

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



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111565

**DATE:** June 28, 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.

**FISCAL IMPLICATIONS**

There are no fiscal implications associated with this report; however, as part of its agenda on June 28, 2022, the Board will consider financial support for three supportive and affordable housing developments in an amount not to exceed \$29,000,000. The County's commitment would be funded from two different funding sources available for supportive and affordable housing including \$20,000,000 in 2016 Measure A Affordable Housing Bond funds ("Housing Bond") and \$9,000,000 in No Place Like Home ("NPLH") funds. 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 1-8 and off-cycle projects, County Acquisitions and the proposed Round 9 projects.

**Table 1a: Housing Bond Investment Summary**

<b>Income Level</b>	<b>Investment</b>	<b>Program/Housing Type</b>
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**

<b>Program Category</b>	<b>Housing Bond Funds</b>	<b>NPLH Funds</b>	<b>Total Commitments</b>
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 8 and off-cycle projects	\$583,852,961	\$69,900,000	\$653,752,961
Moderate Income Housing	\$33,000,000	\$ -	\$33,000,000
Previously Approved County Acquisitions	\$119,240,567	\$ -	\$119,240,567
<i>Proposed - Supportive Housing Development Program Round 9</i>	<i>\$20,000,000</i>	<i>\$9,000,000</i>	<i>\$29,000,000</i>
<b>Totals</b>	<b>\$792,993,528</b>	<b>\$78,900,000</b>	<b>\$871,893,528</b>

If the Board approves the three new developments, the County’s commitment of Housing Bond funds – for all Housing Bond-related programs- would be \$792,933,528 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 18<sup>th</sup> 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.

### ***Homeownership Opportunities***

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 March 31, 2022, HTSV has received 4,943 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 \$225,251 which includes equity share payments to the County totaling \$35,821.

The Office of Supportive Housing (“OSH”) is working closely with HTSV to visit the impact of the changes made to the program as approved by the Board on June 22, 2021 (Item No. 102) and will return to the Board in Winter 2022 to provide an update along with any recommendations for additional changes.

### ***Multifamily Rental Affordable and Supportive Housing***

#### ***Status of Previously Approved Projects***

Through various actions, the Board approved funding to support 35 new construction developments and 6 acquisition and/or rehabilitation developments. Table 2a summarizes the approved projects by project status. At this time 39 of these developments have secured their entitlements and 9 are in the process of securing tax-exempt bonds and 4% tax credits. 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’s Housing and Community Development Multifamily Super Notice of Funding

Availability (“Super NOFA”). 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**

<b>Project Status</b>	<b>No. of Projects</b>	<b>No. of Units</b>	<b>No. of People</b>
In Operation	11	965	2,008
Under Construction	15	1,559	3,426
Secured All Financial Commitments	4	536	1,066
Waiting for Tax Credit Allocation	9	1,159	2,745
Waiting for Entitlements	2	TBD	TBD
<b>Total</b>	<b>41</b>	<b>4,441</b>	<b>9,245</b>

*Proposed Projects*

As part of its agenda on June 28, 2022, the Board will consider allocating up to \$29,000,000 to support three additional developments that would be ready to apply for the Super NOFA on July 12, 2022. If approved, this would result in 332 new apartments. Based on the size and/or types of units, the 332 apartments could be occupied by up to 1,289 people. The following is a breakdown of the unit mix and target population:

- 75 apartments will be for permanent supportive housing (“PSH”) to help individuals and families with special needs to obtain and maintain permanent supportive housing;
- 10 apartments will be for rapid rehousing (“RRH”) to assist homeless working families and individuals regain permanent housing;
- 28 apartments will be affordable to extremely low-income (“ELI”) agricultural worker households;
- 89 apartments will be affordable to ELI, those earning 30% or less of the Area Median Income (“AMI”);
- 61 apartments will be affordable to very low-income (“VLI”) households, those earning 50% or less of AMI;
- 65 apartments will be affordable to low-income (“LI”) households, those who are earning between 51% and 80% of AMI; and
- 4 apartments will be for resident managers.

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

### *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 ten-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 three housing developments are approved and all Housing Bond-funded developments are completed, the County would reach approximately 82% of its housing production goal and the Board will have committed the following amounts by program category:

- \$734,993,528 or 92% of the \$800,000,000 in Housing Bond funds that are dedicated to ELI and VLI housing;
- \$33,000,000 or 33% of the \$100,000,000 in Housing Bond funds can be used towards housing for moderate income (“MI”) households those between 81% and 120% of AMI;
- \$25,000,000 or 50% of the \$50,000,000 in Housing Bond funds that can be used to assist first-time homebuyers.

In total, \$792,993,528 or 83% of the \$950,000,000 Housing Bond would be committed with approval of the threedevlopments. Table 3a shows the number of affordable and supportive housing units associated with the 35 previously-approved new construction developments, six previously-approved acquisition and rehabilitation projects, and the proposed three developments.

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

<b>Development</b>	<b>Total Units</b>	<b>Mgr.</b>	<b>MI<sup>1</sup></b>	<b>LI<sup>2</sup></b>	<b>VLI</b>	<b>ELI</b>	<b>I/DD</b>	<b>RRH</b>	<b>PSH</b>	<b>Housing Bond Funds</b>
Thirty-Five Previously Approved New Construction Developments	3,721	48	80	606	692	657	35	481	1,135	\$506,902,961
Six Previously Approved Acquisition & Rehabilitation Developments	720	7	-	-	105	165	-	-	343	\$81,416,667
Three Proposed Developments	332	4	-	65	82	96	-	10	75	\$20,000,000
<b>Total</b>	<b>4,773</b>	<b>59</b>	<b>80</b>	<b>671</b>	<b>885</b>	<b>866</b>	<b>35</b>	<b>501</b>	<b>1,676</b>	<b>\$608,319,628</b>

**Table 3b: New Rental Housing Production Goals and Progress**

<b>Goal</b>	<b>Previously Approved</b>	<b>Proposed Units</b>	<b>Total Units</b>	<b>Unit Goals</b>	<b>% of Goal Met</b>
PSH to Assist Persons with Disabling Conditions and their Families	1,601	75	1,676	1,800	93%
RRH to Assist Homeless Working Families and Individuals Regain Permanent Housing	491	10	501	1,600	31%
Housing Affordable to ELI Individuals and Families	770	96	866	800	108%
Housing Affordable to VLI Individuals and Families	803	82	885	600	148%
<b>Totals</b>	<b>3,665</b>	<b>263</b>	<b>3,928</b>	<b>4,800</b>	<b>82%</b>

<sup>1</sup> Moderate income housing units are restricted to households earning up to 120% of AMI

<sup>2</sup> Low-income housing units are restricted to households earning up to 80% of AMI.

Board of Supervisors: Mike Wasserman, Cindy Chavez, Otto Lee, Susan Ellenberg, S. Joseph Simitian

County Executive: Jeffrey V. Smith

Agenda Date: June 28, 2022

Table 3b summarizes the County’s current housing production goals and progress toward those Housing Bond goals if the six 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, 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.

*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 124 units of permanent supportive housing and 1,099 units of rapid rehousing, for a combined total of 1,223 supportive housing units. If the Board approves the three developments, the remaining balance of Housing Bond proceeds available for supportive housing units is \$65,006,472 as summarized in Table 4a below.

**Table 4a: Housing Bond Sources and Uses**

<b>Program Category</b>	<b>Unit Goals</b>	<b>Programmed</b>	<b>Committed</b>	<b>Remaining</b>
Empower Homebuyers SCC	100	\$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	\$67,000,000
Supportive Housing Fund	PSH: 1,800 RRH: 1,600 ELI: 1,400 Total: 4,800	\$800,000,000	\$11,900,000	\$65,006,472
County Acquisitions			\$119,240,567	
Rounds 1 - 8 (includes Off-Cycle)			\$583,852,961	
<b>Round 9</b>			<b>\$20,000,000</b>	
<b>Totals</b>	<b>5,300</b>	<b>\$950,000,000</b>	<b>\$792,993,528</b>	<b>\$157,006,472</b>

The Administration has been working to establish a robust, dynamic, and geographically diverse pipeline of Housing Bond-eligible housing developments. Over the past two years this has included 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 MOU partnerships. For instance, this includes 330 Distel Circle in Los Altos that is projected to deliver 90 affordable housing units including at least 25% supportive housing units. Table 4b below shows a summary of the estimated number of units that are currently in the County’s pipeline. These estimates are in addition to the three proposed Round 9 projects.

**Table 4b: Housing Development Pipeline Summary**

<b>Project Type</b>	<b>Estimated Number of Sites</b>	<b>Estimated Unit Count Ranges</b>
County-Controlled and Led Properties	15	900 to 1,100
Additional properties included in Housing Development Plans with the Valley Transportation Authority, SCCCHA and the City of Mountain View	8	800 to 1,000
Other Developer Led Pipeline Projects	37	3,700 to 4,500
<b>Total</b>	<b>61</b>	<b>5,400 to 6,600</b>

The majority of County funded projects will have at least 25% of the units set aside as supportive housing, which is consistent with the Housing Bond program guidelines. Based on this, the Administration believes that our pipeline can easily accommodate the remaining supportive housing units.

*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 housing inventory, especially supportive housing, VLI and ELI units.

**Table 5: Recommended Developments**

<b>Development</b>	<b>Total Units</b>	<b>Mgr. Units</b>	<b>MI Units</b>	<b>LI Units</b>	<b>VLI Units</b>	<b>ELI Units</b>	<b>RRH Units</b>	<b>PSH Units</b>	<b>Proposed County Funds</b>
Alvarado Park	90	1	-	18	17	31	-	23	\$4,600,000
The Magnolias	66	1	-	4	21	23	10	7	\$13,200,000
Sonora Court	176	2	-	43	44	42	-	45	\$11,200,000
<b>Total Units</b>	<b>332</b>	<b>4</b>	<b>-</b>	<b>65</b>	<b>82</b>	<b>96</b>	<b>10</b>	<b>75</b>	<b>\$29,000,000</b>



## *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 file that is also being considered by the Board on June 28, 2022.

**Alvarado Park, San Jose:** Alvarado Park is a new 90-unit senior affordable development in San Jose. If approved, the County's investment of up to \$4,600,000 would contribute towards the construction of 23 PSH units to help homeless individuals and families with special needs obtain and maintain permanent housing, 31 units for households earning up to 30% AMI, 35 units for households earning up to 50% AMI and one manager's unit. The project has received a total funding commitment of \$5,434,247 from SCCHA's Moving to Work fund and a reservation of 41 PBVs. The developer, SCCHA, is applying for \$18,777,767 in funding through the Super NOFA and anticipates requesting \$28,802,093 in low-income housing tax credits.

