a database of affordable and supportive housing developments within the nine-county bay area regions to quantify the number of developments that require additional funding and tax credits. By understanding project challenges in the development process and assessing the financing need allows us to collectively advocate policy changes and initiatives at the State level.

Leveraging New Funding Opportunities

On June 28, 2022 (Item No. 29a), the Board approved a referral from Supervisor Chavez directing the Administration to provide information related to identifying potential banking and financial partners for the final round of Housing Bond projects. In late 2020, OSH worked closely with Destination Home to provide input on the guidelines related to a \$150

million Community Housing Fund—part of Facebook’s commitment to the Partnership for the Bay’s Future. In partnership with Facebook and the Local Initiative Support Corporation (LISC), the Community Housing Fund is a private funding source that is aimed at accelerating the development of more affordable housing that is geared towards our lowest income earners. As part of Destination Home’s involvement in this initiative, at least \$50 million was targeted towards developments in Santa Clara County that align with the County’s ELI and Supportive Housing goals.

OSH will continue to explore different partnerships that will ensure the County’s robust pipeline continues to advance beyond the final allocation of Housing Bond funds. This work includes working with philanthropy and the private sector.

Market Conditions Impacts on Housing Bond funded Developments

On June 28, 2022 (Item No. 29), the Board approved a referral from Supervisor Chavez directing the Administration to include information relating to the implications of inflation including supply chain issues and trends including any impacts on project timelines. OSH has been working closely with the affordable housing development community to understand the full impacts of the pandemic and ways to mitigate these impacts.

The supply chain issues created a series of challenges for our developments in the pipeline and those under constructions. In the best case scenarios, a developer had to change the original materials selected for the project to a comparable item that would arrive on time and not delay the overall project schedule. This in turn motivated the construction, design team, and owner teams to make material decisions early so that the products could be ordered earlier than what would have been typical. In the worst cases, the supply chain issues created a delay on several key project components, which resulted in a delay of approximately three months and cost the project almost \$1,000,000 in one development. This delay created an impact to the tax credit equity investor and extra construction loan interest from carrying a construction loan for several months longer than planned. In another instance, one of our development partners has been waiting 12 months for a transformer that has yet to be delivered. The uncertainty of the supply chain also created significant challenges amongst general contractors who at times struggled with setting a fixed contract amount and at times had to issue significant change orders. For instance, items like lumber drove costs up significantly and there were no alternative sources. This caused at least one of our development partners to aggressively look at value engineering, made concessions for certain building finishings, and used a portion of their developer fee as contingency to close on the construction financing closing. One way that developers have been able to mitigate these impacts is to negotiate with general contractors so that they build in allowances for price increases into the construction contract.

Inflation has had a similar but different impact. With suppliers unwilling or unable to hold pricing, some subcontractors have been asked to take on risk, thus further inflating their contract price in anticipation of a price increase. In one project currently under construction, we learned that the interest reserve grew by over \$2,000,000 in just one year. Our development partners have shared that they are adding more staff to help submit requests faster and in some cases are renting warehouses to store materials. Unrelated but equally

important, some of our development partners regularly pay for expedited review fees to cities as they are overwhelmed/understaffed and cannot turn around submittal reviews in a timely manner to stay ahead of schedule. While more time can be added to the project timeline, this impact essentially equates to the slower delivery of the units and overall more expensive buildings.

Recommended Developments

Table 5 summarizes the three developments that are recommended for funding and shows all units that will be added to Santa Clara County’s rental and below market rate ownership housing inventory, especially supportive housing, VLI and ELI units.

Table 5: Recommended Developments

Development	Total Units	Mgr. Units	MI Units	LI Units	VLI Units	ELI Units	RRH Units	PSH Units	Proposed County Funds
Jackson Avenue Townhomes	14	0	2	7	5	-	-	-	\$4,000,000
The Mil on Main	220	1	-	85	79	11	24	-	\$23,300,000
Pavilion Inn	22	1	-	-	-	-	-	21	\$4,200,000
Total Units	256	2	2	92	84	11	24	21	\$31,500,000

Description of New Construction Developments

Below is a brief description of the proposed developments. More information about the developments can be found in the two-page project summary included as Attachment A or in the project-specific legislative files also being considered by the Board on November 1, 2022.

Jackson Avenue Townhomes, San José: Jackson Avenue Townhomes is a new affordable homeownership development in San José. If approved, the County’s investment of up to \$4,000,000 would contribute towards the construction of five homes for households earning up to 50% AMI, seven homes for households earning up to 80% AMI and two homes for households earning up to 120% AMI. The project has received a total funding commitment of \$2,200,000 from the City of San José and \$1,200,000 from CalHome. The developer, Habitat for Humanity East Bay/Silicon Valley, will contribute \$833,290 from philanthropic donations and will be applying to the Federal Home Loan Bank of San Francisco’s Affordable Housing Program for approximately \$300,000.

The Mil on Main, Milpitas: The Mil on Main is a new 220-unit affordable housing development in Milpitas. If approved the County’s investment of up to \$23,300,000 would contribute towards 24 RRH units to help homeless individuals and families with special needs, 20 I/DD units for individuals with intellectual and/or developmental disabilities and

their families, 11 units for households earning up to 30% AMI, 79 units for households earning up to 50% of AMI, 85 units for households earning up to 60% of AMI, and one manager's unit. The project is requesting 64 Section 8 Project Based Vouchers (PBVs) from the Santa Clara County Housing Authority (SCCHA). The developer, Core Companies, is applying for \$20,000,000 in Affordable Housing and Sustainable Communities (AHSC) program funds, \$29,000,000 in Multifamily Housing Program (MHP) funds, and anticipates requesting \$74,873,399 in low-income housing tax credits.

Pavilion Inn, San José: Pavilion Inn is a 43-unit supportive and transitional housing development in San José. If approved, the County's investment of up to \$4,200,000 would contribute towards 21 PSH units to help TAY with special needs obtain and maintain permanent housing, 18 transitional housing units, three mentor housing units, and one manager's unit. The project has received \$14,328,401 in the State's Homekey Program, a commitment from SCCHA of \$9,482,866 from Moving to Work funds, \$2,776,283 in Homeless Housing, Assistance, and Prevention (HHAP) Program and Measure E funding from the City of San José, and a reservation of 21 PBVs from SCCHA.

Underwriting & 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 consult 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

Under advisement from the May 9, 2017 (Item No. 13), Board of Supervisors meeting, the Administration has prepared Attachments B and C to show that the proposed developments' costs are reasonable and that the development would significantly leverage non-County funding sources.

Attachment B provides the development cost and funding sources, milestones, affordability levels, and unit mix. With this update, a new category capturing the County-led developments was added. The estimated total development cost for the proposed projects is \$227,863,811. The County's contribution would be a maximum of \$20,300,000 or 14% of the total development cost.

Attachment C 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 to ensuring the financial feasibility for developments with PSH units is the operating subsidy provided through HUD-VASH or Section 8 PBVs. Attachment D estimates the 20-year operating subsidy that is provided by these PBVs to the 44 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% percent 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.

CHILD IMPACT

This action would create 256 new affordable apartments and homeownership units. 24 of these apartments are expected to be set aside as RRH units and 21 units are expected to be set aside as PSH units; the new residents may include individuals and their family members. The remaining 211 units would be affordable and available to lower income households, including those with children.

SENIOR IMPACT

The recommended action would create 256 new affordable apartments and homeownership units. While the units would not be age restricted for seniors, the units would be affordable and available to up to moderate income households, which could include seniors.

SUSTAINABILITY IMPLICATIONS

The proposed multifamily rental development 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, the OSH issued the formal NOFA. On January 5, 2021, the OSH issued an updated NOFA to capture edits made to the Section 8 Project Based Voucher 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 are expected 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 obligations 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

On March 14, 2019, the California Department of Housing and Community Development (HCD) 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 under the NPLH Program, the County receives NPLH funds directly from the State, and administers the funds locally. 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.

On July 22, 2020, HCD awarded the County \$40,957,802 in competitive funds for Round 2 and an advance for Round 3 NPLH funds. In November 2020, HCD notified the County that it was eligible to receive up to an additional \$2,023,046 as part of Round 3. On June 28, 2022, HCD issued an award letter as part of Round 4 for additional funds of \$31,775,018, which would contribute to approximately 158 new PSH units and would make the funds available as early as fall 2022. In total, the County has been awarded \$82,500,000 to support 412 NPLH funded units.

CONSEQUENCES OF NEGATIVE ACTION

The Board will not receive the report.

