

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jacky Morales-Ferrand

SUBJECT: AFFORDABLE RENTAL
HOUSING IN SAN JOSE

DATE: October 2, 2015

Approved

D. D. Syl

Date

10/2/15

INFORMATION

BACKGROUND

On September 22, 2015, the City Council approved the Pilot Transitional Housing Community for the Homeless. As part of the discussion on this item, the City Council requested that the Housing Department provide a list of all existing affordable rental housing developments in the City by Council District.

ANALYSIS

Since 1998, the Housing Department has funded or facilitated the development of 16,304 affordable apartments. Another 1,742 apartments were funded by federal funds without any additional City subsidy. This equates to a total of 18,046 deed-restricted, affordable apartments. Deed-restricted rental housing must comply with certain rent and income limitations for a set period time, usually 30 – 55 years. A complete list of affordable apartments by City Council District is provided as an attachment.

The Housing Department's Asset Management Program manages the monitoring and compliance of the affordable rental housing portfolio. The team is responsible for reviewing the rents for all the City-funded apartments to ensure that rents are being charged in conformance with the affordability restriction that was recorded on each property as consideration for funding by the City. The Housing Department invests in the production of affordable housing to maintain, preserve and ensure the financial viability of the properties. The Housing Department's Asset Management staff also oversee payment and collection on loan repayments from the affordable rental housing loan portfolio.

/s/

Jacky Morales-Ferrand
Interim Director of Housing

For questions, please contact Dave Bopf, Interim Assistant Director, Housing Department, at (408) 535-3854.