**The Magnolias, Morgan Hill:** The Magnolias is a new 66-unit affordable development in Morgan Hill. If approved, the County's investment of up to \$13,200,000 would contribute towards 7 PSH units to help homeless veterans and families with special needs obtain and maintain permanent housing, 10 RRH units to help homeless individuals and families with special needs, 28 units for agricultural worker households earning up to 50% AMI, 16 units for households earning up to 30% of AMI, 4 units for households earning up to 60% of AMI and one manager's unit. The project has received seven HUD-VASH Section 8 Vouchers and is requesting an additional reservation of 16 PBVs from SCCHA. The developer, First Community Housing, is applying for \$13,200,000 in funding through the Super NOFA and anticipates requesting \$28,621,196 in low-income housing tax credits.

**Sonora Court, Sunnyvale:** Sonora Court Apartments is a new 176-unit affordable development in Sunnyvale. If approved, the County's investment of up to \$11,200,000 would contribute to the construction of 45 PSH units to help homeless individuals and families with special needs obtain and maintain permanent housing, 42 units for households earning up to 30% AMI, 44 units for households earning up to 50% AMI, 43 units for households earning up to 80% AMI, and two manager's unit. The project has received a funding commitment of \$14,000,000 and in the process of obtaining an additional award of \$13,300,000 from the City of Sunnyvale, a reservation of 30 PBVs and is requesting an additional reservation of 45 PBVs from SCCHA. The developer, MidPen Housing, is applying for \$22,496,628 in funding through the Super NOFA and anticipates requesting \$56,229,408 in low-income housing tax credit equity.

## *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 which includes but is not limited to loan terms, developer fee caps, payment of prevailing wages, replacement and operating reserve amounts, operating budget minimums, and cash flow distributions. The 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. The estimated total development cost for the proposed projects is \$279,412,139. The County's contribution would be a maximum of \$29,000,000 or 10% 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 41 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 three percent simple interest residual receipt loans, subject to final underwriting, and will be consistent with the updated Supportive Housing Development Program Guidelines that were 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 percent to 20 percent 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 related to the supportive services would be included in the County Executive's Recommended Budget for respective fiscal years.

### **CHILD IMPACT**

This action would create 328 new affordable apartments. 10 of these apartments are expected to be set aside as RRH units and 75 units are expected to be set aside as PSH units; the new residents may include individuals and their family members. The remaining 243 apartments would be affordable and available to lower income households, including those with children.

### **SENIOR IMPACT**

One of the developments would be restricted for seniors. The development would create 90 apartments for 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 the OSH issued a draft Notice of Funding Availability ("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 and OSH subsequently issued an updated NOFA on December 7, 2021.

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. 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. 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 Notice of Funding Availability. In total, the County has been awarded \$69,900,000 to support 358 NPLH funded units.

### *HCD Super NOFA*

On March 30, 2022, HCD released a NOFA to announce the availability of approximately \$650 million in funds under the following four programs: Multifamily Housing Program (MHP), Veterans Housing and Homelessness Prevention Program (VHHP), Joe Serna, Jr. Farmworker Housing Grant Program (FWHG) and Infill Incentive Grant Program of 2007 (IIG-2007) and Infill Infrastructure Grant Program of 2019 (IIG-2019). The Super NOFA is intended to advance the State's goal of creating 2.5 million homes by 2030 according to the 2022 Statewide Housing Plan and in particular assist in producing the more than 1 million

homes needed for Californians experiencing homelessness and people with low and very low incomes. The application deadline for the Super NOFA is July 12, 2022, and awards are expected to be in November 2022.

Of the \$650 million available, only 28% of the funds, approximately \$182 million, is available to Northern California which includes Santa Clara County and 10%, approximately \$67.5 million is not subject to a specific geographic distribution. As previously mentioned, OSH is actively working with the development community to apply for every funding opportunity to accelerate the pace of progress including pursuing funding from the Super NOFA.

### **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 and Tina Vo in the Office of Supportive Housing.

### **LINKS:**

- **Linked From:** 111553 : Consider recommendations relating to real property located at 216, 230 Grand Avenue, and 237, 243 and 245 Race Street, San José.
- **Linked From:** 108698 : Approve delegation of authority to the County Executive, or designee, to negotiate, execute, amend, or terminate all legal documents, including but not limited to development agreements, purchase and sale agreements, loan agreements, deeds of trust, promissory notes, subordination agreements, assignment agreements, option agreements, ground leases, and estoppels relating to one or more loans, and a sale/lease back arrangement with First Community Housing or affiliate, in an amount not to exceed \$13,200,000 for the development of 65 new affordable housing units (plus one manager's unit) referred to as The Magnolias to be located at 17965 Monterey Road, Morgan Hill, following approval by County Counsel as to form and legality, and approval by the Office of the County Executive, and subject to Administration review of related due diligence matters and other standard requirements set forth in the final documentation. Delegation of authority shall expire on December 31, 2026.
- **Linked From:** 111365 : Consider recommendations relating to real property located at 1178 Sonora Court, Sunnyvale.

## **ATTACHMENTS:**

- Attachment A - Project Summaries (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

<b>Application Review:</b>	Alvarado Park				
<b>Borrower:</b>	Alvarado Park LP				
<b>Address:</b>	216, 230 Grand Ave & 237, 243 & 245 Race St. San José, CA 95126				
<b>Census Tract:</b>	5019.01	<b>San Jose Council District:</b>	6	<b>Supervisory District:</b>	4
<b>Developer/Sponsor:</b>	Santa Clara County Housing Authority				
<b>Residential sq. ft.:</b>	66,895	<b>Commercial/Office sq. ft.:</b>	3,199		
<b>Construction Type:</b>	Type VA over Type 1A				

Alvarado Park



216, 230 Grand Ave & 237, 243 & 245 Race St. San José, CA 95126

**Project Summary:** Alvarado Park is a senior affordable housing development consisting of 90 units on a 0.9-acre site and is being developed by the Santa Clara County Housing Authority (“SCCHA”). The project is located between Grand Ave and Race St in San José. The proposed development will consist of 83 one-bedrooms, and 7 two-bedrooms (including one manager’s unit). The project includes 23 Permanent Supportive Housing (“PSH”) units to help homeless individuals and families with special needs obtain and maintain permanent housing, 31 units for households earning up to 30% area median income (“AMI”), and 35 units for households earning up to 50% AMI. The apartments will be constructed in one five-story building with one story of above-grade podium parking and four stories of residential floors above. Residential amenities include but are not limited to resident services and property management offices, laundry facilities, community rooms, outdoor landscaped open spaces with play structure equipment, barbecue equipment, and dedicated bike storage.

**Existing Conditions:** The site currently has nine parcels of commercial and single-family residential uses, along with associated parking and landscaping.

**Land Use:** The proposed site is located in San José along Race Street, north of West San Carlos Street, and covers 0.9 net acres of a gross land area of 2.3 acres as phase two of the development on an existing residential and commercial parcel. Phase one is 1.4 net acres. The site has a General Plan Land Use designation of Urban Residential (30-95 du/ac) with a zoning designation of R-M(PD) Planned Development Zoning. On March 27, 2018, the City Council adopted Ordinance No. 30083 rezoning the subject property from A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District. The project subsequently obtained PD permit number PD18-043 to allow for the demolition of 13 structures and the construction of the project and Vesting Tentative Map (PT18-046) to combine 7 parcels into 2 lots.

**Green Building:** Alvarado Park is targeting a GreenPoint Rating of Silver. The project includes electric vehicle car

charging stations and infrastructure, energy efficient and water efficient appliances, and resource efficient landscaping.

*Environmental Review:* On March 27, 2018, the City Council adopted Ordinance No. 30083 rezoning the subject property from A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District and Resolution No. 78541 to adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Project.

*Project-Based Vouchers (PBV’s):* SCCHA has reserved 41 Section 8 PBVs for this project.

*Services:* SCCHA has not selected a service provider to deliver on-site resident services for all restricted units. The County would be responsible for coordinating services for the residents of the 23 PSH units at a cost of approximately \$253,000 per year.

***Project Schedule and Financing:***

Milestone	Date of Completion
1. Site Control	June 2022
2. Community Engagement (continuous and ongoing)	January 2020
3. Entitlements/Land Use Approval	August 2020
4. Submit 4% Tax Credit Application	March 2023
5. Receive reservation of tax credit award	June 2023
6. Construction finance closing	December 2023
7. Begin Construction	December 2023
8. Start of Lease-Up Activities	November 2024
<b>9. Complete Construction</b>	June 2025
10. 100% Occupancy	September 2025
11. Permanent Loan Conversion	December 2025

**Permanent Source of Funds**

Permanent Loan	\$12,777,000
HCD MHP Loan	\$18,777,767
SCCHA MTW	\$5,434,247
County of Santa Clara	\$4,600,000
Tax Credit Equity	\$28,802,093
<b>Total Permanent Source of Funds</b>	<b>\$ 70,391,207</b>

**Use of Funds**

Acquisition	\$4,580,000
New Construction	\$45,971,274
Construction Contingency	\$4,597,127
Soft Cost Subtotal	\$12,286,320
Capitalized Operating Reserve	\$452,024
Soft Cost Contingency	\$304,462
Developer Fee	\$2,200,000
<b>Total Use of Funds</b>	<b>\$ 70,391,207</b>



## HOUSING DEVELOPMENT PROJECT REVIEW

**Application Review:** The Magnolias  
**Borrower:** The Magnolias, LP  
**Address:** 17965 Monterey Road, Morgan Hill, CA 95037  
**Census Tract:** 5123.05 **San Jose Council District:** N/A **Supervisorial District:** 1  
**Developer/Sponsor:** First Community Housing  
**Residential sq. ft.:** 73,840 **Commercial/Office sq. ft.:** 15,960  
**Construction Type:** Type 1A ground floor, 4 floors of Type VA above

The Magnolias



17965 Monterey Road, Morgan Hill, CA 95037

**Project Summary:** The Magnolias is an affordable housing development consisting of 66 units on a 1.5-acre site and is being developed by First Community Housing (FCH). The project is located at 17965 Monterey Road in Morgan Hill. The proposed development consists of 65 affordable apartments, comprised of 16 studios, 16 one-bedrooms, 17 two-bedrooms, and 16 three-bedrooms (plus one manager's unit). The project includes 7 permanent supportive housing (PSH) units to help homeless individuals and families with special needs obtain and maintain permanent housing, 10 Rapid Rehousing (RRH) units for homeless individuals and families with special needs, 28 units for farmworker households earning up to 50% area median income (AMI), and 4 units for households earning up to 60% AMI. The apartment building will be five stories and employ modular construction. Common areas will include the Property Management and Social Service Coordinator's offices, open lounge/seating areas, a central laundry facility, indoor and outdoor play spaces, secured bicycle storage, pet wash station, and a community garden area.

