

City of San José Affordable Rental Housing Production Report

City-facilitated developments creating new or newly-affordable rental homes, and rehab of existing affordable apartments

As of 1st Quarter FY 2017-18: from 7/1/2016 to 9/30/2017

New Affordable Homes

Predevelopment

Project Name	Developer	Council District	Tenure Type	Amount Requested	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units
Balbach	Satellite Affordable Housing	3	Rental	\$200,000	\$0	0	0	0	0	0	0	TBD
Evans Lane Interim Communities	Abode	6	Rental	\$400,000	\$0	60	0	0	0	0	2	60
Gallup/Mesa	Eden Housing	10	Rental	\$200,000	\$0	0	0	0	0	0	0	TBD
Quetzal Gardens	RCD	5	Rental	\$1,000,000	\$0	30	40	0	0	0	1	70
				\$1,800,000	\$0	90	40	0	0	0	3	130

New Affordable Homes

Committed

Project Name	Developer	Council District	Tenure Type	City Amount (Loan + Land)	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units	Committed Date	Est. Cert. of Occupancy Date	Est. Conversion Date
Leigh Avenue Senior Apartments	First Community Housing	6	Rental	\$9,000,000	\$0	20	43	0	0	0	1	63	6/20/2017	TBD	TBD
North San Pedro Studios	First Community Housing	3	Rental	\$2,400,000	\$0	47	88	0	0	0	1	135	10/1/2013	TBD	TBD
Villas on the Park	PATH/Affirmed	3	Rental	\$16,600,000	\$0	42	41	0	0	0	1	83	1/31/2017	TBD	TBD
				\$28,000,000	\$0	109	172	0	0	0	3	281			

New Affordable Homes

Under Construction

Project Name	Developer	Council District	Tenure Type	City Amount (Loan + Land)	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units	Committed Date	Est. Cert. of Occupancy Date	Est. Conversion Date
****Laurel Grove Family Apartments	Housing Authority of the County of Santa Clara	6	Rental	\$0	\$0	23	58	0	0	0	1	81	N/A	7/1/2018	11/15/2018
Metropolitan Apartments (South Phase)	Charities Housing	7	Rental	\$3,735,000	\$0	10	20	0	0	0	1	30	3/10/2015	5/1/2018	12/31/2018
****Park Avenue Senior Apartments	Housing Authority of the County of Santa Clara	6	Rental	\$0	\$0	20	79	0	0	0	1	99	N/A	8/1/2018	12/12/2018
Plaza Hotel	Abode Services	3	Rental	\$2,250,000	\$0	47	0	0	0	0	1	47	3/15/2016	10/30/2017	12/1/2017
Santa Clara Inn	Abode Services	6	Rental	\$8,650,000	\$0	0	27	0	0	29	3	56	11/18/2015	9/1/2017	11/1/2017
Second Street Studios	First Community Housing	3	Rental	\$16,915,713	\$0	49	84	0	0	0	1	133	9/15/2015	7/31/2018	5/1/2019
				\$31,550,713	\$0	149	268	0	0	29	8	446			

New Affordable Homes
Construction Completed

Project Name	Developer	Council District	Tenure Type	City Amount (Loan + Land)	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units	Committed Date	Cert. of Occupancy Date	Est. Conversion Date
				\$0	\$0	0	0	0	0	0	0	0			

New Affordable Homes
Converted Projects to Permanent Financing

Project Name	Developer	Council District	Tenure Type	City Amount (Loan + Land)	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units	Funding Committed Date	Cert. of Occupancy Date	Conversion Date
				\$0	\$0	0	0	0	0	0	0	0			

Total in all categories for new/newly-affordable units: \$61,350,713 \$0 348 480 0 0 29 14 857

Preservation
Under Rehabilitation

Project Name	Developer	Council District	Tenure Type	City Amount (Loan + Land)	CSJ Bond Amount	ELI Units	VLI Units	LI Units	Mod Units	Market Rate Units	Unres. Manager Units	*Total Affordable Units	Funding Committed Date	Cert. of Occupancy Date	Conversion Date
Canoas Terrace	IMPACT	6	Rental	\$0	\$22,700,000	0	44	67	0	0	1	111	9/29/2015	12/1/2016	8/15/2017
Don de Dios	EAH	7	Rental	\$1,635,840	\$17,376,102	0	58	10	0	0	2	68	11/15/2016	TBD	TBD
HIP Portfolio	Abode	1,5,6,8	Rental	\$2,300,000	\$0	31	0	0	0	0	0	31	1/27/2015	2/1/2018	2/1/2018
Town Park Towers	Northern California Presbyterian Homes and Services	7	Rental	\$0	\$48,000,000	0	65	151	0	0	0	216	10/6/2015	6/1/2017	11/15/2017
Vermont House	Abode	6	Rental	\$3,017,000	\$0	0	28	0	0	0	2	30	10/23/2015	10/30/2017	12/1/2017
				\$6,952,840	\$88,076,102	31	195	228	0	0	5	456			

Notes: N/A = Not Applicable; TBD = To be determined; *** denotes that market-rate, manager and HUD-only units are excluded from total affordable units; ****denotes bond projects using non-City issuers