STEPS FOLLOWING APPROVAL

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

LINKS:

- Linked From: 112954 : 112954
- Linked From: 112956 : 112956
- Linked From: 112958 : 112958

ATTACHMENTS:

- Attachment A - Staff Analysis (PDF)
- Attachment B - Project Details (PDF)
- Attachment C - Cost Analysis (PDF)
- Attachment D - Subsidy (PDF)
- Attachment E - Housing Production (PDF)
- Attachment F - Project Status (PDF)
- Attachment G - Expenditure Projections (PDF)
- Attachment H - County Led Sites (PDF)
- Attachment I - Empower Loan Summary (PDF)

ATTACHMENT A

HOUSING DEVELOPMENT PROJECT REVIEW

Application Review: Jackson Avenue Townhomes
Borrower: Habitat for Humanity East Bay/Silicon Valley
Address: 101 South Jackson, San José, CA 95116
Census Tract: 5037.10 **San Jose Council District:** 5 **Supervisorial District:** 2
Developer/Sponsor: Habitat for Humanity East Bay/Silicon Valley
Residential sq. ft.: 17,038 **Commercial/Office sq. ft.:** N/A
Construction Type: Type V-B



Project Summary: 101 South Jackson is a for-sale affordable homeownership development consisting of 14 units on a 0.86 acre site and is being developed by Habitat for Humanity East Bay/Silicon Valley. The property is located at 101 South Jackson Avenue in San José. The proposed development consists of 14 townhomes, comprised of two two-bedrooms, nine three-bedrooms, and three four-bedrooms. The project includes five units for households earning up to 50% of Area Median Income (AMI), seven units for households earning up to 80% AMI, and two units for households earning up to 120% AMI. The townhomes will be 2-story duplexes and five-plexes.

Existing Conditions: The proposed development will replace a vacant one-story single-family building.

Land Use: The proposed site is located at 101 South Jackson Street west of highway 680 and south of Alum Rock Avenue and covers .86 acres. According to the Envision San José 2040 General Plan, the site was originally designated as a Residential Neighborhood and a R-1-8 Single Family Residence Zoning District, which allows a residential density of up to 8 dwelling units per acre or up to 16 dwelling units per acre for projects matching the prevailing density of the surrounding neighborhood. The site has been rezoned as a MUN Mixed Use Neighborhood Zoning District with additional State Density Bonus Law concessions.

Green Building: The proposed development will follow green building guidelines including healthier paints and building materials, strict gas emission and ventilation requirements, photovoltaic solar panels and electric vehicle charging stations for every two parking spots.

Environmental Review: On August 9, 2022, the City Council adopted Ordinance No. 30807 rezoning the subject property from R-1-8 zoning to MUN Mixed Use Neighborhood zoning and Resolution No. 80641 to adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Project.

Project-Based Vouchers (PBV’s): The project is a homeownership development site and will not be requesting PBV’s.

Services: The project is a homeownership development site.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	September 2020
2. Community Engagement (continuous and ongoing)	May 2018
3. Planning Commission Land Use Approval	June 2022
4. City Council Land Use Approval	August 2022
5. Submit Application for Plan and Building Permit	December 2022
6. Building Permit Issuance	December 2023
7. Construction finance closing	January 2024
8. Begin Construction	February 2024
9. Complete Construction	December 2025
10. 100% Occupancy	March 2026

Permanent Source of Funds

City of San Jose	\$2,200,000
County of Santa Clara	\$4,000,000
HCD-CalHome	\$1,200,000
FHLB-AHP	\$300,000
HFHEBSV – Capital Contribution	\$833,290
Construction Loan	\$4,773,228
Total Permanent Source of Funds	\$13,306,518

Use of Funds

Acquisition	\$2,248,671
Demolition	\$148,104
Architecture	\$513,397
New Construction	\$6,744,331
Construction Contingency	\$758,424
Soft Costs	\$1,883,328
Project Administration	\$1,010,263
Total Use of Funds	\$13,306,518

HOUSING DEVELOPMENT PROJECT REVIEW

Application Review:	The Mil on Main		
Borrower:	The Core Companies		
Address:	1380-1400 South Main Street, Milpitas		
Census Tract:	5045.05	San Jose Council District:	N/A
		Supervisorial District:	3
Developer/Sponsor:	Core Affordable Housing LLC		
Residential sq. ft.:	213,402 sq. feet	Commercial/Office sq. ft.:	4,612 sq. ft
Construction Type:	Type 3-A		

The Mil on Main



1380-1400 South Main Street, Milpitas

Project Summary: Mil on Main is an affordable housing development consisting of 220 units on a 2.14 acre site and is being developed by The Core Companies. The project is located at 1380-1400 S Main Street in Milpitas. The proposed development consists of 219 affordable apartments, comprised of 80 studios, 75 one-bedrooms, and 64 two-bedrooms (plus one manager’s unit). The project includes 24 Rapid Rehousing (RRH) units for homeless individuals and families with special needs, 20 units for individuals with intellectual and/or developmental disabilities (I/DD), 11 units for households earning up to 30% Area Median Income (AMI), 79 units for households earning up to 50% AMI, and 85 units for households earning up to 60% AMI. The development will be 7 stories with 5 levels of residential units and 2 levels of above-grade garage parking. Common areas will include a large courtyard on the third floor, community rooms on the first and third floors, fitness studio, cardio room, yoga studio, manager and service coordinator’s offices.

Existing Conditions: The proposed development will replace two one story buildings and a surface area parking lot.

Land Use: The proposed site is located at 1380-1400 South Main Street in Milpitas and covers 2.14 acres. Located in the Milpitas Transit Area Specific Plan (TASP) planning area, the site is zoned “Flexible Mixed Use” with a General Plan Land Use designation of “Mixed-Use Transit Core” which allows for residential uses with a density of 68 dwelling units per acre. On October 16, 2018, the City of Milpitas (City) adopted Resolution No. 8823 to approve General and Specific Plan Amendments for the site and TASP, a zoning amendment for the site, site development and conditional use permits, and a density bonus allowing for 108 du/ac.

Green Building: The project will comply with Cal Green Building Standards, utilize healthy building materials, and incorporate water and energy efficient measures.

Environmental Review: The project was deemed to be within the scope of the City of Milpitas Transit Area Specific Plan and the corresponding Environmental Impact Report (TASP EIR) adopted on June 3, 2008. As the lead agency under California Environmental Quality Act (CEQA), the City determined that no further CEQA review was required

for the project pursuant to Public Resources Code Section 21094. The City prepared and approved an Addendum to the TASP EIR that concluded that the project will not result in any new environmental impacts beyond those identified in the previously approved TASP EIR nor will it result in an increase in the severity of significant effects identified in the TASP EIR.

Project-Based Vouchers (PBV's): Core will be requesting the reservation of 55 Project-Based Vouchers from the Santa Clara County Housing Authority.

Services: The Core Companies has not selected a service provider to deliver on-site resident services to all future tenants. The County will be responsible for coordinating services for 24 RRH units at a cost of \$180,000 per year.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	December 2018
2. Community Engagement (continuous and ongoing)	January 2018
3. Planning Commission Land Use Approval	August 2020
4. City Council Land Use Approval	October 2018
5. Submit 4% Tax Credit Application	August 2024
6. Receive reservation of tax credit award	November 2024
7. Construction finance closing	May 2025
8. Begin Construction	May 2025
9. Start of Lease-Up Activities	April 2027
10. Complete Construction	July 2027
11. 100% Occupancy	January 2028
12. Permanent Loan Conversion	June 2028

Permanent Source of Funds

Permanent Loan	\$31,750,000
County of Santa Clara	\$23,300,000
HCD - AHSC	\$30,000,000
HCD – MHP/IIG	\$22,000,000
Accrued Soft Loan Interest	\$1,792,428
Deferred Developer Fee	\$2,700,000
Tax Credit Equity	\$76,222,089
Total Permanent Source of Funds	\$187,764,517

Use of Funds

Acquisition	\$18,346,450
Architect and Engineering	\$4,662,555
New Construction	\$119,031,788
Construction Loan Interest	\$13,668,820
Construction Contingency	\$6,080,112
Soft Cost Subtotal	\$19,217,046
Capitalized Operating Reserve	\$1,857,745
Developer Fee	\$4,900,000
Total Use of Funds	\$187,764,517

HOUSING DEVELOPMENT PROJECT REVIEW

Application Review: Pavilion Inn
Borrower: Jamboree Housing Corporation
Address: 1280 N. 4th Street, San José, CA 95112
Census Tract: 5051.00 **San Jose Council District:** 6 **Supervisorial District:** 2
Developer/Sponsor: Jamboree Housing Corporation and Santa Clara County Housing Authority
Residential sq. ft.: 19,500 **Commercial/Office sq. ft.:** 3,500
Construction Type: Conversion of existing Hotel to supportive and transitional housing

Pavilion Inn



1280 N. 4th Street, San José

Project Summary: The development includes the acquisition and conversion of a 61-room hotel into 43 units of permanent supportive and transitional housing on a 1.15-acre site and is being co-developed by the Santa Clara County Housing Authority (SCCHA) and Jamboree Housing Corporation (Jamboree). The project is located at 1280 N. 4th Street in San José. The hotel unit count will decrease from 61 rooms to 43 rooms and will be comprised of 30 studios and 12 one-bedroom units, plus one manager's unit. Of the 43 proposed units, 21 will be permanent supportive housing (PSH) units to help transition age youth (TAY) ages of 18 and 25 with special needs obtain and maintain permanent housing, 18 units will be set aside as transitional housing units for TAY, three mentor housing units, and one manager's unit. All the units will be rent restricted to 30% area median income (AMI). The exterior of the building envelope will largely stay the same but changes to the exterior landscaping are planned to include a more dynamic outdoor space with a large barbeque and patio area. Residential amenities will include resident services and property management offices, laundry facilities and a community room with an attached kitchen for staff and resident use.