**Existing Conditions:** The proposed development will replace two vacant storage buildings.

**Land Use:** The proposed site is located at 17965 Monterey Road in Morgan Hill and covers 1.5 acres. The site is in a Mixed Use Flex (MU-F) Zoning District combined with a Planned Development (PD) zoning and has a Morgan Hill 2035 General Plan land use designation of Mixed Use Flex (7-24 du/ac). Because the proposed project would develop 100 percent affordable housing for low-income households, the proposed project was approved for an 80% density bonus and would include multi-family residential uses at a density of 44 du/ac. Although a Block Level Master Plan, PD master plan and a Conditional Use Permit for the site are required by the Morgan Hill Zoning Code, California Senate Bill 330 (SB 330) established the "Housing Crisis Act of 2019", effective January 1, 2020, supersedes these requirements and only a Design Permit is required. On November 23, 2021, the City of Morgan Hill adopted Resolution NO. 21-17 to grant a design permit for the proposed development.

**Green Building:** The proposed development will be designed as an LEED Platinum project. Sustainable features include sustainable building materials, water and energy efficiency measures, a vegetated building roof, several

electric vehicle charging stations, parking lot PV arrays, and VTA eco passes for each household.

**Environmental Review:** In accordance with the California Environmental Quality Act (CEQA), the City of Morgan Hill completed an Initial Study—as referenced in Resolution No. 21-17-- and found the project can be considered exempt from CEQA on the basis that it meets the criteria for the Infill Development Project Exemption (CEQA Guidelines Section 15332, Class 32).

**Project-Based Vouchers (PBV's):** FCH has received seven (7) Housing and Urban Development Veterans Affairs Supportive Housing (“HUD-VASH”) and will be requesting an additional 16 PBVs from the Santa Clara County Housing Authority.

**Services:** FCH will deliver on-site resident services to all future tenants. The County will be responsible for coordinating supportive services for the 10 RRH units at a cost of \$75,000 per year. The SCCHA Veterans Affairs Program for Homeless Veterans will be responsible for providing services for the 7 VASH units.

**Project Schedule and Financing:**

Milestone	Date of Completion
1. Site Control	September 2019
2. Community Engagement (continuous and ongoing)	September 2020
3. Planning Commission Land Use Approval	November 2021
4. Submit 4% Tax Credit Application	January 2023
5. Receive reservation of tax credit award	April 2023
6. Construction finance closing	September 2023
7. Begin Construction	September 2023
8. Start of Lease-Up Activities	December 2024
<b>9. Complete Construction</b>	May 2025
10. 100% Occupancy	July 2025
11. Permanent Loan Conversion	May 2026

**Permanent Source of Funds**

Permanent Loan	\$9,340,758
County of Santa Clara	\$13,200,000
Tax Credit Equity	\$28,621,196
HCD – Joe Serna	\$13,200,000
Other Sources	\$6,568
<b>Total Permanent Source of Funds</b>	<b>\$64,368,522</b>

**Use of Funds**

Acquisition	\$2,750,000
New Construction	\$44,206,064
Construction Contingency	\$4,420,606
Const. Interest and Fees	\$3,284,982
Soft Cost Subtotal	\$6,483,950
Capitalized Operating Reserve	\$322,920
Soft Cost Contingency	\$400,000
Developer Fee	\$2,500,000
<b>Total Use of Funds</b>	<b>\$64,368,522</b>

## HOUSING DEVELOPMENT PROJECT REVIEW

**Application Review:** Sonora Court  
**Borrower:** MP Sonora Court Associates, LP  
**Address:** 1178 Sonora Court, Sunnyvale CA, 94086  
**Census Tract:** 5087.04 **San Jose Council District:** N/A **Supervisory District:** 3  
**Developer/Sponsor:** MidPen Housing Corporation  
**Residential sq. ft.:** 115,780 **Commercial/Office sq. ft.:** 1,500  
**Construction Type:** Type VA over Type 1A

1178 Sonora Court



**Project Summary:** 1178 Sonora Ave is an affordable housing development consisting of 176 units on a 1.26-acre site and is being developed by MidPen Housing Corporation. The project is located at the corner of Sonora Court and San Zeno Way in Sunnyvale. The proposed development will consist of 39 studios, 47 1-bedrooms, 45 2-bedrooms (including one manager's unit), and 45 3-bedroom apartments (including one manager's unit). The project includes 45 Permanent Supportive Housing ("PSH") units to help homeless individuals and families with special needs obtain and maintain permanent housing, 42 units for households earning up to 30% area median income ("AMI"), 44 units for households earning up to 50% AMI, and 43 units for households earning up to 70% AMI. The apartments will be constructed in one seven-story building with two stories of podium parking and five stories of residential floors above. Residential amenities include but are not limited to a learning center, community rooms, and an outdoor amenity space equipped with seating, raised garden area, arbor, play structure, and barbeque.

**Existing Conditions:** The site currently has a 19,440 square foot industrial building. The industrial building is proposed to be demolished.

**Land Use:** The site is 1.26 acres and is located in Sunnyvale at the corner of Sonora Court and San Zeno Way west of the Lawrence Expressway and adjacent to the Lawrence Caltrain Station. The project is zoned as Flexible Mixed Use and has a General plan land use designation of Mixed-Use Transit Core which allows for residential uses of 68 dwelling unit per acre. The California Density Bonus Law, as amended in AB 1763, allows affordable housing projects with a half mile of a major transit stop to have an increased density and the proposed project has a density of 140 du/a. The project obtained a Special Development Permit with a density bonus on November 8, 2021.

**Green Building:** The proposed development is designed to be sustainable project utilizing high quality construction including energy efficient glazing, insulation, energy star appliances, and low flow water fixtures. The building will

utilize all-electric systems to reduce greenhouse gas emissions.

Environmental Review: The City of Sunnyvale prepared an Environmental Impact Report (EIR) for the Lawrence Station Area Plan (LSAP) and no additional environmental review is required pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15168(c)(2) and (4) Public Resources code Section 21094 (c).

Project-Based Vouchers (PBV’s): MidPen has received 30 PBVs and will be requesting an additional reservation of 45 Section 8 PBVs from the Santa Clara County Housing Authority.

Services: Midpen will deliver onsite services to all future tenants. The County will be responsible for coordinating supportive services for the 45 PSH units at a cost of \$495,000 per year.

Project Schedule and Financing:

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

**Permanent Source of Funds**

Permanent Loan	\$25,637,018
City of Sunnyvale- Capital Loan	\$13,750,000
City of Sunnyvale - Acquisition	\$13,550,000
County of Santa Clara	\$11,200,000
Tax Credit Equity	\$56,299,408
HCD- MHP/IIG	\$22,496,628
Deferred Developer Fee	1,300,000
Accrued Deferred Interest (All)	419,355
<b>Total Permanent Source of Funds</b>	<b>\$144,652,410</b>

**Use of Funds**

Acquisition	\$13,550,000
Architecture/Engineering	\$3,136,574
New Construction	\$94,955,289
Construction Contingency	\$7,508,540
Soft Cost Subtotal	\$19,043,193
Capitalized Operating Reserve	\$2,958,814
Developer Fee	\$3,500,000
<b>Total Use of Funds</b>	<b>\$144,652,410</b>