Attachment: List of Affordable Rental Housing - City of San José

List of Affordable Rental Housing - City of San José

Development Name	Council District	Developer (Sponsor)	Address	City Funded/ Facilitated Apartments	HUD Funded Apartments	Total Affordable Apartments
Regency Apartments	1	KDF Regency, L.P.	1315 Eden Ave	52	0	52
Lexington Apartments	1	KDF Lexington, L.P.	1350 Lexington Dr.	32	0	32
Foxdale Manor	1	KDF Foxdale Manor, L.P.	1250 Foxdale Loop	114	0	114
Turnleaf	1	Fairfield Residential LLC	3201 Loma Verde Drive	152	0	152
Roewill	1	HIP	1059 Roewill Drive	6	0	6
El Paseo Studios	1	First Community Housing	4980 Hamilton Avenue, San Jose	98	0	98
Villa Garcia	1	Housing Authority of SCC	7205 Clarendon St.	80	0	80
Baker Park	1	MidPen Housing	4748 Campbell Avenue and	98	0	98
Cape Cod Court	1	Community Housing Developers	3680 Cape Cod Court	28	0	28
Bridgeport Apartments	1	Community Housing Developers	3678 Bridgeport Court	14	0	14
Barker	1	Abode Services	3825 Barker Drive	4	0	4
Cypress Gardens Senior	1	Housing Authority of SCC	3555 Judro Way	125	0	125
Moreland Apartments	1	Moreland Apartments	4375 Payne Avenue	0	160	160
San Jose Gardens	1	G&K Management Company, Inc.	4668 Albany Drive	0	162	162
				Council District Total =		1,125
Charlotte Drive	2	ROEM Development Corporation	5600 Charlotte Drive	198	0	198
La Moraga Apartments	2	St. Anton Partners	Raleigh Road and Charlotte Drive	60	0	60
Ford and Monterey - Phase II	2	Eden Housing	233 Ford Road	74	0	74
Ford and Monterey - Phase I	2	Eden Housing	233 Ford Road	19	0	19
127 and 110 #22 Roundtable - NSP	2	City of San Jose	110, bldg 22, 127 Roundtable Dr.	7	0	7
Roundtable	2	Unity Care Group, Inc.	109, 115 Roundtable Drive	7	0	7
Edenvale Special Needs	2	Eden Housing	5340 Monterey Road	14	0	14
Oak Tree Village	2	JSM Enterprises	100 Branham Lane East	174	0	174
Thornbridge	2	FF Development L.P.	5150 Monterey Rd.	115	0	115
Monterey Grove	2	Archstone Communities	6100 Monterey Rd	34	0	34
Eden Palms	2	Eden Housing	5398 Monterey Road	145	0	145
The Grove	2	Community Housing Developers	510 Branham Lane	40	0	40
Avenida Espana Gardens	2	Housing Authority of SCC	181 Rawls Ct.	84	0	84
Villa San Pedro	2	Housing Authority of SCC	282 Danze Drive	100	0	100
Meadows	2	Community Housing Developers	513 East Branham Lane	40	0	40
				Council District Total =		1,111
Rosemary Seniors	3	ROEM Development Corporation	60 E. Rosemary	105	0	105
Rosemary Family	3	ROEM Development Corporation	66 E ROSEMARY ST	182	0	182
North San Pedro Studios	3	First Community Housing	201 Bassett St	135	0	135
Kings Crossing	3	Charities Housing Development Corp	678 North King Road	92	0	92
Elena Gardens	3	EAH Housing	1900 Lakewood Drive	0	161	161
Cornerstone	3	The Core Companies	875 N.10th Street	52	0	52
Brookwood Terrace Family Apts	3	ROEM Development Corporation	1346 E San Antonio St	83	0	83
Belovida Apartments	3	The Core Companies	1777 Newbury Park	184	0	184
Archer Studios	3	Charities Housing Development Corp	98 Archer Street	41	0	41