Existing Conditions: The site is improved with a vacant unrenovated hotel.

Land Use: The proposed site is located at 1280 N. 4th Street in San José. The site has a General Land Use designation and zoning designation of Combined Industrial/Commercial (CIC). On June 1, 2022, the project was awarded HomeKey program funds. As a result, the project shall not be subject to a local permit review or approval process.

Green Building: The proposed project will comply with necessary Title 24 requirements and accessibility upgrades needed to comply with the City's Building Code.

Environmental Review: A project using Homekey Program funds to provide housing for households experiencing homelessness or who are at risk of homelessness are not subject to local plans or any discretionary reviews or approvals (Health and Safety Code 50675.1.3(i)). On June 1, 2022, SCCHA received a Homekey Program award

(Contract No. 21-HK-17276), making the project eligible for streamlining approval under Assemble Bill 83 (AB 83). The project is exempt from CEQA under Health and Safety Code 50675.1.4.

Project-Based Vouchers (PBV's): SCHAA has committed 21 Section 8 Project Based Vouchers for this project.

Services: The Bill Wilson Center will deliver on-site services for 18 of the transitional TAY units. In addition, the County will be responsible for coordination services for the 21 TAY PSH units at a cost of \$231,000 per year.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	April 2022
2. Community Engagement (continuous and ongoing)	October 2021
3. Planning Commission Land Use Approval	N/A - Exempt pursuant to AB-140
4. City Council Land Use Approval	N/A - Exempt pursuant to AB-140
5. Building permit issuance	December 2022
6. Construction finance closing	December 2022
7. Begin Construction	December 2022
8. Start of Lease-Up Activities	May 2023
9. Complete Construction	August 2023
10. 100% Occupancy	November 2023

Permanent Source of Funds

Homekey Round 2	\$14,328,401
City of San Jose (HHAP & Measure E)	\$2,776,286
County of Santa Clara	\$4,200,000
SCCHA- Moving to Work	\$8,679,288
SCCHA- Non MTW	\$803,578
Other Sources	\$1,300,000
Total Permanent Source of Funds	\$32,087,550

Use of Funds

Acquisition	\$16,250,000
Construction Costs	\$10,417,500
Construction Contingency	\$1,026,000
Soft Costs	\$3,161,409
Soft Cost Contingency	\$316,141
Developer Fee	\$916,500
Total Use of Funds	\$32,087,550

**ATTACHMENT B
SUPPORTIVE HOUSING DEVELOPMENT FUND
DEVELOPMENTS RECOMMENDED FOR FUNDING
Board of Supervisors Meeting: November 1, 2022**

The following tables serve to provide more details related to the development proposal considered for funding, the 44 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 on a timeline 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
10th Cohort	The Core Companies	The Mill 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	-	\$ 32,087,550 ¹	\$ 746,222	\$ 4,200,000	\$ 12,259,149	\$ -	\$ 14,328,401	\$ -	\$ 1,300,000
		10th Cohort Subtotal	242	21	24	20	\$ 219,852,067	\$ 908,480	\$27,500,000	\$12,259,149	\$76,222,089	\$66,328,401	\$31,750,000	\$5,792,428
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	\$ 39,455,959	\$ 805,224	\$ 7,000,000	\$ 5,250,732	\$ -	\$ 17,149,389	\$ 1,000,000	\$ 9,055,838
		County-Led Subtotal	139	40	0	-	\$ 132,940,215	\$ 956,404	\$22,000,000	\$9,895,076	\$45,966,658	\$25,474,395	\$12,503,705	\$17,090,387
8th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	0	0	\$ 70,391,207	\$ 782,125	\$ 4,600,000	\$ 5,434,247	\$ 28,802,093	\$ 18,777,767	\$ 12,777,000	\$ 100
	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	\$ 1,719,355
	8th Cohort Subtotal	332	75	10	-	\$ 279,412,139	\$ 841,603	\$29,000,000	\$32,734,247	\$113,722,697	\$54,474,395	\$47,754,776	\$1,726,023	
8th Cohort	First Community Housing	McEvoy Apartments	224	20	56	20	\$ 134,939,435	\$ 602,408	\$ 11,000,000	\$ 20,000,000	\$ 56,131,472	\$ -	\$ 15,541,000	\$ 15,766,963
	First Community Housing	Orchard Gardens	93	14	31	15	\$ 107,210,734	\$ 1,152,804	\$ 19,650,000	\$ 10,184,511	\$ 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	\$ 19,269,121	\$ -	\$ 20,244,521	\$ 100
	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
	8th Cohort Subtotal	656	78	107	35	\$ 530,677,632	\$ 808,960	\$75,500,000	\$95,591,620	\$188,934,192	\$34,500,000	\$101,736,600	\$22,868,074	
7th Cohort	LHC 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
		7th Cohort Subtotal	73	-	18	-	\$ 49,438,333	\$ 677,237	\$ 9,891,000	\$ 400,000	\$ 24,830,830	\$ -	\$ 12,481,000	\$ 1,835,503
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
	First Community Housing	Dupont Family Apartments	141	20	20	-	\$ 135,698,724	\$ 962,402	\$ 27,500,000	\$ 17,375,000	\$ 42,991,866	\$ 10,000,000	\$ 29,898,000	\$ 7,933,858
	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	\$ 809,999	\$ 12,480,000	\$ -	\$ 27,544,350	\$ -	\$ 11,832,000	\$ 11,323,609
	6th Cohort Subtotal	589	20	217	-	\$ 488,785,805	\$ 829,857	\$ 106,300,215	\$ 20,000,000	\$ 218,231,517	\$ 10,000,000	\$ 87,884,295	\$ 46,369,778	
Off-Cycle	Allied Housing	Casa De Novo	-	-	-	-	\$ 13,300,000	\$ -	\$ -	\$ -	\$ -	\$ 8,933,333	\$ -	\$ -
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	\$ 84,772,358	\$ 632,630	\$ 21,900,000	\$ 175,000	\$ -	\$ 29,200,000	\$ 22,630,000	\$ 10,867,358
	Off-Cycle Subtotal	134	132	-	-	\$ 98,072,358	\$ 632,630	\$ 26,266,667	\$ 175,000	\$ -	\$ 38,133,333	\$ 22,630,000	\$ 10,867,358	
5th Cohort	PATH Ventures	Villas at 4th (4th & E. Younger Apartments)	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)	108	106	-	-	\$ 73,548,991	\$ 681,009	\$ 15,460,000	\$ 10,200,000	\$ 29,224,239	\$ -	\$ 13,149,000	\$ 5,515,752
	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	300	55	18	-	\$ 243,010,413	\$ 810,035	\$ 64,000,000	\$ 13,750,000	\$ 58,375,000	\$ -	\$ 77,886,171	\$ 28,999,242
	5th Cohort Subtotal	852	402	41	-	\$ 624,040,211	\$ 732,442	\$ 154,760,000	\$ 53,450,000	\$ 220,408,830	\$ 21,088,354	\$ 131,506,707	\$ 42,826,320	
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
		4th Cohort Subtotal	176	87	-	-	\$ 123,508,642	\$ 701,754	\$ 33,000,000	\$ 23,280,000	\$ 46,189,135	\$ -	\$ 17,864,202	\$ 3,175,305
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	
	3rd Cohort Subtotal	1,043	343	93	-	\$ 414,471,141	\$ 397,384	\$ 111,150,000	\$ 70,777,636	\$ 131,435,933	\$ -	\$ 45,584,372	\$ 55,523,200	
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	\$ 7,200,000	\$ -	\$ 16,828,759	\$ 17,468,465	\$ 14,103,100	\$ 4,629,286
	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
	2nd Cohort Subtotal	464	267	-	-	\$ 230,381,586	\$ 496,512	\$ 66,200,000	\$ 16,611,500	\$ 80,384,466	\$ 33,588,589	\$ 25,982,671	\$ 7,614,360	

**ATTACHMENT B
SUPPORTIVE HOUSING DEVELOPMENT FUND
DEVELOPMENTS RECOMMENDED FOR FUNDING
Board of Supervisors Meeting: November 1, 2022**

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
	1st Cohort Subtotal			352	237	-	\$ 203,735,842	\$ 578,795	\$ 44,830,000	\$ 32,054,418	\$ 71,163,571	\$ 8,750,000	\$ 39,598,047	\$ 7,339,806
	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
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
I/DD Non-Measure A Subtotal			264	-	-	85	\$ 215,852,665	\$ 817,624	\$ 19,000,000	\$ 43,453,220	\$ 98,092,415	\$ 5,482,551	\$ 35,778,572	\$ 10,045,807
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	Renascant 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
Non-Measure A Subtotal			653	403	-	\$ 340,974,448	\$ 522,166	\$ 25,231,117	\$ 43,396,373	\$ 137,588,728	\$ 23,737,394	\$ 74,503,892	\$ 36,516,944	
			5,969	2,105	510	140	\$ 3,952,143,084	\$ 9,901,846	\$ 750,628,999	\$ 454,078,239	\$ 1,453,171,061	\$ 321,567,406	\$ 595,550,358	\$ 244,982,455

* The total development cost is inclusive of 21 transitional housing units within the proposed development.