# ATTACHMENT B

## SUPPORTIVE HOUSING DEVELOPMENT FUND DEVELOPMENTS RECOMMENDED FOR FUNDING Board of Supervisors Meeting: June 28, 2022

The following tables serve to provide more details related to the development proposal considered for funding, the 41 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
9th 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
	<b>9th Cohort Subtotal</b>			<b>332</b>	<b>75</b>	<b>10</b>	<b>-</b>	<b>\$ 279,412,139</b>	<b>\$ 841,603</b>	<b>\$29,000,000</b>	<b>\$32,734,247</b>	<b>\$113,722,697</b>	<b>\$54,474,395</b>	<b>\$47,754,776</b>
8th Cohort	First Community Housing	McEvoy Apartments <sup>1</sup>	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
	Santa Clara County Housing Authority	Residence Inn	102	35	15	-	\$ 87,340,000	\$ 856,275	\$ 5,000,000	\$ 10,000,000	\$ -	\$ 34,637,500	\$ 22,885,059	\$ 15,817,441
<b>8th Cohort Subtotal</b>			<b>758</b>	<b>113</b>	<b>122</b>	<b>35</b>	<b>\$ 618,017,632</b>	<b>\$ 815,327</b>	<b>\$75,500,000</b>	<b>\$105,591,620</b>	<b>\$188,934,192</b>	<b>\$69,137,500</b>	<b>\$124,621,659</b>	<b>\$38,685,515</b>
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	\$ 49,438,333	\$ 677,237	\$ 9,891,000	\$ 400,000	\$ 24,830,830	\$ -	\$ 12,481,000	\$ 1,835,503
	<b>7th Cohort Subtotal</b>			<b>73</b>	<b>-</b>	<b>18</b>	<b>-</b>	<b>\$ 49,438,333</b>	<b>\$ 677,237</b>	<b>\$ 9,891,000</b>	<b>\$ 400,000</b>	<b>\$ 24,830,830</b>	<b>\$ -</b>	<b>\$ 12,481,000</b>
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	\$ 139,383,616	\$ 905,088	\$ 29,720,215	\$ -	\$ 82,193,382	\$ -	\$ 21,283,295	\$ 6,186,724
	Charities Housing	Alum Rock Multifamily	60	-	30	-	\$ 49,656,181	\$ 827,603	\$ 11,600,000	\$ -	\$ 21,251,426	\$ -	\$ 9,471,000	\$ 7,333,755
	First Community Housing	Dupont Family Apartments <sup>1</sup>	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
<b>6th Cohort Subtotal</b>			<b>589</b>	<b>20</b>	<b>217</b>	<b>-</b>	<b>\$ 488,785,805</b>	<b>\$ 829,857</b>	<b>\$ 106,300,215</b>	<b>\$ 20,000,000</b>	<b>\$ 218,231,517</b>	<b>\$ 10,000,000</b>	<b>\$ 87,884,295</b>	<b>\$ 46,369,778</b>
Off Cycle	Allied Housing	Casa De Novo	-	-	-	-	\$ 13,300,000	\$ -	\$ 4,366,667	\$ -	\$ 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
	<b>Off-cycle Subtotal</b>			<b>134</b>	<b>132</b>	<b>-</b>	<b>\$ 98,072,358</b>	<b>\$ 632,630</b>	<b>\$ 26,266,667</b>	<b>\$ 175,000</b>	<b>\$ -</b>	<b>\$ 38,133,333</b>	<b>\$ 22,630,000</b>	<b>\$ 10,867,358</b>
5th Cohort	PATH Ventures	4th and E. Younger Apartments	94	93	-	-	\$ 55,150,638	\$ 586,709	\$ 15,000,000	\$ -	\$ 29,568,305	\$ -	\$ 9,100,000	\$ 1,482,333
	MidPen Housing	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	Bascom 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
	<b>5th Cohort Subtotal</b>			<b>852</b>	<b>402</b>	<b>41</b>	<b>-</b>	<b>\$ 624,040,211</b>	<b>\$ 732,442</b>	<b>\$ 154,760,000</b>	<b>\$ 53,450,000</b>	<b>\$ 220,408,830</b>	<b>\$ 21,088,354</b>	<b>\$ 131,506,707</b>
4th Cohort	Eden Housing	Auzerais	130	64	-	-	\$ 92,062,481	\$ 708,173	\$ 26,000,000	\$ 17,530,000	\$ 34,525,854	\$ -	\$ 12,960,202	\$ 1,046,425
	Eden Housing	Gallup & Mesa Apartments	46	23	-	-	\$ 31,446,161	\$ 683,612	\$ 7,000,000	\$ 5,750,000	\$ 11,663,281	\$ -	\$ 4,904,000	\$ 2,128,880
	<b>4th Cohort Subtotal</b>			<b>176</b>	<b>87</b>	<b>-</b>	<b>\$ 123,508,642</b>	<b>\$ 701,754</b>	<b>\$ 33,000,000</b>	<b>\$ 23,280,000</b>	<b>\$ 46,189,135</b>	<b>\$ -</b>	<b>\$ 17,864,202</b>	<b>\$ 3,175,305</b>
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	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 Housing	147	49	-	-	\$ 86,106,638	\$ 585,759	\$ 19,100,000	\$ 18,375,000	\$ 27,872,365	\$ -	\$ 5,384,540	\$ 15,374,733
	Affirmed Housing	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	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 I	153	50	-	-	\$ 26,809,742	\$ 175,227	\$ 7,000,000	\$ 4,430,795	\$ 7,610,638	\$ -	\$ -	\$ 7,768,309
	The Core Companies	Markham II	152	50	-	-	\$ 26,593,698	\$ 174,959	\$ 7,200,000	\$ 4,734,841	\$ 7,549,033	\$ -	\$ -	\$ 7,109,824
	First Community Housing	Curtner Studios	179	111	-	-	\$ 14,995,679	\$ 83,775	\$ 14,950,000	\$ -	\$ -	\$ -	\$ -	\$ 45,679
<b>3rd Cohort Subtotal</b>			<b>1,043</b>	<b>343</b>	<b>93</b>	<b>-</b>	<b>\$ 414,471,141</b>	<b>\$ 397,384</b>	<b>\$ 111,150,000</b>	<b>\$ 70,777,636</b>	<b>\$ 131,435,933</b>	<b>\$ -</b>	<b>\$ 45,584,372</b>	<b>\$ 55,523,200</b>
2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	\$ 72,488,258	\$ 710,669	\$ 16,000,000	\$ 6,050,000	\$ 26,034,313	\$ 16,120,124	\$ 6,173,821	\$ 2,110,000
	First Community Housing	North San Pedro	135	109	-	-	\$ 60,229,610	\$ 446,145	\$ 7,200,000	\$ -	\$ 16,828,759	\$ 17,468,465	\$ 14,103,100	\$ 4,629,286
	Allied Housing	Corvin Apartments	145	80	-	-	\$ 56,946,894	\$ 392,737	\$ 29,000,000	\$ -	\$ 22,379,218	\$ -	\$ 4,854,050	\$ 713,626
	Charities Housing	Page Street Studios	82	27	-	-	\$ 40,716,824	\$ 496,547	\$ 14,000,000	\$ 10,561,500	\$ 15,142,176	\$ -	\$ 851,700	\$ 161,448
<b>2nd Cohort Subtotal</b>			<b>464</b>	<b>267</b>	<b>-</b>	<b>-</b>	<b>\$ 230,381,586</b>	<b>\$ 496,512</b>	<b>\$ 66,200,000</b>	<b>\$ 16,611,500</b>	<b>\$ 80,384,466</b>	<b>\$ 33,588,589</b>	<b>\$ 25,982,671</b>	<b>\$ 7,614,360</b>

**SUPPORTIVE HOUSING DEVELOPMENT FUND  
DEVELOPMENTS RECOMMENDED FOR FUNDING  
Board of Supervisors Meeting: June 28, 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
	<b>1st Cohort Subtotal</b>			<b>352</b>	<b>237</b>	<b>-</b>	<b>-</b>	<b>\$ 203,735,842</b>	<b>\$ 578,795</b>	<b>\$ 44,830,000</b>	<b>\$ 32,054,418</b>	<b>\$ 71,163,571</b>	<b>\$ 8,750,000</b>	<b>\$ 39,598,047</b>
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	\$ 38,617,211	\$ 594,111	\$ 3,200,000	\$ 5,000,000	\$ 13,016,088	\$ 5,482,551	\$ 11,168,572	\$ 750,000
	Related California	Sunnyvale Block 15	90	-	-	23	\$ 80,263,574	\$ 891,817	\$ 4,000,000	\$ 17,482,641	\$ 40,722,933	\$ -	\$ 14,308,000	\$ 3,750,000
	Alta Housing	Wilton Court	59	-	-	21	\$ 48,073,906	\$ 814,812	\$ 2,800,000	\$ 18,751,910	\$ 16,475,189	\$ -	\$ 4,501,000	\$ 5,545,807
	Eden Housing	Mitchell Park Place	50	-	-	25	\$ 48,897,974	\$ 977,959	\$ 9,000,000	\$ 2,218,669	\$ 27,878,205	\$ -	\$ 5,801,000	\$ 4,000,100
	<b>I/DD Non-Measure A Subtotal</b>			<b>264</b>	<b>-</b>	<b>-</b>	<b>85</b>	<b>\$ 215,852,665</b>	<b>\$ 817,624</b>	<b>\$ 19,000,000</b>	<b>\$ 43,453,220</b>	<b>\$ 98,092,415</b>	<b>\$ 5,482,551</b>	<b>\$ 35,778,572</b>
Non Measure A	Palo Alto Housing Corporation	Eagle Park	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.	Morgan Hill Family Apartments	41	15	-	-	\$ 29,631,603	\$ 722,722	\$ 2,811,117	\$ 4,890,000	\$ 11,017,339	\$ -	\$ 9,534,852	\$ 1,378,295
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	\$ 60,441,298	\$ 604,413	\$ -	\$ -	\$ 23,996,416	\$ -	\$ 20,330,000	\$ 16,114,882
	Charities Housing	Renascent Place	162	160	-	-	\$ 56,330,509	\$ 347,719	\$ 16,070,000	\$ -	\$ 20,367,596	\$ 7,766,134	\$ 4,300,000	\$ 7,826,779
	First Community Housing	Second Street Studios	135	134	-	-	\$ 55,582,561	\$ 411,723	\$ -	\$ 17,845,713	\$ 22,054,248	\$ 4,000,000	\$ 9,748,800	\$ 1,933,800
	<b>Non-Measure A Subtotal</b>			<b>653</b>	<b>403</b>	<b>-</b>	<b>-</b>	<b>\$ 340,974,448</b>	<b>\$ 522,166</b>	<b>\$ 25,231,117</b>	<b>\$ 43,396,373</b>	<b>\$ 137,588,728</b>	<b>\$ 23,737,394</b>	<b>\$ 74,503,892</b>
			<b>5,690</b>	<b>2,079</b>	<b>501</b>	<b>120</b>	<b>\$ 3,407,278,663</b>	<b>\$ 598,819</b>	<b>\$ 672,128,999</b>	<b>\$ 409,189,767</b>	<b>\$ 1,217,259,617</b>	<b>\$ 209,917,721</b>	<b>\$ 618,435,417</b>	<b>\$ 260,799,896</b>

<sup>1</sup>McEvoy and Dupont (Cohort 6) are part of a two phase project. The \$11M County contribution for McEvoy will be allocated to Dupont and the previous \$27.5M allocation for Dupont will be allocated to McEvoy.

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
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	3/1/2026	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	6/1/2025	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
	Santa Clara County Housing Authority	Residence Inn	102	35	15	-	3/1/2022	4/1/2022	7/1/2022	3/1/2023	4/1/2023	4/1/2023	7/1/2023	11/1/2023
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	-	6/1/2021	12/1/2021	4/1/2022	8/1/2024	9/1/2024	10/1/2024	12/1/2024	6/1/2025
	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	12/1/2024	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	7/1/2024	12/1/2024
	Charities Housing	The Charles	99	-	49	-	6/1/2021	6/1/2022	11/1/2022	11/1/2023	4/1/2023	5/1/2023	7/1/2024	12/1/2024
Off Cycle	Allied Housing, Inc.	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	7/1/2021	12/1/2022
5th Cohort	PATH Ventures	4th and E. Younger Apartments	94	93	-	-	6/30/2020	3/1/2021	4/1/2021	1/1/2022	7/1/2022	10/1/2022	1/1/2023	6/1/2023
	MidPen Housing	Moorpark Apartments	108	106	-	-	9/1/2020	4/1/2021	7/1/2021	1/1/2023	10/1/2022	3/1/2023	7/1/2023	11/1/2023
	Affirmed Housing	Bascom 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	-	-	3/1/2021	12/1/2021	6/1/2022	8/1/2023	8/1/2023	1/1/2024	4/1/2024	6/1/2024
	Eden Housing	La Avenida Apartments	100	32	-	-	9/1/2021	6/1/2022	12/1/2022	4/1/2024	3/1/2024	7/1/2024	10/1/2024	1/1/2025
	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	5/1/2024	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	Auzerais	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	Gallup & Mesa Apartments	46	23	-	-	5/15/2020	10/14/2020	5/1/2021	7/1/2022	7/1/2022	11/1/2022	2/3/2023	6/1/2023
3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	1/29/2019	9/16/2020	6/1/2021	3/1/2023	1/1/2023	6/1/2023	12/1/2023	6/1/2024
	Danco Communities	West San Carlos Housing	80	-	39	-	12/30/2019	8/1/2021	1/1/2022	1/1/2024	3/1/2024	5/1/2024	8/1/2024	1/1/2025
	Charities Housing	Blossom Hill Housing	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	Alum Rock Family Housing	87	29	14	-	1/14/2020	4/14/2020	12/21/2020	3/1/2022	7/1/2022	8/1/2022	9/1/2022	1/1/2023
	First Community Housing	Roosevelt Park	80	-	40	-	2/6/2019	2/1/2022	7/1/2022	2/1/2024	5/1/2024	6/1/2024	10/1/2024	7/1/2025
	The Core Companies	Markham 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 II	152	50	-	-	N/A	12/1/2021	4/1/2021	3/1/2022	4/1/2022	5/1/2022	6/1/2022	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