Fourth Street Apartments	3	First Community Housing	1460 N.4th Street	99	0	99
Tamien Place	3	Tamien Place Investors, LLC	1375 Lick Avenue	24	0	24
Casa Feliz Studios	3	First Community Housing	525 S.9th St	60	0	60
The Globe	3	CIM Urban 2 and Santa Clara L.P	25 South 3rd Street	15	0	15
Gish Apartments	3	First Community Housing	35 E. Gish Rd	34	0	34
Delmas Park	3	The Core Companies	350 Bird Avenue	123	0	123
Bella Castello	3	ROEM Development Corporation	570 Keyes St	87	0	87
Art Ark	3	The Core Companies	1058 S.5th Street	146	0	146
Colonnade	3	SFC Properties, Inc.	201 S 4th Street	16	0	16
Casa del Pueblo	3	Preservation Partners	200 S. Market Street	0	154	154
Vintage Tower	3	Standard Property Company	235 East Santa Clara St	59	0	59
Hacienda Villa Senior	3	ROEM Development Corporation	399 East Court	79	0	79
College Park	3	Legacy Partners First Street II LP	190 Ryland Street	33	0	33
Village @ Museum Park	3	Legacy Partners First Street II LP	465 W San Carlos St	19	0	19
Villa Torre II	3	JSM Enterprises	955 S 6th St	87	0	87
Mabuhay	3	BRIDGE Housing Corp.	270 E. Empire Street	94	0	94
Casa Camino	3	MCM Diversified, Inc.	96 South 10th Street	4	0	4
Villa Torre I	3	JSM Enterprises	955 S 6th St	102	0	102
Hidden Brooks	3	Hidden Brooks, L.P.	463 Wooster Ave	40	0	40
101 San Fernando	3	FC Third Street Associates, L.P.	101 E.San Fernando St, Ste 100	68	0	68
Market Gateway Housing	3	The Core Companies	535 S.Market St	22	0	22
Waterford Place	3	Archer Limited Partnership	1700 N 1st Street	36	0	36
The Villa	3	Invision of Santa Clara	184 South 11th Street	26	0	26
Pensione Esperanza	3	Charities Housing Development Corp	598 Columbia Avenue (and Bird	108	0	108
Miraido Village Mixed-use Project	3	Japantown Development, L.P.	566 N. 6th Street	36	0	36
Vendome Apartments/San Pedro	3	The Farmers Union	155 W. Santa Clara St.	32	0	32
Palm Court Seniors	3	The Core Companies	1200 Lick Avenue near Humboldt	66	0	66
Villa Torino	3	Sobrato Development Company	29 West Julian Street	85	0	85
Masson Building	3	The Farmers Union	161 West Santa Clara Street	4	0	4
Troy Apartments	3	First Community Housing	714 S ALMADEN AVE	30	0	30
Plaza Maria	3	Mercy Housing California III, L.P.	115 East Reed Street and Third	52	0	52
St. Claire Apartments	3	Lyles Diversified, Inc.	301 S.First Street	26	0	26
YWCA Third Street	3	BRIDGE Housing Corp.	375 South 3rd Street	62	0	62
Julian Gardens	3	Housing Authority of SCC	319 North 8th Street	9	0	9
Homebase	3	Homebase Homes, Inc	865 Calhoun St.	12	0	12
Guadalupe Apts.	3	First Community Housing	76 Duane Street	23	0	23
Giovanni	3	Giovanni Center	85 S. 5th Street	24	0	24
Jeanne D'Arc Manor	3	Giovanni Center	85 S. 5th Street	0	0	0
Fuji Towers	3	Fuji Towers	690 North 5th Street	0	28	28
Town Park Towers	3	NCPHS	60 North 3rd Street	0	216	216
				Council District Total =		3,275
North Park Sycamores	4	Irvine Apartment Communities	70 Descanso Drive	67	0	67
North Park Las Palmas	4	Irvine Apartment Communities	150 Alicante Drive	66	0	66
Betty Anne Gardens	4	First Community Housing	945 Lundy Ave	75	0	75