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
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	12/20/2022	5/1/2023	8/1/2023	8/1/2023	11/1/2023	11/1/2023
Count y-Led	EAH, Inc.	330 Distel Circle	90	20	-	-	9/20/2022	11/30/2022	5/1/2024	9/1/2025	11/1/2025	11/1/2025	2/1/2026	5/1/2026
	Jamboree Housing Corporation	The Crestview	49	20	-	-	N/A	12/6/2022	1/19/2023	6/15/2023	8/15/2023	8/15/2023	12/1/2023	N/A
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	8/19/2020	12/1/2023	12/1/2023	11/1/2024	6/1/2025	6/1/2025	9/1/2025	12/1/2025
	First Community Housing	The Magnolias	66	7	10	-	11/23/2021	4/1/2023	9/1/2023	12/1/2024	5/1/2025	5/1/2025	7/1/2025	5/1/2026
	MidPen Housing	Sonora Court	176	45	-	-	11/8/2021	12/1/2023	1/1/2021	10/1/2024	10/1/2024	10/1/2024	1/1/2027	10/1/2026
8th Cohort	First Community Housing	McEvoy Apartments	224	20	56	20	2/1/2020	4/1/2022	4/1/2022	1/1/2024	2/1/2024	3/1/2024	9/1/2024	1/1/2025
	First Community Housing	Orchard Gardens	93	14	31	15	11/7/2021	4/1/2023	4/1/2023	10/1/2024	5/1/2025	5/1/2025	8/1/2025	11/1/2025
	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	9/1/2024	1/1/2025
	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	7/1/2025	7/1/2025	6/1/2026
	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	1/1/2024	5/1/2024
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
	First Community Housing	Dupont Family Apartments	141	20	20	-	2/1/2020	7/1/2022	12/1/2022	1/1/2024	6/1/2024	8/1/2024	7/1/2025	8/1/2025
	The Core Companies	Tamien Station TOD	135	-	67	-	12/1/2020	9/1/2021	2/1/2022	2/1/2024	3/1/2024	4/1/2024	11/1/2025	12/1/2025
	Charities Housing	The Charles	99	-	49	-	10/29/2021	11/30/2022	5/1/2023	9/1/2024	11/1/2024	4/1/2025	9/1/2025	2/1/2026
Off Cycle	Allied Housing	Casa De Novo	-	-	-	-	N/A	N/A	7/1/2022	3/1/2025	3/1/2025	3/1/2025	9/1/2025	12/1/2025
	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
5th Cohort	The Core Companies	Villas at 4th (4th & E. Younger Apartments)	94	93	-	-	6/30/2020	3/1/2021	4/1/2021	1/1/2022	7/1/2022	10/1/2022	5/1/2023	6/1/2023
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	106	-	-	9/11/2020	12/21/2020	7/6/2021	9/1/2022	10/1/2022	3/1/2023	6/1/2023	11/1/2023
	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	3/1/2021	7/1/2021	7/1/2022	3/1/2022	10/1/2022	5/1/2025	8/1/2024
	The Core Companies	Gateway Tower	300	55	18	-	12/6/2016	8/1/2022	2/1/2023	1/1/2025	4/1/2025	6/1/2025	7/1/2026	9/1/2026
4th Cohort	Eden Housing	Auzeras	130	64	-	-	6/1/2018	4/1/2021	10/25/2021	4/1/2023	8/1/2023	9/1/2023	12/1/2023	3/1/2024
	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	5/15/2020	10/14/2020	4/23/2021	9/1/2022	7/1/2022	11/1/2022	2/1/2023	6/1/2023
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	6/1/2023	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	8/1/2023	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	1/1/2022	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	12/1/2021	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	
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	1/1/2019	9/1/2019	10/31/2019	3/1/2020	8/1/2020	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	10/1/2020
	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	1/1/2						

**ATTACHMENT B
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DEVELOPMENTS RECOMMENDED FOR FUNDING
Board of Supervisors Meeting: November 1, 2022**

Table 3: Developments by AMI Level

	Sponsor	Project Name	No. of Units	PSH	RRH	I/DD	ELI		VLI		LOW		MI		STAFF
							30% AMI	31-50% AMI	51-80% AMI	81% - 120%	UNIT				
10th Cohort	The Core Companies	The Mill on Main	220	-	24	20	-	11	85	79	-	-	-	1	
	Jamboree Housing Corporation	Pavilion Inn	22	21	-	-	-	-	-	-	-	-	-	1	
Count Y-Lead	EAH, Inc.	330 Distel Circle	90	20	-	-	-	25	12	31	-	-	-	2	
	Jamboree Housing Corporation	The Crestview	49	20	-	-	-	28	-	-	-	-	-	1	
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	
8th Cohort	MidPen Housing	Sonora Court	176	45	-	-	-	42	44	43	-	-	-	2	
	First Community Housing	McEvoy Apartments	224	20	56	20	-	36	-	90	-	-	-	2	
	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	
7th Cohort	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	
6th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	-	30	24	-	-	-	-	1	
	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	-	51	-	51	-	-	-	1	
	Charities Housing	Alum Rock Multifamily	60	-	30	-	-	-	29	-	-	-	-	1	
	First Community Housing	Dupont Family Apartments	141	20	20	-	-	53	-	46	-	-	-	2	
Off Cycle	The Core Companies	Tamien Station TOD	135	-	67	-	-	-	-	67	-	-	-	1	
	Charities Housing	The Charles	99	-	49	-	-	-	48	-	-	-	-	2	
5th Cohort	Allied Housing	Casa De Novo	-	-	-	-	-	-	-	-	-	-	-	-	
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	-	-	-	-	-	-	-	2	
	PATH Ventures	Villas at 4th & E. Younger Apartments)	94	93	-	-	-	-	-	-	-	-	-	1	
	MidPen Housing	Immanuel-Sobrato Community (Moorpark Apartments)	108	106	-	-	-	-	-	-	-	-	-	2	
4th Cohort	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	
	The Core Companies	Gateway Tower	300	55	18	-	-	73	19	53	-	80	-	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	
2nd Cohort	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	
	Resources for Community Development	Sango Court Apartments	102	51	-	-	-	26	16	8	-	-	-	1	
1st Cohort	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	
	Affirmed Housing	Villas on the Park	84	83	-	-	-	-	-	-	-	-	-	1	
I/DD	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	
Non Measure A	First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	-	-	-	-	-	-	-	1	
	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	
Non Measure A	Eden Housing	Mitchell Park Place	50	-	-	25	-	2	6	16	-	-	-	1	
	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	
Non Measure A	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	
			5,969	2,105	510	140		898	1,235	927		80		74	

**ATTACHMENT B
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Table 4: Developments by Unit Mix

	Sponsor	Project Name	No. of Units	PSH	RRH	I/DD	Studio	1 BR	2BR	3BR+	Staff Unit
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
	EAH, Inc.	330 Distel Circle	90	20	-	-	24	20	21	23	2
	Jamboree Housing Corporation	The Crestview	49	20	-	-	38	-	10	-	1
	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	-	83	6	-	1
9th Cohort	First Community Housing	The Magnolias	66	7	10	-	16	-	17	16	1
	MidPen Housing	Sonora Court	176	45	-	-	39	47	44	44	2
	First Community Housing	McEvoy Apartments	224	20	56	20	140	82	-	-	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/Ikaika 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
	First Community Housing	Dupont Family Apartments	141	20	20	-	-	59	36	44	2
	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
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
4th Cohort	The Core Companies	Gateway Tower	300	55	18	-	95	120	83	-	2
	Eden Housing	Auzerais Apartments	130	64	-	-	86	16	26	-	2
	Eden Housing	Mesa Terrace (Gallup & Mesa Apartments)	46	23	-	-	16	18	7	4	1
	The Core Companies	Agrihood Senior Apartments	165	54	-	-	68	85	10	-	2
3rd Cohort	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
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	-	-	160	-	-	-	2
	Charities Housing	Reinascent Place	162	160	-	-	-	94	5	-	1
First Community Housing	Second Street Studios	135	134	-	-	128	6	-	-	1	
Totals			5,969	2,105	510	140	2,805	1,659	913	518	74

ATTACHMENT C
Cost Analysis
Supportive Housing Development

Table 1: Apartments Being Recommended for Funding (10th Cohort of 2016 Measure A Developments)

Sponsor	Development Name	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
The Core Companies	The Mil on Main	220	285	\$ 187,764,517	\$ 853,475	\$ 658,823
Jamboree Housing Corporation	Pavilion Inn	22	23	\$ 32,087,550 ¹	\$ 746,222	\$ 729,263 ²
	Total	242	308	\$ 219,852,067	\$ 908,480	\$ 713,805
	Average	121	154	\$ 109,926,034	\$ 799,849	\$ 694,043
	Median	121	154	\$ 109,926,034	\$ 799,849	\$ 694,043
	Range - High	220	285	\$ 187,764,517	\$ 853,475	\$ 729,263
	Range - Low	22	23	\$ 32,087,550 ¹	\$ 746,222	\$ 658,823

¹The total development cost is inclusive of 21 transitional housing units within the proposed development.

