



Housing Compliance (HCD) Report

Confirmation of Redevelopment Agency On-Line Filing of Annual HCD Report

FY: Fiscal Year: 2010/2011

FM: Redevelopment Agency: SAN JOSEAgency Administrator: Bob StaedlerDate: 12/15/2011Time: 09:58 am

TO: State Controller

Division of Accounting and Reporting

Local Government Reporting Section

P.O.Box. 942850

Sacramento, CA 94250

This notice is automatically generated by HCD's On-Line Reporting System. The purpose is to file with the State Controller's Office verification the redevelopment agency has complied with Health and Safety Code (H&SC) Section 33080(a) and submitted the annual HCD report required by H&SC Section 33080.1.

HCD Notification: For the Fiscal Year 2009-2010 Supplemental Education Revenue Augmentation Fund (SERAF) payment, the agency:

☒ Did use revenue/funds that reduced the amount available to the Housing Fund

☐ Did not use revenue/funds that reduced the amount available to the Housing Fund

To the best of my knowledge the representations made above and the agency information reported are correct.

12/15/2011

Date

408-795-1838

Telephone Number

Bob Staedler

Signature of Authorized Agency Representative

Real Estate Manager

Title

California Redevelopment Agencies - Fiscal Year 2010/2011
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial Summary
SAN JOSE

<i>Adjusted Beginning Balance</i>	<i>Project Area Receipts</i>	<i>Agency Other Revenue</i>	<i>Total Expenses</i>	<i>Net Resources Available</i>	<i>Other Housing Fund Assets</i>	<i>Total Housing Fund Assets</i>	<i>Encum- brances</i>	<i>* Unen- cumbered Balance</i>	<i>Unen- cumbered Designated</i>	<i>Unen- cumbered Not Dsgntd</i>
\$50,278,562	\$65,291,455	\$0	\$74,720,940	\$40,849,077	\$12,815,668	\$53,664,745	\$40,849,077	\$0	\$0	\$0

<i>Expenses</i>	<i>Debt Service</i>	<i>Housing Construction</i>	<i>Housing Rehabilitation</i>	<i>Planning and Administration Costs</i>	<i>Property Acquisition</i>	<i>SERAF loan</i>	<i>Subsidies</i>	<i>Total</i>
2010/2011	\$25,918,446	\$21,947,575	\$4,935,546	\$7,853,571	\$30,564	\$12,815,668	\$1,219,570	\$74,720,940

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2010/2011
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE

		<i>Beginning Balance</i>	\$50,278,562
		<i>Adjustment to Beginning Balance</i>	\$0
		<i>Adjusted Beginning Balance</i>	\$50,278,562
<i>Total Tax Increment From PA(s)</i>	\$36,843,148	<i>Total Receipts from PA(s)</i>	\$65,291,455
		<i>Other Revenues not reported on Schedule A</i>	\$0
		<i>Sum of Beginning Balance and Revenues</i>	\$115,570,017

Expenditure

<u><i>Item</i></u>	<u><i>Subitem</i></u>	<u><i>Amount</i></u>	<u><i>Remark</i></u>
<i>Debt Service</i>			
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$11,405,000	
Interest Expense		\$14,513,446	
	<i>Subtotal of Debt Service</i>	<i>\$25,918,446</i>	
<i>Housing Construction</i>			
		\$21,947,575	
	<i>Subtotal of Housing Construction</i>	<i>\$21,947,575</i>	
<i>Housing Rehabilitation</i>			
		\$4,935,546	
	<i>Subtotal of Housing Rehabilitation</i>	<i>\$4,935,546</i>	
<i>Planning and Administration Costs</i>			
Administration Costs		\$7,853,571	
	<i>Subtotal of Planning and Administration Costs</i>	<i>\$7,853,571</i>	
<i>Property Acquisition</i>			
Relocation Costs		\$30,564	
	<i>Subtotal of Property Acquisition</i>	<i>\$30,564</i>	

California Redevelopment Agencies - Fiscal Year 2010/2011
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE

<u>Expenditure</u>			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
SERAF loan			
		\$12,815,668	
	Subtotal of SERAF loan	\$12,815,668	
Subsidies from the LMIHF			
1st Time Homebuyer Down Payment Assistance		\$1,219,570	
	Subtotal of Subsidies from the LMIHF	\$1,219,570	
	Total Expenditures	\$74,720,940	

Net Resources Available **\$40,849,077**

Indebtedness For Setasides Deferred **\$0**

Other Housing Fund Assets			
<u>Category</u>		<u>Amount</u>	<u>Remark</u>
SERAF Total Receivable		\$12,815,668	
	Total Other Housing Fund Assets	\$12,815,668	
	Total Fund Equity	\$53,664,745	

2006/2007	\$32304378			
2007/2008	\$37039821			
2008/2009	\$38985888	sum of 4 Previous Years' Tax	Prior Year Ending	Excess Surplus for
2009/2010	\$40557413	Increment for 2010/2011	Unencumbered Balance	2010/2011
		\$148887500	\$0	\$0

Sum of Current and 3 Previous Years' Tax Increments **\$153,426,270**

Adjusted Balance **\$0**

Excess Surplus for next year **\$0**

Net Resources Available **\$40,849,077**

Unencumbered Designated **\$0**

Unencumbered Undesignated **\$0**

Total Encumbrances **\$40,849,077**

California Redevelopment Agencies - Fiscal Year 2010/2011
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE

Unencumbered Balance	\$0
Unencumbered Balance Adjusted for Debt Proceeds	\$0
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households					
<u>Income Level</u>	<u>Low</u>	<u>Very Low</u>	<u>Moderate</u>	<u>Total</u>	