List of Affordable Rental Housing - City of San José

Development Name	Council District	Developer (Sponsor)	Address	City Funded/ Facilitated Apartments	HUD Funded Apartments	Total Affordable Apartments
North Park The Laurels	4	Irvine Apartment Communities	155 Estancia Drive	80	0	80
North Park The Pines	4	Irvine Apartment Communities	70 Descanso Drive	35	0	35
North Park The Oaks	4	Irvine Apartment Communities	39 Rio Robles East	38	0	38
North Park I-III	4	Irvine Apartment Communities	75 Rio Robles East	35	0	35
Arbor Park Community	4	MidPen Housing	899 North King Road	74	0	74
Quail Hills Sr.	4	JSM Enterprises	1260 Piedmont Road and Sierra	95	0	95
Creekview Inn	4	First Community Housing	965 Lundy Avenue south of	24	0	24
Villa Savannah	4	Housing Partners	4511 Renaissance Drive	136	0	136
Verandas	4	JSM Enterprises	1868 North Capitol Avenue	92	0	92
Stonegate	4	Housing Partners	4401 Renaissance Drive	118	0	118
Enclave	4	Renaissance Associates	4349 RENAISSANCE DR	271	0	271
Willow Lake	4	Sobrato Development Company	1331 Lakeshore Circle	12	0	12
Rincon De Los Esteros	4	First Community Housing	1780 Old Oakland Road	246	0	246
Casa de Los Amigos	4	Eden Housing	967 Lundy Ave	24	0	24
				Council District Total =		1,488
Taylor Oaks Apartments	5	For the Future Housing	2726-2738 Kollmar	58	0	58
Mayfair Court Apartments	5	The Pacific Companies	65 McCreery Ave	92	0	92
Fairways at San Antonio	5	Affirmed Housing Group	305 San Antonio Court	86	0	86
Tierra Encantada	5	Community Housing Developers	1918 Alum Rock Avenue	92	0	92
Las Golondrinas	5	MACSA Housing Corporation	77 KENTUCKY PL.	49	0	49
Monte Vista Gardens Sr. Housing II	5	ROEM Development Corporation	2600 Nuestra Castillo Ct and Capitol	48	0	48
Capitol Manor	5	Capitol Manor	175 N. Capitol Avenue	0	33	33
Villa de Guadalupe	5	Standard Property Company	2151 Plaza de Guadalupe	41	60	101
Terramina Square	5	JSM Enterprises	410 North White Road	156	0	156
Sunset Square	5	Charities Housing Development Corp	2080 Alum Rock Avenue	109	0	109
Rose Garden Seniors	5	ROEM Development Corporation	3071 Rose Ave	65	0	65
Homesafe	5	Charities Housing Development Corp	70 Kentucky Place	24	0	24
Gadberry Court	5	ROEM Development Corporation	2557 Alum Rock Avenue	54	0	54
Park Sequoia	5	Affordable Housing Development Corp	2950 Story Road	32	0	32
Monte Vista Gardens Sr. Housing I	5	ROEM Development Corporation	2605 La Hacienda Ct and S.Capitol	68	0	68
El Rancho Verde	5	The Related Company	300 Checkers Drive	696	0	696
Monte Vista Gardens	5	Jamboree Housing Corp	2601 Nuestra Castillo Court	114	0	114
Villa Hermosa	5	Housing Authority of SCC	1640 Hermocilla Way	99	0	99
Girasol Seniors	5	MACSA Housing Corporation	1710 Alum Rock Ave.	60	0	60
Arbor Terraces	5	JSM Enterprises	2760 McKee Road	85	0	85
Poco Way	5	Housing Authority of SCC	1900 Poco Way	129	0	129
Jardines Paloma Blanca	5	MACSA Housing Corporation	132 North Jackson Avenue	43	0	43
Milagro	5	MidPen Housing	2850 Rose Avenue	15	0	15
Fairway Glen	5	Red Hill Residential	488 Toyon Ave	29	0	29
Emmanuel Terrace	5	Emmanuel Terrace	460 Francis Drive	0	18	18
Mayfair Golden Manor	5	San Jose Pacific Associates	2627 Madden Avenue	0	210	210
Las Casitas	5	Las Casitas	632 N. Jackson Ave.	0	168	168
				Council District Total =		2,733
San Carlos Senior	6	The Core Companies	1523, 1533 West San Carlos St	94	0	94
Curtner Gardens	6	First Community Housing	701 Curtner Avenue	178	0	178
David Avenue Apartments	6	David Avenue S.J.C, LP.	3068 David Avenue	17	0	17
Cherry Creek	6	Cherry Creek San Jose, L.P.	2020 Southwest Expressway	52	0	52
Almaden 1930	6	KDF Communities LLC	1930 Almaden	60	0	60
Northrup	6	Unity Care Group, Inc.	917 & 923 Northrup Street	34	0	34
Hester Apartments	6	Invision of Santa Clara	1759 Hester Avenue	16	0	16
Las Ventanas	6	JSM Enterprises	1800 Evans Lane	239	0	239
Cinnabar Commons	6	Seven Hills Properties	875 Cinnabar St (Stockton	243	0	243
Raintree	6	Fairfield Residential LLC	1058 S. Winchester	175	0	175
Trestles Apartments	6	Fairfield Trestles L.P.	1566 Scott St.	70	0	70
Summercrest Villas	6	Housing Partners	1725 Almaden Road	65	0	65
Lenzen Housing	6	The Core Companies	790 Lenzen Avenue	88	0	88
Brooks House Senior	6	Corporation for Better Housing	655 Richmond Avenue	62	0	62
Willow Glen Sr.	6	Community Housing Developers	465 WILLOW GLEN WAY	132	0	132
Willows Apartments	6	Housing Authority of SCC	894 Paula Street	46	0	46
Parkview Seniors	6	EAH Housing	355 Race Street and San Carlos	138	0	138
Parkside Glen	6	The Core Companies	810 Hillsdale Avenue and Pearl	180	0	180
Parkview Family	6	EAH Housing	360 Meridian Avenue and San	89	0	89
Canoas Terrace	6	Community Housing Developers	420 Sands Drive	112	0	112
Huff Gardens	6	Housing Authority of SCC	3021 Huff Avenue	71	0	71
Miranda Villa	6	JSM Enterprises	2094 Forest Avenue	109	0	109
La Fenetre	6	JSM Enterprises	705 Northrup Street and Parkmoor	50	0	50
Catalonia	6	Eden Housing	2036 Evans Lane east side	50	0	50
Hillview Glen	6	The Core Companies	3220 Pearl Avenue	137	0	137
Paula Street	6	First Community Housing	801 Paula Street	21	0	21
De Rose Gardens	6	Housing Authority of SCC	1401 DeRose Way	76	0	76
Vivente I	6	MidPen Housing	2400 Enborg Lane	29	0	29
Chai House II	6	Chai House II, Inc.	814 St Elizabeth Dr	70	0	70
Lenzen Gardens Senior	6	Housing Authority of SCC	893 Lenzen Avenue	94	0	94
Kimberly Woods Apartments	6	Kimberly Woods Associates	935 Willowleaf Dr	42	0	42
Chai House I	6	Chai House II, Inc.	814 St Elizabeth Dr	0	0	0
Hilltop Manor	6	Hilltop Manor	790 Ironwood Drive	0	0	0
				Council District Total =		2,839