²The cost per bedroom is inclusive of 21 transitional housing units within the proposed development.

Table 2: Apartments Previously Approved for Funding (First - Ninth 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
EAH, Inc.	330 Distel Circle	90	155	\$ 93,484,256	\$ 1,038,714	\$ 603,124
Jamboree Housing Corporation	The Crestview	49	61	\$ 39,455,959	\$ 805,224	\$ 646,819
Santa Clara County Housing Authority	Alvarado Park	90	97	\$ 70,391,207	\$ 782,125	\$ 725,683
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	McEvoy Apartments	224	224	\$ 134,939,435	\$ 602,408	\$ 602,408
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
First Community Housing	Dupont Family Apartments	141	269	\$ 135,698,724	\$ 962,402	\$ 504,456
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	300	381	\$ 243,010,413	\$ 810,035	\$ 637,823
Allied Housing	Casa De Novo	0	0	\$ 13,300,000	\$ -	\$ -
Jamboree Housing Corporation	Hillview Court	134	134	\$ 84,772,358	\$ 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
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	Iamesi 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
	Total	4,810	6,367	\$ 3,175,463,904	\$ 660,180	\$ 498,738
	Average	107	141	\$ 70,565,865	\$ 660,741	\$ 492,251
	Median	94	135	\$ 63,179,959	\$ 683,612	\$ 496,993
	Range - High	300	381	\$ 243,010,413	\$ 1,152,804	\$ 924,230
	Range - Low	19	20	\$ 11,390,778	\$ 83,775	\$ 83,775

ATTACHMENT C
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
	Total	653	856	\$ 340,974,448	\$ 522,166	\$ 398,335
	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
	Total	264	388	\$ 215,852,665	\$ 817,624	\$ 556,321
	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	\$ 891,817	\$ 814,812
	Range - Low	50	59	\$ 38,617,211	\$ 594,111	\$ 364,313

ATTACHMENT C
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
EAH, Inc.	330 Distel Circle	90	155	\$ 93,484,256	\$ 1,038,714	\$ 603,124
Jamboree Housing Corporation	The Crestview	49	61	\$ 39,455,959	\$ 805,224	\$ 646,819
Santa Clara County Housing Authority	Alvarado Park	90	97	\$ 70,391,207	\$ 782,125	\$ 725,683
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	McEvoy Apartments	224	224	\$ 134,939,435	\$ 602,408	\$ 602,408
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
First Community Housing	Dupont Family Apartments	141	269	\$ 135,698,724	\$ 962,402	\$ 504,456
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	300	381	\$ 243,010,413	\$ 810,035	\$ 637,823
Allied Housing, Inc.	Casa de Novo	-	-	\$ 13,300,000	-	-
Jamboree Housing Corporation	Hillview Court	134	134	\$ 84,772,358	\$ 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
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
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
	Totals	5,727	7,650	\$ 3,732,291,017	\$ 651,701	\$ 487,881
	Average	104	139	\$ 66,648,054	\$ 670,912	\$ 498,993
	Median	91	134	\$ 56,638,702	\$ 681,009	\$ 496,993
	Range - High	300	381	\$ 243,010,413	\$ 1,152,804	\$ 924,230
	Range - Low	39	20	\$ 11,390,778	\$ 83,775	\$ 83,775

**ATTACHMENT D
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
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
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	McEvoy Apartments	224	20	\$ 206,880	\$ 4,137,600
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	-	-	-
First Community Housing	Dupont Family Apartments	141	55	\$ 929,460	\$ 18,589,200
The Core Companies	Tamien Station TOD	135	-	-	-
Charities Housing	The Charles	99	25	\$ 484,680	\$ 9,693,600
Jamboree Housing Corporation	Hillview Court	134	132	\$ 3,822,067	\$ 76,441,340
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	300	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	Iamesi 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	Renasant Place	162	160	\$ 1,450,810	\$ 29,016,200
First Community Housing	Second Street Studios	135	134	\$ 1,200,422	\$ 24,008,440
Totals		5,705	2,347	\$ 37,583,977	\$ 751,679,540
Average		108	48	\$ 751,680	\$ 15,033,591
Median		94	41	\$ 600,144	\$ 12,002,880
Range - High		300	160	\$ 3,822,067	\$ 76,441,340
Range - Low		19	6	\$ 48,312	\$ 966,240

ATTACHMENT E

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 2,725 units.

Table 1, Supportive Housing Production Summary, summarizes the number of developments, 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	-	6	-	-	-	-	-	-
Cupertino	1	6	-	-	-	-	-	-	-
Gilroy	6	79	31	-	-	-	-	-	-
Los Altos	-	-	-	1	90	-	-	-	-
Los Altos Hills	-	-	-	-	-	-	-	-	-
Los Gatos	-	-	-	-	-	-	-	-	-
Milpitas	1	132	-	1	51	-	1	-	24
Monte Sereno	-	-	-	-	-	-	-	-	-
Morgan Hill	3	40	-	2	7	28	-	-	-
Mountain View	2	51	-	3	52	20	-	-	-
Palo Alto	2	75	0	-	-	-	-	-	-
San Jose	23	907	48	21	636	344	1	21	-
Santa Clara	4	90	24	2	108	-	-	-	-
Saratoga	-	-	-	-	-	-	-	-	-
Sunnyvale	4	78	-	2	59	31	-	-	-
Totals	47	1,458	109	32	1,003	423	2	21	24

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	Supervisory 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
Totals	1,261	193	54	994		

**ATTACHMENT E
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	-	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	-	-	Milpitas	3
Orchard Ranch	41	15	-	25	Morgan Hill	1
Crossings on Monterey	39	20	-	18	Morgan Hill	1
Eagle Park Apartments	67	41	-	25	Mountain View	5
Stevenson House	120	20	-	99	Palo Alto	5
Archer Studios	42	6	-	35	San Jose	3
Curtner Studios	179	111	-	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)	135	109	-	25	San Jose	2
Laurel Grove Apartments	82	20	-	61	San Jose	4
Leigh Avenue Senior Apartments	64	63	-	-	San Jose	4
Markham Plaza I	153	50	-	102	San Jose	2
Park Avenue Apartments	100	20	-	79	San Jose	4
Quetzal Gardens	71	28	-	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 on the Park	84	83	-	-	San Jose	2
Vela Apartments (Alum Rock Family Housing)	87	29	14	42	San Jose	2
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
Totals	2,544	1,265	55	1,186		

**ATTACHMENT E
SUPPORTIVE HOUSING PRODUCTION SUMMARY**

Table 4: Apartments Under Construction

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
Sango Court Apartments	102	51	0	50	Milpitas	3
Royal Oak Village	73	0	18	54	Morgan Hill	1
Auzerias Apartments	130	64	0	64	San Jose	2
Blossom Hill Senior Apartments	147	49	0	96	San Jose	1
Immanuel Sobrato Lutheran (Moorpark Apartments)	108	106	0	-	San Jose	4
Mariposa Place (750 W San Carlos)	80	0	39	40	San Jose	4
Markham Plaza II	152	50	0	101	San Jose	2
Mesa Terrace (Gallup and Mesa Apartments)	46	23	0	22	San Jose	1
Page Street Studios	82	27	0	54	San Jose	4
Roosevelt Park Apartments	80	0	40	39	San Jose	2
Vitalia Apartments	79	16	23	38	San Jose	4
Villas at 4th Street (4th and E. Younger Apartments)	94	93	0	-	San Jose	2
Agrihood Senior Apartments	165	54	0	109	Santa Clara	4
Kifer Senior Apartments	80	54	0	25	Santa Clara	4
Totals	1,418	587	120	692		

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
La Avenida Apartments	100	32	0	66	Mountain View	5
The Crestview	49	20	0	28	Mountain View	5
Algarve Apartments	91	46	0	44	San Jose	4
Alum Rock Multifamily	60	0	30	29	San Jose	2
Alvarado Park	90	23	0	66	San Jose	4
Bellarmino Place	116	24	0	91	San Jose	4
Dupont Family Apartments	141	20	20	99	San Jose	4
Gateway Tower	300	55	18	145	San Jose	2
Hawthorn Senior Apartments	103	20	0	81	San Jose	2
McEvoy Apartments	224	20	56	146	San Jose	4
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
Orchard Gardens	93	14	31	46	Sunnyvale	3
Sonora Court	176	45	0	129	Sunnyvale	3
Total	2,207	346	352	1,402		