**SUPPORTIVE HOUSING DEVELOPMENT FUND  
DEVELOPMENTS RECOMMENDED FOR FUNDING  
Board of Supervisors Meeting: June 28, 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
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	-	-	31	17	18	-	1
	First Community Housing	The Magnolias	66	7	10	-	23	21	4	-	1
	MidPen Housing	Sonora Court	176	45	-	-	42	44	43	-	2
8th Cohort	First Community Housing	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
	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
	Santa Clara County Housing Authority	Residence Inn	102	35	15	-	50	-	-	-	2
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	30	24	-	-	1
6th Cohort	Danco Communities	Sunol-West San Carlos Apartments	154	-	51	-	51	-	51	-	1
	Charities Housing	Alum Rock Multifamily	60	-	30	-	-	29	-	-	1
	First Community Housing	Dupont Family Apartments	141	20	20	-	53	-	46	-	2
	The Core Companies	Tamien Station TOD	135	-	67	-	-	-	67	-	1
	Charities Housing	The Charles	99	-	49	-	-	48	-	-	2
Off Cycle	Allied Housing, Inc.	Casa de Novo	-	-	-	-	-	-	-	-	
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	-	-	-	-	2
5th Cohort	PATH Ventures	4th and E. Younger Apartments	94	93	-	-	-	-	-	-	1
	MidPen Housing	Moorpark Apartments	108	106	-	-	-	-	-	-	2
	Affirmed Housing	Bascom 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
4th Cohort	Eden Housing	Auzerais	130	64	-	-	-	43	21	-	2
	Eden Housing	Gallup & Mesa Apartments	46	23	-	-	2	15	5	-	1
3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	54	-	55	-	2
	Danco Communities	West San Carlos Housing	80	-	39	-	-	40	-	-	1
	Charities Housing	Blossom Hill Housing	147	49	-	-	48	48	-	-	2
	Affirmed Housing	Alum Rock Family Housing	87	29	14	-	8	18	16	-	2
	First Community Housing	Roosevelt Park	80	-	40	-	-	20	19	-	1
	The Core Companies	Markham I	153	50	-	-	26	76	-	-	1
	The Core Companies	Markham II	152	50	-	-	101	-	-	-	1
	First Community Housing	Curtner Studios	179	111	-	-	38	29	-	-	1
2nd Cohort	Resources for Community Development	Sango Court Apartments	102	51	-	-	26	16	8	-	1
	First Community Housing	North San Pedro	135	109	-	-	-	25	-	-	1
	Allied Housing	Corvin Apartments	145	80	-	-	-	50	14	-	1
	Charities Housing	Page Street Studios	82	27	-	-	27	27	-	-	1
1st Cohort	Affirmed Housing	Villas on the Park	84	83	-	-	-	-	-	-	1
	Charities Housing	The Veranda	19	6	-	-	-	12	-	-	1
	Danco Communities	Gateway Senior Apartments	75	37	-	-	-	7	30	-	1
	Urban Housing Communities	Crossings on Monterey	39	20	-	-	-	11	7	-	1
	Resources for Community Development	Quetzal Gardens	71	28	-	-	19	-	23	-	1
	First Community Housing	Leigh Avenue Senior Apartments	64	63	-	-	-	-	-	-	1
I/DD	Freebird Development Company	Monroe Street Apartments	65	-	-	16	-	13	35	-	1
	Related California	Sunnyvale Block 15	90	-	-	23	-	40	26	-	1
	Alta Housing	Wilton Court	59	-	-	21	-	12	25	-	1
	Eden Housing	Mitchell Park Place	50	-	-	25	2	6	16	-	1
Non Measure A	Palo Alto Housing Corporation	Eagle Park	67	41	-	-	-	8	17	-	1
	Santa Clara County Housing Authority	Laurel Grove Apartments	82	20	-	-	12	49	-	-	1
	MidPen Housing	Edwina Benner Plaza	66	13	-	-	1	32	19	-	1
	EAH, Inc.	Morgan Hill Family Apartments	41	15	-	-	2	15	8	-	1
	Santa Clara County Housing Authority	Park Avenue Apartments	100	20	-	-	1	78	-	-	1
	Charities Housing	Re nascent Place	162	160	-	-	-	-	-	-	2
	First Community Housing	Second Street Studios	135	134	-	-	-	-	-	-	1
			<b>5,690</b>	<b>2,079</b>	<b>501</b>	<b>120</b>	<b>884</b>	<b>1,138</b>	<b>817</b>	<b>80</b>	<b>71</b>
				PSH	RRH	IDD	ELI	VLI	LI	MI	MGR



**SUPPORTIVE HOUSING DEVELOPMENT FUND  
DEVELOPMENTS RECOMMENDED FOR FUNDING  
Board of Supervisors Meeting: June 28, 2022**

Table 4: Developments by Unit Mix

	Sponsor	Project Name	No. of Units	PSH	RRH	I/DD	Studio	1 BR	2BR	3BR	Staff Unit
9th Cohort	Santa Clara County Housing Authority	Alvarado Park	90	23	0	0	0	83	6	0	1
	First Community Housing	The Magnolias	66	7	10	0	16	16	17	16	1
	MidPen Housing	Sonora Court	176	45	0	0	39	47	44	44	2
8th Cohort	First Community Housing	McEvoy Apartments	224	20	56	20	140	82	0	0	2
	First Community Housing	Orchard Gardens	93	14	31	15	4	70	14	3	2
	Santa Clara County Housing Authority	Bellarmino Place	116	24	-	-	0	57	29	-	1
	Santa Clara County Housing Authority	Hawthorn Senior Apartments	103	20	-	-	36	62	3	0	2
	Related California and Alta Housing	Lot 12	120	-	20	-	18	41	30	30	1
Santa Clara County Housing Authority	Residence Inn	102	35	15	-	-	30	39	31	2	
7th Cohort	UHC H4/Ikaika Ohana	Royal Oak Village	73	-	18	-	0	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 Development Corporation	The Charles	99	-	49	-	30	18	23	26	2
Off Cycle/RFOs	Allied Housing, Inc.	Casa de Novo	-	-	-	-	-	-	-	-	-
	Jamboree Housing Corporation	Hillview Court	134	132	-	-	132	-	-	-	2
5th Cohort	PATH Ventures	4th and E. Younger Apartments	94	93	-	-	65	28	-	-	1
	MidPen Housing	Moorpark Apartments	108	106	-	-	106	-	-	-	2
	Affirmed Housing	Bascom 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	Algarve Apartments	91	46	-	-	42	20	28	-	1
The Core Companies	Gateway Tower	300	55	18	-	95	120	83	-	2	
4th Cohort	Eden Housing	Auzerais	130	64	-	-	86	16	26	-	2
	Eden Housing	Gallup & Mesa Apartments	46	23	-	-	16	18	7	4	1
3rd Cohort	The Core Companies	Agrihood Senior Apartments	165	54	-	-	68	85	10	-	2
	Danco Communities	West San Carlos Housing	80	-	39	-	-	56	23	-	1
	Charities Housing	Blossom Hill Housing	147	49	-	-	117	15	13	-	2
	Affirmed Housing	Alum Rock Family Housing	87	29	14	-	29	12	22	22	2
	First Community Housing	Roosevelt Park	80	-	40	-	28	11	26	14	1
	The Core Companies	Markham I	153	50	-	-	150	-	2	-	1
	The Core Companies	Markham 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	North San Pedro	135	109	-	-	118	16	-	-	1
	Allied Housing	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	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.	Morgan Hill Family Apartments	41	15	-	-	-	6	22	12	1
	Charities Housing	Renasant Place	100	20	-	-	160	-	-	-	2
	Santa Clara County Housing Authority	Park Avenue Apartments	162	160	-	-	-	94	5	0	1
First Community Housing	Second Street Studios	135	134	-	-	128	6	-	-	1	
<b>Totals</b>			<b>5,690</b>	<b>2,079</b>	<b>501</b>	<b>120</b>	<b>2,654</b>	<b>1,582</b>	<b>857</b>	<b>526</b>	<b>71</b>

# ATTACHMENT C

## Cost Analysis Supportive Housing Development

**Table 1: Apartments Being Recommended for Funding (9th Cohort of 2016 Measure A Developments)**

Sponsor	Development Name	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
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
	<b>Total</b>	<b>332</b>	<b>525</b>	<b>\$ 279,412,139</b>	<b>\$ 841,603</b>	<b>\$ 532,214</b>
	Average	111	175	\$ 93,137,380	\$ 859,765	\$ 580,320
	Median	90	117	\$ 70,391,207	\$ 821,889	\$ 550,158
	Range - High	176	311	\$ 144,652,410	\$ 975,281	\$ 725,683
	Range - Low	66	97	\$ 64,368,522	\$ 782,125	\$ 465,120

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

Sponsor	Development Name	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
First Community Housing	McEvoy Apartments	224	224	\$ 133,293,674	\$ 595,061	\$ 595,061
First Community Housing	Orchard Gardens	93	116	\$ 97,896,775	\$ 1,052,653	\$ 843,938
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	\$ 76,462,101	\$ 742,350	\$ 707,982
Related California and Alta Housing	Lot 12	120	211	\$ 115,683,548	\$ 964,030	\$ 548,263
Santa Clara County Housing Authority	Residence Inn	102	201	\$ 87,340,000	\$ 856,275	\$ 434,527
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	138	\$ 63,181,509	\$ 638,197	\$ 457,837
Eden Housing	Auzerais	130	148	\$ 92,062,481	\$ 708,173	\$ 622,044
Eden Housing	Gallup & Mesa Apartments	46	63	\$ 31,446,161	\$ 683,612	\$ 499,145
PATH Ventures	4th and E. Younger Apartments	94	94	\$ 55,150,638	\$ 586,709	\$ 586,709
MidPen Housing	Moorpark Apartments	108	108	\$ 73,548,991	\$ 681,009	\$ 681,009
Affirmed Housing	Bascom 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	West San Carlos Housing	80	104	\$ 51,687,253	\$ 646,091	\$ 496,993
Charities Housing	Blossom Hill Housing	147	163	\$ 86,106,638	\$ 585,759	\$ 528,262
Affirmed Housing	Alum Rock Family Housing	87	155	\$ 55,346,138	\$ 636,163	\$ 357,072
First Community Housing	Roosevelt Park	80	135	\$ 69,658,643	\$ 870,733	\$ 515,990
The Core Companies	Markham I	153	156	\$ 26,809,742	\$ 175,227	\$ 171,857
The Core Companies	Markham 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	North San Pedro	135	136	\$ 60,229,610	\$ 446,145	\$ 442,865
Allied Housing	Corvin Apartments	145	146	\$ 56,946,894	\$ 392,737	\$ 390,047
Charities Housing Development Corp.	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	\$ 30,413,538	\$ 405,514	\$ 353,646
Urban Housing Communities	Crossings on Monterey	39	87	\$ 22,841,968	\$ 585,691	\$ 262,551
Resources for Community Development	Quetzal Gardens	71	140	\$ 50,194,787	\$ 706,969	\$ 358,534
First Community Housing	Leigh Avenue Senior Apartments	64	65	\$ 49,947,164	\$ 780,424	\$ 768,418
	<b>Total</b>	<b>4,441</b>	<b>5,827</b>	<b>\$ 2,839,848,230</b>	<b>\$ 26,062,335</b>	<b>\$ 19,510,563</b>
	Average	108	142	\$ 69,264,591	\$ 635,667	\$ 475,867
	Median	100	136	\$ 60,229,610	\$ 677,237	\$ 490,495
	Range - High	300	381	\$ 243,010,413	\$ 1,052,653	\$ 843,938
	Range - Low	19	20	\$ 11,390,778	\$ 83,775	\$ 83,775