List of Affordable Rental Housing - City of San José

Development Name	Council District	Developer (Sponsor)	Address	City Funded/ Facilitated Apartments	HUD Funded Apartments	Total Affordable Apartments
Orviesto Family Apartments	7	ROEM Development Corporation	80 Montecito Vista Drive	91	0	91
Monterey Family Apartments	7	Global Premier Development, Inc.	2774 Monterey Road	71	0	71
Corde Terra Village Senior	7	ROEM Development Corporation	2600 Corde Terra Circle	199	0	199
Paseo Senter II	7	The Core Companies	1896 Senter Rd	99	0	99
Paseo Senter I	7	The Core Companies	1898, 1908 Senter Rd	115	0	115
Charter Court Apartments	7	KDF Communities LLC	2570 Fontaine Rd.	37	0	37
San Jose Apartments	7	FPI Management	1500 Cunningham Avenue	0	214	214
Monte Alban	7	Monte Alban Partners, L.P.	1324 Santee Dr	77	0	77
Corde Terra Village Family	7	ROEM Development Corporation	2600 Corde Terra Circle	298	0	298
Almaden Family Apartments	7	Community Housing Developers	1501 Almaden Road	223	0	223
Timberwood Apartments	7	MidPen Housing	3903 Seven Trees Blvd.	108	0	108
Casa Real	7	KDF Communities LLC	2570 Fontaine Rd.	72	0	72
Pollard Plaza	7	EAH Housing	1178 McLaughlin near Story Road	129	0	129
Villa Solera	7	JSM Enterprises	1385 Lucretia Avenue	100	0	100
Summer Breeze	7	ROEM Development Corporation	200 Lewis Road	159	0	159
Oak Circle	7	BRIDGE Housing Corp.	1410 Roberts Avenue	98	0	98
Markham Plaza II	7	The Core Companies	2010 Monterey Road	151	0	151
Markham Plaza I	7	The Core Companies	2000 Monterey Road	152	0	152
Villa Monterey	7	KDF Villa Monterey, LP	2898 Villa Monterey	119	0	119
Valley Palms Apartments	7	KDF - Valley Palms, L.P.	2245 Lanai Ave.	142	0	142
Shiraz Senior	7	ROEM Development Corporation	1295 McLaughlin Avenue	60	0	60
Italian Gardens	7	MidPen Housing	1524 Almaden Road	146	0	146
Sienna Senior	7	JSM Enterprises	1496 Almaden Road	139	0	139
Helzer Court	7	Housing Authority of SCC	2960 MacIntyre Drive	154	0	154
Don de Dios	7	EAH Housing	987 Fair Avenue	67	0	67
Lucretia Gardens	7	Housing Authority of SCC	2020 Lucretia Ave.	16	0	16
Country Hills Apartments	7	MidPen Housing	124 Rancho Drive	78	0	78
				Council District Total =		3,314
Villaggio Sr.	8	JSM Enterprises	2855 The Villages Pkwy	78	0	78
Lion Villas	8	Pacific American Properties, Inc.	2550 S. King Rd.	109	0	109
						187
Arbor Apartments	9	MidPen Housing	1582 Kooser Road	0	122	122
Hillsdale Townhomes	9	MidPen Housing	1626-1656 Hillsdale Ave	47	0	47
Almaden Garden Apartments	9	Almaden Gardens	947 Branham Lane, #C	0	36	36
Oaks of Almaden	9	ROEM Development Corporation	5050 Russo Drive	125	0	125
Craig Gardens Apartments	9	First Community Housing	2580 South Bascom and Elden	89	0	89
El Parador Senior	9	Charities Housing Development Corp	2565 South Bascom Avenue	124	0	124
Ohlone Chynoweth Commons	9	BRIDGE Housing Corp.	5300 Terner Way	192	0	192
Blossom River	9	Housing Authority of SCC	1000 Blossom River Way	143	0	143
Ohlone Court	9	BRIDGE Housing Corp.	5225 Terner Way and Winfield	134	0	134
Pinmore Gardens	9	Housing Authority of SCC	1696 Branham Lane	51	0	51
Morrone Gardens	9	Housing Authority of SCC	1107 Luchessi Drive	102	0	102
Santa Familia	9	MidPen Housing	4984 Severance Drive	78	0	78
Homeport	9	MidPen Housing	5030 Union Avenue	15	0	15
Donna	9	HIP	1794 Donna Lane	4	0	4
Branham	9	Abode Services	1579 Branham Lane	2	0	2
1731 Ross	9	HIP	1731 Ross Circle	4	0	4
1726 Ross	9	HIP	1726 Ross Circle	4	0	4
1713 Ross	9	HIP	1713 Ross Circle	4	0	4
Dent Commons	9	MidPen Housing	5363 Dent Ave	23	0	23
Vivente II	9	MidPen Housing	5347 Dent Avenue	29	0	29
Foxchase Drive Apartments	9	Foxchase Drive San Jose Partners	1070 Foxchase Drive	29	0	29
				Council District Total =		1,357
Vista Park Sr. II	10	The Core Companies	3955 Vista Park Drive	82	0	82
Vista Park Sr. I	10	The Core Companies	3955 Vista Park Drive	82	0	82
Le Mirador	10	JSM Enterprises	1191 Coleman Road and Almaden	140	0	140
Carlton Plaza	10	Carlton Plaza of San Jose, LLC	380 Branham Lane	28	0	28
Almaden Lake Village	10	New Cities Land Company, Inc.	1045 Coleman Road	50	0	50
Plaza Del Sol	10	JSM Enterprises	1380 Blossom Hill Road and Waltrip	80	0	80
Almaden Lake Apartments	10	BRIDGE Housing Corp.	978 Almaden Lake Drive and	143	0	143
Hoffman - 5684	10	HIP	5684 Hoffman Court	4	0	4
Hoffman - 5668	10	HIP	5668 Hoffman Court	4	0	4
Hoffman - 5629	10	HIP	5629 Hoffman Court	4	0	4
				Council District Total =		617
			Citywide Total =	16,304	1,742	18,046