Table 6: Apartments Recommended for Funding

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
The Mil on Main	220	0	24	196	Milpitas	3
Pavilion Inn	22	21	0	0	San Jose	2
Total	242	21	24	196		

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

Project Name	County Funds	Total Units	Project Status	Projected Lease-Up
The Veranda (Round 1)	\$1,000,000	19	Completed	June 2019
Villas on the Park (Round 1)	\$7,200,000	84	Completed	December 2019
Crossings on Monterey (Round 1)	\$5,800,000	39	Completed	February 2020
Gateway Sr. Apartments (Round 1)	\$7,500,000	75	Completed	July 2020
Leigh Ave. Sr. Apts. (Round 1)	\$13,500,000	64	Completed	July 2021
Quetzal Gardens (Round 1)	\$9,830,000	71	Completed	January 2022
Iamesi Village (formerly as North San Pedro Apts. (Round 2)	\$10,327,100	135	Completed	September 2022
Calabazas Apartments (formerly Corvin Apartments) (Round 2)	\$29,000,000	145	Completed	March 2022
Page Street Apartments (Round 2)	\$14,000,000	82	Construction started in November 2020 and is estimated to be completed in December 2022.	February 2023
Sango Court Apartments (Round 2)	\$16,000,000	102	Construction started in February 2022 and is estimated to be completed in June 2023.	November 2023

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

Project Name	County Funds	Total Units	Project Status	Projected Lease-Up
Markham Plaza I (Round 3)	\$7,000,000	153	Completed	September 2021
Markham Plaza II (Round 3)	\$7,200,000	152	Developer has completed all construction work and lease up is underway.	November 2022
Curtner Studios (Round 3)	\$14,950,000	179	Completed	September 2021
Agrihood Senior Apartments (Round 3)	\$23,550,000	165	Construction started in June 2021 and is estimated to be completed in July 2023.	December 2023
Mariposa Place (formerly West San Carlos Housing) (Round 3)	\$9,300,000	80	Construction started in January 2022 and is estimated to be completed in May 2024.	August 2024
Blossom Hill Housing (Round 3)	\$19,100,000	147	Construction started in June 2021 and is estimated to be completed in April 2023.	August 2023
Vela Apartments (formerly Alum Rock Family Housing) (Round 3)	\$15,650,000	87	Construction completed in September 2022 and lease up activities have started.	November 2022
Roosevelt Park Apartments (Round 3)	\$14,400,000	80	Construction started in July 2021 and is estimated to be completed in July 2024.	November 2024
Gallup & Mesa Apartments (Round 4)	\$7,000,000	46	Construction started in April 2021 and is estimated to be completed in November 2022. Lease up activities have started.	February 2023
Auzerais Apartments (Round 4)	\$26,000,000	130	Construction started in October 2021 and is estimated to be completed in January 2024	June 2024

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

Project Name	County Funds	Total Units	Project Status	Projected Lease-Up
Villas at 4th Street (formerly 4 th St & E. Younger) (Round 5)	\$15,000,000	94	Construction started in April 2021 and is estimated to be completed in December 2022	April 2023
Vitalia Apartments (formerly Bascom Apartments) (Round 5)	\$15,800,000	79	Construction started in February 2022 and is estimated to be completed in August 2023.	October 2023
La Avenida Apartments (Round 5)	\$19,000,000	100	Developer has secured all financing. Construction finance closing is estimated to take place in December 2022 with construction to start in December 2022.	November 2025
Gateway Tower (Round 5)	\$64,000,000	300	Developer has secured final entitlements and is working on securing all financing.	July 2026
Kifer Senior Apartments (Round 5)	\$14,000,000	80	Construction started in June 2022 and is estimated to be completed in January 2024.	April 2024
Immanuel-Sobrato Community (formerly Moorpark Apartments) (Round 5)	\$16,654,646	108	Construction started in July 2021 and is estimated to be completed in March 2023.	June 2023
Algarve Apartments (Round 5)	\$11,500,000	91	Developer has secured all financing. Construction finance closing is estimated to take place in September 2022 with construction to start in October 2022.	March 2024
Hillview Court (Off-cycle)	\$21,900,000 \$25,000,000 - (Bridge Loan)	134	Developer has completed all construction work and lease up is underway.	November 2022
Casa De Novo (Off-cycle)	\$4,366,667	0	Developer is working on entitlements and securing all financing.	September 2025

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

Project Name	County Funds	Total Units	Project Status	Projected Lease-Up
Alum Rock Multifamily (Round 6)	\$11,600,000	60	Developer has secured final entitlements and is working on securing all financing.	Spring 2025
Dupont Apartments (Round 6)	\$27,500,000	141	Developer has secured final entitlements and is working on securing all financing.	Spring 2024
The Charles (Round 6)	\$12,480,000	99	Developer has secured final entitlements and is working on securing all financing.	September 2025
Sunol-West San Carlos Apartments (Round 6)	\$29,720,215	154	Developer has secured final entitlements and is working on securing all financing.	August 2025
Tamien Station (Round 6)	\$25,000,000	135	Developer has secured final entitlements and is working on securing all financing.	December 2024
Royal Oak Village (Round 7)	\$9,891,000	73	Construction started in June 2022 and is estimated to be complete in October 2023.	January 2024
McEvoy Apartments (Round 8)	\$11,000,000	224	Developer has secured final entitlements and is working on securing all financing.	January 2025
Hawthorn Senior Apartments (Round 8)	\$19,550,000	103	Developer has secured final entitlements and is working on securing all financing.	August 2026
Bellarmino Place (Round 8)	\$10,550,000	116	Developer has secured all financing. Construction finance closing is estimated to take place in December 2022 with construction to start in December 2022.	September 2024
Lot 12 (Round 8)	\$9,750,000	120	Developer is working on entitlements and securing all financing.	June 2026
Orchard Gardens (Round 8)	\$19,650,000	93	Developer has secured final entitlements and is working on securing all financing.	April 2026
Alvarado Park (Round 9)	\$4,600,000	90	Developer has secured final entitlements and is working on securing all financing.	December 2025

ATTACHMENT F
Status of Previously Approved Housing Bond Funded Developments

The Magnolias (Round 9)	\$13,200,000	66	Developer has secured final entitlements and is working on securing all financing.	May 2026
Sonora Court (Round 9)	\$11,200,000	176	Developer has secured final entitlements and is working on securing all financing.	January 2027
Distel Circle (County-Led)	\$12,726,082	90	Developer has secured final entitlements and is working on securing all financing.	February 2026
Crestview (County-Led)	\$7,000,000	49	Developer has secured final entitlements and is working on securing all financing.	December 2023
Total	\$693,945,710	4,810		