**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	67	67	\$ 38,615,976	\$ 576,358	\$ 576,358
Santa Clara County Housing Authority	Laurel Grove Senior 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.	Morgan Hill Family Apartments	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	Renasant Place	162	164	\$ 56,330,509	\$ 347,719	\$ 343,479
First Community Housing	Second Street Studios	135	136	\$ 55,582,561	\$ 411,723	\$ 408,695
	<b>Total</b>	<b>653</b>	<b>856</b>	<b>\$ 340,974,448</b>	<b>\$ 522,166</b>	<b>\$ 398,335</b>
	Average	93	122	\$ 48,710,635	\$ 574,148	\$ 417,905
	Median	82	119	\$ 55,582,561	\$ 604,413	\$ 375,338
	Range - High	162	175	\$ 60,441,298	\$ 722,722	\$ 576,358
	Range - Low	41	67	\$ 29,631,603	\$ 347,719	\$ 318,327

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

Sponsor	Apartments Under Construction	Number of Units	Number of Bedrooms	Total Development Cost	Cost Per Unit	Cost Per Bedroom
Freebird Development Company	Monroe Street Apartments	65	106	\$ 38,617,211	\$ 594,111	\$ 364,313
Related California	Sunnyvale Block 15	90	158	\$ 80,263,574	\$ 891,817	\$ 507,997
Alta Housing	Wilton Court	59	59	\$ 48,073,906	\$ 814,812	\$ 814,812
Eden Housing	Mitchell Park Place	50	65	\$ 48,897,974	\$ 977,959	\$ 752,277
	<b>Total</b>	<b>264</b>	<b>388</b>	<b>\$ 215,852,665</b>	<b>\$ 3,278,700</b>	<b>\$ 2,439,399</b>
	Average	66	97	\$ 53,963,166	\$ 819,675	\$ 609,850
	Median	62	86	\$ 48,485,940	\$ 853,315	\$ 630,137
	Range - High	90	158	\$ 80,263,574	\$ 891,817	\$ 814,812
	Range - Low	50	59	\$ 38,617,211	\$ 594,111	\$ 364,313

**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
First Community Housing	McEvoy Apartments	224	224	\$ 133,293,674	\$ 595,061	\$ 595,061
First Community Housing	Orchard Gardens	93	116	\$ 97,896,775	\$ 1,052,653	\$ 843,938
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	\$ 76,462,101	\$ 742,350	\$ 707,982
Related California and Alta Housing	Lot 12	120	211	\$ 115,683,548	\$ 964,030	\$ 548,263
Santa Clara County Housing Authority	Residence Inn	102	201	\$ 87,340,000	\$ 856,275	\$ 434,527
UHC H4/Ikaika Ohana	Royal Oak Village	73	169	\$ 49,484,333	\$ 677,868	\$ 292,807
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	\$ 63,181,509	\$ 638,197	\$ 356,958
Eden Housing	San Jose Auzerias	130	148	\$ 92,062,481	\$ 708,173	\$ 622,044
Eden Housing	Gallup & Mesa	46	63	\$ 31,446,161	\$ 683,612	\$ 499,145
PATH Ventures	4th and E. Younger Apartments	94	94	\$ 55,150,638	\$ 586,709	\$ 586,709
MidPen Housing	Moorpark Apartments	108	108	\$ 73,548,991	\$ 681,009	\$ 710,459
Affirmed Housing	Bascom 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	West San Carlos Housing	80	104	\$ 51,687,253	\$ 646,091	\$ 496,993
Charities Housing	Blossom Hill Housing	147	163	\$ 86,106,638	\$ 585,759	\$ 528,262
Affirmed Housing	Alum Rock Family Housing	87	155	\$ 55,346,138	\$ 636,163	\$ 357,072
First Community Housing	Roosevelt Park	80	135	\$ 69,658,643	\$ 870,733	\$ 515,990
The Core Companies	Markham I	153	156	\$ 26,809,742	\$ 175,227	\$ 171,857
The Core Companies	Markham 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	102	153	\$ 72,488,258	\$ 710,669	\$ 473,779
First Community Housing	North San Pedro	135	136	\$ 60,229,610	\$ 446,145	\$ 442,865
Allied Housing	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	\$ 30,413,538	\$ 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	67	67	\$ 38,615,976	\$ 576,358	\$ 576,358
Santa Clara County Housing Authority	Laurel Grove Senior 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.	Morgan Hill Family Apartments	41	89	\$ 29,631,603	\$ 722,722	\$ 332,939
Santa Clara County Housing Authority	Park Avenue Apartments	100	106	\$ 60,441,298	\$ 604,413	\$ 570,201
Charities Housing	Renascent Place	162	164	\$ 56,330,509	\$ 347,719	\$ 343,479
First Community Housing	Second Street Studios	135	136	\$ 55,582,561	\$ 411,723	\$ 408,695
Freebird Development Company	Monroe Street Apartments	65	106	\$ 38,617,211	\$ 594,111	\$ 364,313
Related California	Sunnyvale Block 15	90	158	\$ 80,263,574	\$ 891,817	\$ 507,997
Alta Housing	Wilton Court	59	59	\$ 48,073,906	\$ 814,812	\$ 814,812
Eden Housing	Mitchell Park Place	50	65	\$ 48,897,974	\$ 977,959	\$ 752,277
	<b>Totals</b>	<b>5,358</b>	<b>7,110</b>	<b>\$ 3,396,721,343</b>	<b>\$ 633,953</b>	<b>\$ 477,739</b>
	Average	105	139	\$ 65,321,564	\$ 651,565	\$ 486,356
	Median	94	135	\$ 56,018,889	\$ 677,868	\$ 490,495
	Range - High	300	381	\$ 243,010,413	\$ 1,052,653	\$ 768,418
	Range - Low	19	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
Santa Clara County Housing Authority	Alvarado Park	176	41	\$ 878,328	\$ 17,566,560
First Community Housing	The Magnolias	66	23	\$ 495,660	\$ 9,913,200
MidPen Housing	Sonora Court	90	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
Santa Clara County Housing Authority	Residence Inn	102	85	\$ 2,741,160	\$ 54,823,200
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 Development Corporation	Alum Rock Multifamily	60	-	-	-
First Community Housing	Dupont Apartments	141	55	\$ 929,460	\$ 18,589,200
CORE Companies	Tamien Station TOD	135	-	-	-
Charities Housing Development	The Charles	78	25	\$ 484,680	\$ 9,693,600
Jamboree Housing Corporation	Hillview Court	134	132	\$ 3,822,067	\$ 76,441,340
PATH Ventures	4th and E. Younger Apartments	94	93	\$ 1,057,296	\$ 21,145,920
MidPen Housing	Moorpark Apartments	108	97	\$ 1,096,464	\$ 21,929,280
Affirmed Housing	Bascom 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	130	64	\$ 905,472	\$ 18,109,440
Eden Housing	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	West San Carlos Housing	80	40	\$ 696,286	\$ 13,925,720
Charities Housing	Blossom Hill Housing	147	49	\$ 438,175	\$ 8,763,500
Affirmed Housing	Alum Rock Family Housing	87	29	\$ 426,810	\$ 8,536,200
First Community Housing	Roosevelt Park	80	-	-	-
The Core Companies	Markham I	153	40	\$ 448,351	\$ 8,967,020
The Core Companies	Markham 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	102	47	\$ 912,348	\$ 18,246,960
First Community Housing	North San Pedro	135	109	\$ 564,408	\$ 11,288,160
Allied Housing	Corvin Apartments	145	80	\$ 1,055,940	\$ 21,118,800
Charities Housing	Page Street Apartments	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	1701 El Camino Real	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.	Morgan Hill Family Apartments	41	15	\$ 641,338	\$ 12,826,760
Santa Clara County Housing Authority	Park Avenue Apartments	100	20	\$ 1,031,208	\$ 20,624,160
Charities Housing	Renascent Place	162	160	\$ 1,450,810	\$ 29,016,200
First Community Housing	Second Street Studios	135	134	\$ 1,200,422	\$ 24,008,440
<b>Totals</b>		<b>5,405</b>	<b>2,288</b>	<b>\$ 37,761,939</b>	<b>\$ 755,238,780</b>
Average		108	50	\$ 803,446	\$ 16,068,910
Median		97	41	\$ 603,648	\$ 12,072,960
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 2,714 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	37	-	-	-	-	-	-
Los Altos	-	-	-	-	-	-	-	-	-
Los Altos	-	-	-	-	-	-	-	-	-
Los Altos Hills	-	-	-	-	-	-	-	-	-
Los Gatos	-	-	-	-	-	-	-	-	-
Milpitas	-	-	-	2	179	-	-	-	-
Monte Sereno	-	-	-	-	-	-	-	-	-
Morgan Hill	3	40	-	1	-	18	1	7	10
Mountain View	2	51	-	2	33	20	-	-	-
Palo Alto	2	75	-	-	-	-	-	-	-
San Jose	23	878	34	22	662	426	1	23	-
Santa Clara	4	90	24	2	95	-	-	-	-
Saratoga	-	-	-	-	-	-	-	-	-
Sunnyvale	4	78	-	1	14	31	1	45	-
<b>Totals</b>	<b>46</b>	<b>1,297</b>	<b>101</b>	<b>30</b>	<b>983</b>	<b>495</b>	<b>3</b>	<b>75</b>	<b>10</b>

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

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

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

**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	-	6	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
Orchard Ranch	41	15	-	25	Morgan Hill	1
The Crossings on Monterey	39	20	-	18	Morgan Hill	1
Eagle Park	67	41	-	25	Mountain View	5
Stevenson House	120	20	-	99	Palo Alto	5
Archer Studios	42	6	-	35	San Jose	3
Casa De Novo	0	0	-	-	San Jose	2
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 I	153	50	-	112	San Jose	2
Park Avenue Apartments	100	20	-	79	San Jose	4
Quetzal Gardens	71	28	-	42	San Jose	2
Renascent Place	162	160	-	-	San Jose	2
Second Street Studios	135	134	-	-	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
Calabazas Community (Corvin Apartments)	145	80	-	64	Santa Clara	4
Edwina Benner Plaza	66	13	-	52	Sunnyvale	3
Parkside Studios	59	18	-	40	Sunnyvale	3
Onizuka Crossing	58	29	-	28	Sunnyvale	3
<b>Totals</b>	<b>2,323</b>	<b>1,104</b>	<b>47</b>	<b>1,154</b>		