ATTACHMENT G

2016 Measure A - Affordable Housing Bond Expenditure Projection

Development	Loan Type	Loan Commit Amount	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Act+ Fcst	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast
SUPPORTIVE HOUSING DEVELOPMENT FUND											
The Veranda	Acquisition	\$ 68,564				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 151,434				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 1,000,000	\$ 607,481	\$ 157,017	\$ 15,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Villas on the Park	Acquisition	\$ 570,000	\$ 4,265,498		\$ 720,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 1,621,704	\$ 22,798			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 7,200,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crossings on Monterey	Acquisition	\$ 2,524,403	\$ (124,403)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 225,066	\$ 954,879			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 5,800,000	\$ 157,191	\$ 2,062,863		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monterey Gateway Senior Apts	Acquisition	\$ 3,600,000		\$ 3,600,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 3,900,000		\$ 3,900,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Markham Plaza I	Permanent	\$ 7,000,000				\$ -	\$ 5,700,000	\$ -	\$ -	\$ -	\$ -
Leigh Avenue	Acquisition	\$ 3,700,000		\$ 3,700,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 314,283			\$ 49,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 9,485,717				\$ 321,703	\$ 6,495,442	\$ -	\$ -	\$ -	\$ -
Calabazas Apartments (Corvin)	Acquisition	\$ 9,500,000		\$ 9,500,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,000,000		\$ 1,759,473		\$ 240,527	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 17,500,000			\$ 7,202,612	\$ 10,297,388	\$ -	\$ -	\$ -	\$ -	\$ -
Quetzal Gardens	Acquisition	\$ 4,264,466	\$ 2,031,928			\$ 1,868,072	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 1,500,000		\$ 284,522		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 4,065,534		\$ 1,215,478	\$ 4,430,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Jamesi Village (NSP)	Acquisition	\$ 93,633		\$ 93,633		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 10,233,467		\$ 4,347,946	\$ 2,374,208	\$ -	\$ 2,715,114	\$ 796,200	\$ -	\$ -	\$ -
Page Street Apartments	Acquisition	\$ 4,186,089		\$ 4,109,589		\$ 76,500	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 1,053,911		\$ 863,574		\$ 182,837	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 8,760,000				\$ 3,791,190	\$ 3,629,112	\$ 1,347,198	\$ -	\$ -	\$ -
Vela Apartments (Alum Rock Family Housing)	Acquisition	\$ 3,700,000			\$ 3,700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,000,000			\$ 1,932,163	\$ 67,837	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 9,950,000				\$ 8,745,219	\$ 9,781	\$ 1,195,000	\$ -	\$ -	\$ -
Agridood Senior Apartments	Predevelopment	\$ 2,000,000			\$ 534,275	\$ 1,465,725	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 21,550,000				\$ 2,052,134	\$ 19,497,866	\$ -	\$ -	\$ -	\$ -
Curtner Studios	Construction	\$ 14,950,000			\$ 2,675,640	\$ 7,214,712	\$ 3,145,752	\$ -	\$ -	\$ -	\$ -
Mesa Terrace (Gallup & Mesa)	Construction	\$ 2,600,000				\$ -	\$ 2,600,000	\$ -	\$ -	\$ -	\$ -
Villas at 4th St	Acquisition	\$ 6,798,000				\$ 6,798,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 702,000				\$ -	\$ 702,000	\$ -	\$ -	\$ -	\$ -
Blossom Hill Senior	Acquisition	\$ 9,000,000		\$ 9,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,000,000		\$ 2,000,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 8,100,000				\$ 3,947,323	\$ 4,152,677	\$ -	\$ -	\$ -	\$ -
Immanuel-Sobrato Apts	Construction	\$ 16,654,646				\$ -	\$ 8,255,080	\$ 7,204,920	\$ -	\$ -	\$ -
Markham Plaza II	Permanent	\$ 7,200,000				\$ -	\$ -	\$ 3,800,000	\$ -	\$ -	\$ -
425 Auzerais Apts	Acquisition	\$ 12,500,000				\$ 12,500,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 700,000				\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -
Hillview Court (Homekey)	Acquisition	\$ 21,900,000				\$ 21,900,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 25,000,000				\$ 17,815,899	\$ 5,920,470	\$ 1,263,632	\$ -	\$ -	\$ -
Sango Court	Acquisition	\$ 6,900,000		\$ 6,900,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000		\$ 412,056	\$ 831,194	\$ 181,750	\$ 1,075,000	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 6,600,000				\$ -	\$ 5,604,602	\$ 995,398	\$ -	\$ -	\$ -
Vitalia	Acquisition	\$ 5,450,000				\$ -	\$ 5,450,000	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 10,350,000				\$ -	\$ 5,304,658	\$ 5,045,342	\$ -	\$ -	\$ -
Mariposa Place (750 West San Carlos)	Acquisition	\$ 5,500,000			\$ 4,953,796	\$ 546,204	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 1,328,000			\$ 606,204	\$ 721,796	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 2,472,000				\$ -	\$ 2,472,000	\$ -	\$ -	\$ -	\$ -
Kifer Senior Apartments	Acquisition	\$ 4,700,000				\$ -	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,140,000				\$ -	\$ 2,140,000	\$ (957,369)	\$ -	\$ -	\$ -
	Construction	\$ 560,000				\$ -	\$ -	\$ 1,517,369	\$ -	\$ -	\$ -
Roosevelt Park	Acquisition	\$ 4,000,000			\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000			\$ 1,886,631	\$ 412,560	\$ 200,809	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 7,900,000				\$ -	\$ 2,015,300	\$ 5,884,700	\$ -	\$ -	\$ -
Royal Oak Village	Acquisition ¹	\$ 4,835,000				\$ -	\$ 3,307,000	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 967,000				\$ -	\$ 967,000	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 4,089,000				\$ -	\$ -	\$ 4,089,000	\$ -	\$ -	\$ -
Algarve Apartments	Acquisition	\$ 3,495,000				\$ 3,495,000	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ 2,038,518	\$ 461,482	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 5,505,000				\$ -	\$ -	\$ 3,000,000	\$ 2,505,000	\$ -	\$ -
McEvoy Apartments	Construction	\$ 23,500,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gateway Tower	Acquisition	\$ 18,170,000				\$ -	\$ 18,170,000	\$ -	\$ -	\$ -	\$ -
	Construction	\$ 34,830,000				\$ -	\$ -	\$ -	\$ 10,000,000	\$ 24,830,000	\$ -
La Avenida Apartments	Acquisition	\$ 12,510,000				\$ -	\$ -	\$ 12,510,000	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
	Construction	\$ 3,990,000				\$ -	\$ -	\$ 3,990,000	\$ -	\$ -	\$ -
The Charles	Acquisition	\$ 3,200,000				\$ -	\$ 3,200,000	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ 1,441,520	\$ 1,058,480	\$ -	\$ -	\$ -
	Construction	\$ 6,780,000				\$ -	\$ -	\$ 2,000,000	\$ 4,780,000	\$ -	\$ -
Tamien Station TOD	Acquisition	\$ 3,037,500				\$ -	\$ -	\$ 3,037,500	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ -	\$ 2,500,000	\$ -	\$ -	\$ -
	Construction	\$ 19,462,500				\$ -	\$ -	\$ 1,000,000	\$ 18,462,500	\$ -	\$ -
Dupont Apartments	Construction	\$ 7,000,000				\$ -	\$ -	\$ 7,000,000	\$ -	\$ -	\$ -
Alum Rock Multi Family (1860 Alum Rock)	Acquisition	\$ 3,000,000				\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ 1,732,149	\$ 767,851	\$ -	\$ -	\$ -
	Construction	\$ 6,100,000				\$ -	\$ -	\$ 4,000,000	\$ 2,100,000	\$ -	\$ -
Sunol - 777 West San Carlos	Acquisition	\$ 11,200,000				\$ -	\$ 11,200,000	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ 1,318,181	\$ 1,181,819	\$ -	\$ -	\$ -
	Construction	\$ 16,020,215				\$ -	\$ -	\$ 2,000,000	\$ 14,020,215	\$ -	\$ -
VTA TOD	Predevelopment	\$ 800,000				\$ 4,419	\$ 246,438	\$ 300,000	\$ 249,143	\$ -	\$ -
	Construction	\$ 5,750,000				\$ -	\$ -	\$ 5,750,000	\$ -	\$ -	\$ -
Hawthorn Senior Apts	Acquisition	\$ 4,000,000				\$ -	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -
	Predevelopment	\$ 2,500,000				\$ -	\$ -	\$ 500,000	\$ 2,000,000	\$ -	\$ -
	Construction	\$ 9,050,000				\$ -	\$ -	\$ -	\$ 6,000,000	\$ 3,050,000	\$ -
Mountain View Lot 12	Construction	\$ 9,750,000				\$ -	\$ -	\$ -	\$ 9,750,000	\$ -	\$ -
Orchard Gardens	Construction	\$ 13,850,000				\$ -	\$ -	\$ 2,000,000	\$ 11,850,000	\$ -	\$ -
Alvarado Park	Construction	\$ 4,600,000				\$ -	\$ -	\$ -	\$ 4,600,000	\$ -	\$ -
Sonora Court	Construction	\$ 2,200,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200,000
The Magnolias	Acquisition	\$ 2,750,000				\$ -	\$ -	\$ 2,750,000	\$ -	\$ -	\$ -
	Construction	\$ 10,450,000				\$ -	\$ -	\$ -	\$ 10,450,000	\$ -	\$ -
Bella Vista Inn (Homekey)	Construction	\$ 5,561,527				\$ -	\$ -	\$ 5,561,527	\$ -	\$ -	\$ -
Parkmoor Community Apts	Predevelopment	\$ 2,500,000				\$ -	\$ 853,760	\$ 1,646,240	\$ -	\$ -	\$ -
	Construction	\$ 9,500,000				\$ -	\$ -	\$ 2,000,000	\$ 7,500,000	\$ -	\$ -
675 E. Santa Clara St	Construction	\$ 19,500,000				\$ -	\$ -	\$ 6,000,000	\$ 11,500,000	\$ 2,000,000	\$ -
330 Distel Circle	Construction	\$ 600,000				\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -
Subtotal Supportive Housing Development Fund		\$ 641,414,488	\$ 7,957,772	\$ 48,024,923	\$ 49,601,589	\$ 106,928,805	\$ 138,383,193	\$ 109,234,806	\$ 116,366,858	\$ 29,880,000	\$ 2,200,000

2016 Measure A - Affordable Housing Bond Expenditure Projection

Development	Loan Type	Loan Commit Amount	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY2021 Actual	FY2022 Actual	FY2023 Act+ Fcst	FY2024 Forecast	FY2025 Forecast	FY2026 Forecast
COUNTY ACQUISITIONS											
Casa de Novo (Homekey)	Acquisition	\$ 4,366,667				\$ 4,366,667	\$ -	\$ -	\$ -	\$ -	\$ -
330 Distel Circle	Acquisition ¹	\$ 10,400,000				\$ 500,000	\$ -	\$ 7,595,235	\$ -	\$ -	\$ -
	Predevelopment	\$ 31,600				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -
	Predevelopment	\$ 70,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Western Motel	Acquisition	\$ 9,000,000			\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outback Steakhouse	Acquisition ¹	\$ 8,300,000				\$ 6,885,443	\$ 15,785	\$ -	\$ -	\$ -	\$ -
1870 & 1888 Senter Road	Acquisition	\$ 28,040,000				\$ -	\$ 27,995,967	\$ -	\$ -	\$ -	\$ -
2001 The Alameda	Acquisition	\$ 14,902,500				\$ -	\$ 14,869,588	\$ -	\$ -	\$ -	\$ -
1390 Winchester Blvd (DWIII)	Acquisition	\$ 4,440,000				\$ -	\$ 4,402,090	\$ -	\$ -	\$ -	\$ -
Crestview (Homekey)	Acquisition	\$ 7,000,000				\$ -	\$ 62,966	\$ 7,000,000	\$ -	\$ -	\$ -
Bella Vista Inn (Homekey)	Acquisition	\$ 14,040,000				\$ -	\$ 14,002,778	\$ -	\$ -	\$ -	\$ -
Subtotal Acquisitions		\$ 119,240,567	\$ -	\$ -	\$ 9,000,000	\$ 30,134,123	\$ 61,349,173	\$ 14,595,235	\$ -	\$ -	\$ -
First-Time Homebuyer		\$ 25,000,000		\$ 159,351	\$ 1,836,335	\$ 1,708,118	\$ 2,149,137	\$ 4,500,000	\$ 2,400,000	\$ 2,400,000	\$ 2,400,000
Supportive Housing Fund (Acquisition Loans)		\$ 11,900,000	\$ 11,900,000			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total		\$ 797,555,055	\$ 19,857,772	\$ 48,184,273	\$ 60,437,924	\$ 138,771,046	\$ 201,881,503	\$ 128,330,041	\$ 118,766,858	\$ 32,280,000	\$ 4,600,000

¹ Royal Oak Village - This amount includes CDBG funds in the amount of \$1,528,000

² Outback - This amount includes CDBG funds in the amount of \$1,217,931

³ 330 Distel Circle - This amount includes CDBG funds in the amount of \$2,305,518

**COUNTY LED ACQUISITIONS
MANAGED PIPELINE PROGRESS REPORT**

Address	Developer	Supervisory District	Status	Notes
Category 1 Properties:				
Request for Offer Round 1-2				
330 Distel Circle, Los Altos	EAH Housing	5	Seeking Financing	The project was granted design approval and a conditional use permit by the City of Los Alto on September 20, 2022. The developer can move forward with project funding applications including applications to State HCD programs and for tax credits in 2023.
525 East Charleston, Palo Alto	Eden Housing	5	Financing	The developer changed to a 4% tax credit application on August 9, 2022, from a previously submitted 9% application, for the purpose of increasing the project's likelihood of receiving an award. The application is for approximately \$24 million in 4% federal credits and approximately \$6 million in State credits. Awards for the 4% tax credit application round will be announced on November 30, 2022.
1510 Parkmoor Avenue, San Jose	Allied Housing	4	Design	The developer submitted an application to the City of San Jose for an SB35 streamlined review process. The development team and Administration is hosting a five-part Hub Design Workshop Series for members of the Transition Aged Youth community to give input on the operation and design of the Hub.
East Santa Clara, San Jose	Eden Housing and The Core Companies	2	Design	The development team has generated a comprehensive community engagement plan with activities beginning in 4Q 2022. They are in the process of preparing an initial conceptual design for the site to share with project and community stakeholders.

**COUNTY LED ACQUISITIONS
MANAGED PIPELINE PROGRESS REPORT**

901 E. El Camino Real, Mountain View	TBD	5	Design	Project renovation plans have been submitted to the City of Mountain View. The developer has scheduled the next community meeting for November 14, 2022.
County Acquired (Pre-RFO)				
2215 Fruitdale Avenue, San Jose	TBD	4	Pre-RFO	County to issue RFO in late 2022.
1870 / 1888 Senter Road, San Jose	TBD	2	Pre-RFO	County working on community engagement strategy.
Almaden & Willow Glen Way, San Jose	TBD	1	Pre-RFO	County working on community engagement strategy.
10591 North De Anza Blvd, Cupertino	TBD	5	Pre-RFO	County working on community engagement strategy.
Valley Transportation Authority, Transit Oriented Development Partnerships				
Branham Lane @Narvaez, San Jose (Branham Station)	TBD	1	RFO	On November 17, 2021, VTA issued RFO to select a development partner for a 100% affordable homeownership development. No responses were received. VTA solicited initial developer feedback on the feasibility of a homeownership project at this site. On September 28, 2022, VTA issued a Request for Feasibility and Collaboration Framework to solicit a developer to explore the feasibility of a 100% affordable homeownership project.
Monterey Highway @7th Street, Gilroy (Gilroy Transit Center)	TBD	1	On Hold	Project on hold.
Mabury Road and Berryessa Station Way, San Jose (Berryessa BART Station)	TBD	3	Developer Selection	On April 7, 2022, the VTA Board authorized staff to enter into an Exclusive Negotiating Agreement (ENA) with Affirmed Housing as the project developer. The developer held the project's second community on September 29, 2022.

**COUNTY LED ACQUISITIONS
MANAGED PIPELINE PROGRESS REPORT**

Southeast Capitol Expressway, San Jose (Capitol LRT Station)	TBD	2	Developer selected	On March 21, 2022, the VTA Board authorized staff to enter into an ENA with Midpen Housing as the project developer. On September 14, 2022, VTA staff and the developer co-hosted a second community meeting for the design of the proposed project.
2400 Winchester Boulevard, Campbell (Winchester Station)	TBD	4	Developer selected	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 updating their proposed site design and preparing a community engagement plan.
County Acquired with Option to Develop				
3075 Driftwood, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on a conceptual site design and community engagement plan.
3071 Driftwood, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on a conceptual site design and community engagement plan.
1390 Winchester, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on a conceptual site design and community engagement plan.
2250 El Camino Real, Santa Clara	Charities Housing	4	Design	Acquired by County. Developer working on community engagement plan.
2001 The Alameda, San Jose	First Community Housing	4	Design	Acquired by County. Developer working on community engagement and financing plans.

**COUNTY LED ACQUISITIONS
MANAGED PIPELINE PROGRESS REPORT**

Address	Developer	Supervisory District	Status	Notes
Properties Acquired from Roads and Airport Department – Less than ±.75 acres				
Atlanta & Hull	TBD	2	Future RFP	County to issue RFO November 2022
Clayton Avenue, San Jose	TBD	2	Future RFP	County to issue RFO November 2022
62, 92, 98, 110, & 120 Ferrari Avenue, San Jose	TBD	3	Future RFP	County to issue RFO November 2022

ATTACHMENT I

Empower First Time Home Buyer County Acquired Loan Summary

Loan Number	City	Home Type	Purchase Price	Loan Amount	
List of Active Empower Loans					
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-21-05	San Jose	Condominium	\$425,000	\$ 72,250
17	EHB-21-06	Gilroy	Single Family	\$800,000	\$136,000
18	EHB-21-07	San Jose	Townhome	\$755,000	\$128,350
19	EHB-21-08	Gilroy	Single Family	\$729,000	\$123,930
20	EHB-21-09	Gilroy	Single Family	\$440,800	\$ 93,670
21	EHB-21-10	San Jose	Single Family	\$800,000	\$136,000
22	EHB-21-11	San Jose	Single Family	\$790,000	\$134,300
23	EHB-21-12	San Jose	Single Family	\$780,000	\$132,600
24	EHB-22-02	San Jose	Townhome	\$640,000	\$108,800
25	EHB-22-03	San Jose	Condominium	\$590,000	\$100,300
26	EHB-22-04	Gilroy	Single Family	\$660,000	\$112,200
27	EHB-22-05	San Jose	Condominium	\$575,000	\$ 95,200
28	EHB-22-06	San Jose	Condominium	\$553,800	\$120,700
29	EHB-22-07	San Jose	Condominium	\$665,000	\$113,050
30	EHB-22-08	Morgan Hill	Condominium	\$800,000	\$136,000
31	EHB-22-09	San Jose	Condominium	\$660,000	\$112,200
32	EHB-22-10	Gilroy	Single Family	\$950,000	\$161,500

ATTACHMENT I

33	EHB-22-11	San Jose	Condominium	\$590,000	\$ 98,600
34	EHB-22-12	San Jose	Condominium	\$612,000	\$104,040
35	EHB-22-13	San Jose	Condominium	\$685,000	\$116,450
36	EHB-22-14	Los Gatos	Condominium	\$790,000	\$134,300
37	EHB-22-15	Gilroy	Single Family	\$765,000	\$130,050
38	EHB-22-16	San Jose	Condominium	\$547,000	\$ 92,990
Total					\$4,416,260

Loan Number		Loan Amount	Equity Share	Total Loan Repayment Amount
List of Empower Loan Repayments				
1	EHB-20-07	\$108,000	\$22,031	\$130,031
2	EHB-21-02	\$ 81,430	\$13,790	\$ 95,220
3	EHB-22-01	\$107,950	\$ 5,460	\$113,410
Total		\$297,380	\$41,281	\$338,661