**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	47	-	50	Milpitas	3
Hillview Court	134	132	-	-	Milpitas	3
Royal Oak Village	73	-	18	54	Morgan Hill	1
Auzerais	130	64	-	64	San Jose	2
Page Street Studios	82	27	-	54	San Jose	4
Alum Rock Family Housing	87	29	14	42	San Jose	2
Blossom Hill Senior Housing	147	49	-	96	San Jose	1
Markham Plaza II	152	50	-	101	San Jose	2
4th and E. Younger Apartments	94	93	-	-	San Jose	2
Moorpark Apartments	108	97	-	-	San Jose	4
Gallup & Mesa	46	23	-	22	San Jose	1
West San Carlos Housing	80	0	40	39	San Jose	4
Vitalia (Bascom Apartments)	79	30	9	38	San Jose	4
Kifer Senior Apartments	80	41	-	34	Santa Clara	4
Agrihood Senior Apartments	165	54	-	109	Santa Clara	4
<b>Totals</b>	<b>1,559</b>	<b>736</b>	<b>81</b>	<b>703</b>		

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

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
Lot 12	120	-	20	99	Mountain View	5
La Avenida Apartments	100	33	-	65	Mountain View	5
Roosevelt Park	80	-	40	39	San Jose	2
Algarve Apartments	91	46	-	44	San Jose	4
Gateway Tower	300	55	18	145	San Jose	2
Sunol-West San Carlos	154	-	51	102	San Jose	4
Alum Rock Multifamily	58	-	30	28	San Jose	2
Dupont Apartments	141	-	47	92	San Jose	4
Tamien Station TOD	135	-	67	67	San Jose	2
The Charles	78	-	39	38	San Jose	2
McEvoy Apartments	224	20	56	146	San Jose	4
Bellarmino Place	116	24	0	92	San Jose	4
Hawthorn Senior Apartments	103	20	0	54	San Jose	2
Residence Inn	102	35	15	50	San Jose	1
Orchard Gardens	93	14	31	46	Sunnyvale	3
<b>Total</b>	<b>1,895</b>	<b>247</b>	<b>414</b>	<b>1,107</b>		

**Table 6: Apartments Recommended for Funding**

Development Name	Total Units	PSH Units	RRH Units	Other Affordable	City	Supervisorial District
The Magnolias	66	7	10	49	Morgan Hill	1
Alvarado Park	90	23	-	67	San Jose	4
Sonora Court	176	45	-	131	Sunnyvale	3
<b>Total</b>	<b>332</b>	<b>75</b>	<b>10</b>	<b>247</b>		



## 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	July 2022
Calabazas Apartments (formerly Corvin Apartments) (Round 2)	\$29,000,000	145	Completed	February 2022
Page Street Apartments (Round 2)	\$14,000,000	82	Construction started in November 2020 and is estimated to be completed in September 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.	December 2023

## 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	Rehab construction started in May 2021 and is estimated to be completed in August 2022.	September 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 2024
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 March 2023.	August 2023
Vela Apartments (formerly Alum Rock Family Housing) (Round 3)	\$15,650,000	87	Construction started in December 2020 and is estimated to be completed in August 2022.	September 2023
Roosevelt Park Apartments (Round 3)	\$14,400,000	80	Developer has secured all financing. Construction finance closing is estimated to take place in June 2022 with construction to start in July 2022.	November 2024
Gallup & Mesa Apartments (Round 4)	\$7,000,000	46	Construction started in May 2021 and is estimated to be completed in October 2022.	January 2023
Auzerais Apartments (Round 4)	\$26,000,000	130	Construction started in October 2021 and is estimated to be completed in December 2023.	May 2024

## 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 <sup>th</sup> St & E. Younger) (Round 5)	\$15,000,000	94	Construction started in April 2021 and is estimated to be completed in October 2022	January 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.	September 2024
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	Developer has secured all financing. Construction finance closing is estimated to take place in June 2022 with construction to start in June 2022.	January 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.	September 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.	July 2022

## 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.	Fall 2024
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.	July 2024
Sunol-West San Carlos Apartments (Round 6)	\$29,720,215	154	Developer has secured final entitlements and is working on securing all financing.	December 2024
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.	December 2023
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.	June 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.	January 2025
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.	November 2025
Residence Inn (Round 8)	\$5,000,000	102	Developer is working on entitlements and securing all financing.	November 2023
<b>Total</b>	<b>\$652,852,961</b>	<b>4,441</b>		

# Status of Previously Approved Housing Bond Funded Developments

# 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	FY 2021 Actual	FY 2022 Act+Fst	FY 2023 Forecast	FY 2024 Forecast	FY 2025 Forecast	FY 2026 Forecast
<b>SUPPORTIVE HOUSING DEVELOPMENT FUND</b>											
The Veranda	Acquisition		\$ 68,564								
	Predevelopment		\$ 151,434								
Villas on the Park	Construction	\$ 1,000,000	\$ 607,481	\$ 157,017	\$ 15,505						
	Predevelopment		\$ 570,000	\$ 4,265,498	\$ 720,000						
Crossings on Monterey	Acquisition		\$ 2,524,403	\$ (124,403)							
	Predevelopment		\$ 225,066	\$ 954,879							
Monterey Gateway Senior Apts	Construction	\$ 5,800,000	\$ 157,191	\$ 2,062,863							
	Acquisition		\$ 3,600,000	\$ 3,600,000							
Markham Plaza I	Construction	\$ 3,900,000	\$ 3,900,000								
	Permanent		\$ 7,000,000					\$ 5,700,000			
Leigh Avenue	Acquisition		\$ 3,700,000	\$ 3,700,000							
	Predevelopment		\$ 314,283		\$ 49,723						
Calabazas Apartments	Construction		\$ 9,485,717	\$ 321,703	\$ 2,933,133	\$ 6,495,442					
	Acquisition		\$ 9,500,000	\$ 9,500,000							
Quetzal Gardens	Predevelopment		\$ 2,000,000	\$ 1,759,473	\$ 240,527						
	Construction	\$ 17,500,000	\$ 17,500,000	\$ 7,202,612	\$ 10,297,388						
Iamesi Village	Acquisition		\$ 4,264,466	\$ 2,031,928	\$ 1,868,072						
	Predevelopment		\$ 1,500,000	\$ 284,523							
Page Street Apartments	Construction		\$ 4,065,534	\$ 1,215,478	\$ 4,430,000	\$ 0					
	Acquisition		\$ 93,633	\$ 93,633							
Vela Apartments (Alum Rock Family Housing)	Construction		\$ 10,233,467	\$ 4,347,946	\$ 2,374,208						
	Acquisition		\$ 14,950,000	\$ 2,675,640	\$ 7,214,712	\$ 3,145,752					
Agricultural Senior Apartments	Construction		\$ 2,600,000				\$ 1,908,885	\$ 691,115			
	Acquisition		\$ 6,798,000				\$ 6,798,000				
Curtner Studios	Construction		\$ 702,000				\$ 702,000				
	Acquisition		\$ 9,000,000	\$ 9,000,000							
Gallup & Mesa	Predevelopment		\$ 2,000,000	\$ 2,000,000							
	Construction		\$ 9,950,000			\$ 3,947,323	\$ 4,152,677	\$ 9,781	\$ 1,195,000		
Villas at 4th St	Predevelopment		\$ 2,000,000	\$ 534,275	\$ 1,465,725						
	Construction		\$ 21,550,000			\$ 2,052,134	\$ 19,497,866				
Blossom Hill Senior	Construction		\$ 14,950,000			\$ 7,214,712	\$ 3,145,752				
	Acquisition		\$ 2,600,000				\$ 1,908,885	\$ 691,115			
Immanuel-Sozabrato Apts	Acquisition		\$ 6,798,000				\$ 6,798,000				
	Predevelopment		\$ 702,000				\$ 702,000				
Markham Plaza II	Construction		\$ 9,000,000	\$ 9,000,000							
	Acquisition		\$ 2,000,000	\$ 2,000,000							
425 Auzeiras Apts	Construction		\$ 8,100,000			\$ 3,947,323	\$ 4,152,677				
	Permanent		\$ 16,654,646				\$ 5,633,595		\$ 9,826,405		
Hillview Ct (Homekey)	Acquisition		\$ 7,200,000								
	Construction		\$ 12,500,000			\$ 12,500,000					
Sango Court	Acquisition		\$ 700,000				\$ 700,000				
	Predevelopment		\$ 21,900,000			\$ 21,900,000					
Vitalia	Construction		\$ 25,000,000			\$ 17,815,899	\$ 5,895,587	\$ 1,288,515			
	Acquisition		\$ 6,900,000	\$ 6,900,000							
Mariposa Place (750 West San Carlos)	Predevelopment		\$ 2,500,000	\$ 412,056	\$ 831,194	\$ 181,750	\$ 1,075,000				
	Construction		\$ 6,600,000			\$ 6,600,000					
Algarve Apartments	Acquisition		\$ 5,450,000				\$ 5,450,000				
	Construction		\$ 10,350,000				\$ 3,773,562	\$ 6,576,438			
Kifer Senior Apartments	Acquisition		\$ 5,500,000			\$ 4,953,796	\$ 546,204				
	Predevelopment		\$ 1,328,000	\$ 606,204	\$ 721,796						
Roosevelt Park	Construction		\$ 2,472,000				\$ 2,472,000				
	Acquisition		\$ 3,495,000			\$ 3,495,000					
Royal Oak Village	Predevelopment		\$ 2,500,000			\$ 2,038,518	\$ 461,482				
	Construction		\$ 5,505,000				\$ 1,000,000	\$ 4,505,000			
McEvoy Apartments Gateway Tower	Acquisition		\$ 4,700,000				\$ 4,700,000				
	Predevelopment		\$ 2,140,000				\$ 2,140,000				
La Avenida Apartments	Construction		\$ 560,000			\$ 560,000					
	Acquisition		\$ 4,000,000	\$ 4,000,000							
The Charles	Predevelopment		\$ 2,500,000	\$ 1,886,631	\$ 412,560	\$ 200,809	\$ 2,000,000	\$ 5,900,000			
	Construction		\$ 7,900,000				\$ 3,307,000				
Tamin Station TOD	Acquisition		\$ 4,835,000				\$ 967,000				
	Predevelopment		\$ 967,000				\$ 4,089,000				
Dupont Apartments	Construction		\$ 33,500,000								
	Acquisition		\$ 18,170,000				\$ 18,170,000				
Alum Rock Multi Family (1860 Alum Rock)	Construction		\$ 34,830,000						\$ 10,000,000	\$ 24,830,000	
	Acquisition		\$ 12,216,223				\$ 12,216,223				
Sunol - 777 West San Carlos	Predevelopment		\$ 2,500,000				\$ 2,500,000				
	Construction		\$ 4,283,777				\$ 4,000,000	\$ 283,777			
Orchard Gardens	Acquisition		\$ 3,200,000				\$ 3,200,000				
	Predevelopment		\$ 2,500,000				\$ 1,941,520	\$ 558,480			
Residence Inn	Construction		\$ 6,780,000				\$ 3,000,000	\$ 3,780,000			
	Acquisition		\$ 3,037,500				\$ 3,037,500				
Parkmoor Community Apts	Predevelopment		\$ 2,500,000				\$ 2,500,000				
	Construction		\$ 19,462,500				\$ 10,000,000	\$ 9,462,500			
675 E. Santa Clara St	Construction		\$ 7,000,000				\$ 7,000,000				
	Acquisition		\$ 3,000,000				\$ 3,000,000				
330 Distel Circle	Construction		\$ 11,200,000				\$ 11,200,000				
	Predevelopment		\$ 2,500,000				\$ 1,253,225	\$ 1,246,775			
Bella Vista Inn	Construction		\$ 16,020,215				\$ 7,000,000	\$ 9,020,215			
	Predevelopment		\$ 800,000			\$ 4,419	\$ 235,355	\$ 400,000	\$ 160,226		
Hawthorn Senior Apts	Construction		\$ 5,750,000				\$ 5,750,000				
	Acquisition		\$ 4,000,000				\$ 4,000,000				
Mountain View Lot 12	Predevelopment		\$ 2,500,000				\$ 2,500,000				
	Construction		\$ 9,050,000				\$ 6,000,000	\$ 3,050,000			
Orchard Gardens	Acquisition		\$ 4,000,000				\$ 4,000,000				
	Construction		\$ 5,750,000				\$ 5,750,000				
Residence Inn	Construction		\$ 13,850,000				\$ 2,000,000	\$ 11,850,000			
	Predevelopment		\$ 1,000,000				\$ 1,000,000				
Parkmoor Community Apts	Construction		\$ 2,500,000				\$ 1,115,585	\$ 1,384,415			
	Acquisition		\$ 9,000,000	\$ 9,000,000			\$ 9,000,000				
675 E. Santa Clara St	Construction		\$ 19,500,000				\$ 9,000,000	\$ 10,500,000			
	Acquisition		\$ 600,000				\$ 600,000				
<b>Subtotal Supportive Housing Development Fund</b>			<b>\$ 616,852,961</b>	<b>\$ 7,957,772</b>	<b>\$ 48,204,923</b>	<b>\$ 49,601,589</b>	<b>\$ 106,928,805</b>	<b>\$ 137,006,533</b>	<b>\$ 128,610,081</b>	<b>\$ 77,006,718</b>	<b>\$ 27,880,000</b>
<b>COUNTY ACQUISITIONS</b>											
Casa de Novo (Homekey)	Acquisition		\$ 4,366,667			\$ 4,366,667					
330 Distel Circle	Acquisition		\$ 10,400,000			\$ 500,000	\$ 9,900,000				
3071 Driftwood (DWI)	Predevelopment		\$ 31,600				\$ 31,600				
3075 Driftwood (DWI)	Acquisition		\$ 830,000			\$ 760,699					
Ferrari/Roads Properties	Acquisition		\$ 2,199,800			\$ 2,001,314					
Western Motel	Acquisition		\$ 15,620,000			\$ 15,620,000					
Outback Steakhouse	Predevelopment		\$ 70,000								
1870 & 1888 Senter Road	Acquisition		\$ 9,000,000	\$ 9,000,000							
2001 The Alameda	Acquisition		\$ 8,300,000			\$ 6,885,443	\$ 15,785				
1390 Winchester Blvd (DWII)	Acquisition		\$ 28,040,000				\$ 27,995,967				
Crestview	Acquisition		\$ 14,902,500				\$ 14,869,588				
Bella Vista Inn	Acquisition		\$ 4,440,000				\$ 4,402,090				
Subtotal Acquisitions			\$ 119,240,567			\$ 30,134,123	\$ 71,280,773				
First-Time Homebuyer	Acquisition		\$ 25,000,000	\$ 159,351	\$ 1,836,335	\$ 1,708,118	\$ 2,776,514	\$ 6,000,000	\$ 6,000,000	\$ 4,959,889	\$ 1,559,794
Supportive Housing Fund (Acquisition Loans)	Acquisition		\$ 11,900,000	\$ 11,900,000							
<b>Total</b>			<b>\$ 772,993,528</b>	<b>\$ 19,857,772</b>	<b>\$ 48,184,273</b>	<b>\$ 60,437,924</b>	<b>\$ 138,771,046</b>	<b>\$ 211,063,820</b>	<b>\$ 134,610,081</b>	<b>\$ 83,006,718</b>	<b>\$ 32,839,889</b>
											<b>\$ 1,559,794</b>

**ATTACHMENT H**  
**COUNTY LED ACQUISITIONS**  
**MANAGED PIPELINE PROGRESS REPORT**

Address	Developer	Supervisorial District	Status	Notes
<b>Category 1 Properties:</b>				
<b>Request for Offer Round 1-2</b>				
330 Distel Circle, Los Altos	EAH Housing	5	Entitlements	The developer has submitted an entitlement application. The City of Los Altos is working on scheduling a public hearing for the Planning and Complete Streets Commission. The meeting is anticipated to take place in July or August 2022.
525 East Charleston, Palo Alto	Eden Housing	5	Financing	The developer received their entitlements on March 8, 2022. The City of Palo Alto awarded up to \$3,000,000 in support of the project and the developer is working on submitting a 9% tax credit application by June 30, 2022.
1510 Parkmoor Avenue, San Jose	Allied Housing	4	Design	The developer is working on securing entitlements through an SB35 streamlining land use application. The developer received a funding award through the City of San Jose's NOFA of approximately \$10,000,000. Finally, the developer is working on the next phase of the community engagement process including youth and young adults that will provide input to the operation and design of the Hub.
East Santa Clara, San Jose	Eden Housing and The Core Companies	2	Design	The development team is working on the community engagement strategy, parking requirements, and an assessment of Building 800.
901 E. El Camino Real, Mountain View	TBD	5	Design	Developer selected on June 7, 2022 and will start working on the next steps of the development process including but not limited to community engagement, hiring a contractor, and working on the selection of a supportive services provider.

**COUNTY LED ACQUISITIONS  
MANAGED PIPELINE PROGRESS REPORT**

<b>County Acquired (Pre-RFO)</b>				
2215 Fruitdale Avenue, San Jose	TBD	4	Pre-RFO	County to issue RFO June 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.
<b>Valley Transportation Authority, Transit Oriented Development Partnerships</b>				
Branham Lane @Narvaez, San Jose (Branham Station)	TBD	1	RFO	VTA issued RFO to select a development partner.
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	VTA has selected development partner.
Southeast Capitol Expressway, San Jose (Capitol LRT Station)	TBD	2	Developer selected	VTA has selected development partner.
2400 Winchester Boulevard, Campbell (Winchester Station)	TBD	4	Developer selected	VTA has selected development partner.
<b>County Acquired with Option to Develop</b>				
3075 Driftwood, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on community engagement plan.
3071 Driftwood, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on community engagement plan.
1390 Winchester, San Jose	Charities Housing	4	Design	Acquired by County for assemblage. Developer working on 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 plan.



**COUNTY LED ACQUISITIONS  
MANAGED PIPELINE PROGRESS REPORT**

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

# ATTACHMENT I

## Empower First Time Home Buyer County Acquired Loan Summary

Loan Number	City	Home Type	Purchase Price	Loan Amount	
<b>List of Active Empower Loans</b>					
1	EHB-20-01	San Jose	Condominium	\$735,000	\$124,950
2	EHB-20-02	San Jose	Single Family	\$546,000	\$110,500
3	EHB-20-03	San Jose	Condominium	\$600,000	\$102,000
4	EHB-20-04	San Jose	Single Family	\$755,000	\$128,350
5	EHB-20-05	San Jose	Single Family	\$800,000	\$136,000
6	EHB-20-06	San Jose	Single Family	\$680,000	\$115,600
7	EHB-20-08	Gilroy	Single Family	\$750,000	\$127,500
8	EHB-20-09	San Jose	Townhome	\$660,000	\$112,200
9	EHB-20-10	San Jose	Condominium	\$600,000	\$102,000
10	EHB-20-11	Gilroy	Single Family	\$705,000	\$119,850
11	EHB-20-12	San Jose	Single Family	\$775,000	\$131,750
12	EHB-20-13	Morgan Hill	Single Family	\$784,000	\$133,280
13	EHB-21-01	San Jose	Townhome	\$500,000	\$ 85,000
14	EHB-21-03	San Jose	Condominium	\$500,000	\$ 85,000
15	EHB-21-04	Morgan Hill	Townhome	\$640,000	\$108,800
16	EHB-21-05	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-22-01	San Jose	Condominium	\$635,000	\$107,950
25	EHB-22-02	San Jose	Townhome	\$640,000	\$108,800
26	EHB-22-03	San Jose	Condominium	\$590,000	\$100,300
27	EHB-22-04	Gilroy	Single Family	\$660,000	\$112,200
28	EHB-22-05	San Jose	Condominium	\$575,000	\$ 95,200
29	EHB-22-06	San Jose	Condominium	\$553,800	\$120,700
30	EHB-22-07	San Jose	Condominium	\$665,000	\$113,050
31	EHB-22-08	Morgan Hill	Condominium	\$800,000	\$136,000
32	EHB-22-09	San Jose	Condominium	\$660,000	\$112,200

33	EHB-22-10	Gilroy	Single Family	\$950,000	\$161,500
34	EHB-22-11	San Jose	Condominium	\$590,000	\$ 98,600
35	EHB-22-12	San Jose	Condominium	\$612,000	\$104,040
36	EHB-22-13	San Jose	Condominium	\$685,000	\$116,450
37	EHB-22-14	Los Gatos	Condominium	\$790,000	\$134,300
38	EHB-22-15	Gilroy	Single Family	\$765,000	\$130,050
39	EHB-22-16	San Jose	Condominium	\$547,000	\$ 92,990
<b>Total</b>					<b>\$4,524,210</b>

Loan Number		Loan Amount	Equity Share	Total Loan Repayment Amount
<b>List of Empower Loan Repayments</b>				
1	EHB-20-07	\$108,000	\$22,031	\$130,031
2	EHB-21-02	\$ 81,430	\$13,790	\$ 95,220
<b>Total</b>		<b>\$189,430</b>	<b>\$35,821</b>	<b>\$225,251</b>