Land Held for Future Development					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
Sycamore Terrace	.51	Residen tial	08/15/2001		To be disposed off
Ford & Monterey	3.05	R-11	10/30/2006	01/30/2012	Starting on Phase 1 beginning of the year
Japantown	.55	Residen tial	04/01/2010		Lack of Funding
Willow Glen Woods	5	Light Industri al	12/30/2002		Lack of Funding
Willow Glen Woods	.94	Light Industri al	10/30/2002		Lack of Funding
Sycamore Terrace aka Playa Almaden	.92	Residen tial	02/16/1996		To be disposed off

Use of the Housing Fund to Assist Mortgageors

Income Adjustment Factors		Requirements Completed	
Home	\$	Hope	\$

Non Housing Redevelopment Funds Usage Not Applicable

Resource Needs

California Redevelopment Agencies - Fiscal Year 2010/2011
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE

LMIHF Deposits/Withdrawals				
<u>Document</u> <u>Name</u>	<u>Document</u> <u>Date</u>	<u>Custodian</u> <u>Name</u>	<u>Custodian</u> <u>Phone</u>	<u>Copy</u> <u>Source</u>
Achievements				
Description				

California Redevelopment Agencies-Fiscal Year 2010/2011
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 SAN JOSE

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Amount Suspended and/or Deferred	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
MERGED PROJECT AREA	\$184,215,740	\$36,843,148	\$36,843,148	\$0	\$0	\$36,843,148	20%	\$0	\$28,448,307	\$65,291,455
Agency Totals:	\$184,215,740	\$36,843,148	\$36,843,148	\$0	\$0	\$36,843,148	20%	\$0	\$28,448,307	\$65,291,455

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies- Fiscal Year 2010/2011
Project Area Contributions to Low and Moderate Income Housing Fund
Sch A Project Area Financial Information

Agency **SAN JOSE**
Address **City of San Jose Housing Department**
200 East Santa Clara Street, 12th Floor
SAN JOSE CA 95113

Project Area MERGED PROJECT AREA							
Type: Inside Project Area				Status: Active			
Plan Adoption: 1961				Plan Expiration Year: 2034			
<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$184,215,740	\$36,843,148	\$36,843,148	\$0	\$0	\$36,843,148	20%	\$0
Repayment					\$0		
Category							
Debt Proceeds					\$11,225,013		
Interest Income					\$147,139		
Loan Repayments					\$16,422,868		
Other Revenue					\$559,865		
Rental/Lease Income					\$93,422		
Total Additional Revenue					\$28,448,307		
Total Housing Fund Deposits for Project Area					\$65,291,455		

Agency Totals For All Project Areas:

<u>Gross Tax Increment</u>	<u>Calculated Deposit</u>	<u>Amount Allocated</u>	<u>Amount Exempted</u>	<u>Amount Suspended and/or Deferred</u>	<u>Total Deposited</u>	<u>%</u>	<u>Cumulative Def.</u>
\$184,215,740	\$36,843,148	\$36,843,148	\$0	\$0	\$36,843,148	20%	\$0
Total Additional Revenue from Project Areas:					\$28,448,307		
Total Deferral Repayments:					\$0		
Total Deposit to Housing Fund from Project Areas:					\$65,291,455		

California Redevelopment Agencies - Fiscal Year 2010/2011
Sch A/B Project Area Program Information
SAN JOSE

Project Area: **MERGED PROJECT AREA**

UNITS LOST

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Reporting Period: Next</u>					
<u>Other</u>					
Category Households Permanently Displaced - Non Elderly	51	4	1	0	56

REPLACEMENT HOUSING PLAN

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Next	Overland, Pacific & Cutler, Inc.	09-JUN-11

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Taylor Oaks Apartments	10/01/11	04/01/13	16	16	26	58

OWNER-OCCUPIED UNITS

	<u>Report Year</u>	<u>Amount</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Sales:	2010/2011	\$155,930	0	0	28	28

Project Area: **OUTSIDE PROJECT AREA**

FUTURE UNIT CONSTRUCTION

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Ford and Monterey (Special Needs)	02/29/12	06/01/13	0	19	0	19

OWNER-OCCUPIED UNITS

	<u>Report Year</u>	<u>Amount</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Sales:	2010/2011	\$384,145	0	0	30	30

California Redevelopment Agencies - Fiscal Year 2010/2011
Sch D General Project Information
SAN JOSE

Project Area Name: MERGED PROJECT AREA

Project Name: Housing Rehabilitation Program								
Address: SNI Areas San Jose								
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
Mobilehome Park Owner, Resident								
Non-Agency	Owner	Non-Elderly	4	0	0	0	0	4
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	5	0	8	0	0	13
Non-Agency	Owner	Elderly	5	0	3	0	0	8
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
Mobilehome Owner, Resident								
Non-Agency	Owner	Elderly	1	1	0	0	0	2
Non-Agency	Owner	Non-Elderly	2	1	0	0	0	3
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	3	1	0	0	0	4
Non-Agency	Owner	Elderly	8	1	0	0	0	9
Unit Total			28	4	11	0	0	43
PROJECT FUNDING SOURCE								
<u>Funding Source</u>					<u>Amount</u>			
Redevelopment Funds					\$299,601			
Federal Funds					\$131,923			
State Funds					\$292,579			

California Redevelopment Agencies - Fiscal Year 2010/2011
Sch D General Project Information
SAN JOSE

Project Area Name: MERGED PROJECT AREA

Project Name: Neighborhood Stabilization Program

Address: Various San Jose

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became</u> <u>Ineligible</u>	<u>Total</u>
<u>Other Provided without LMHF</u>								
<u>Unit</u>								
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	1	7	4	0	0	12
Unit Total			1	7	4	0	0	12

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Federal Funds	\$4,400,000

Project Name: Village Square

Address: 1465 & 1477 West San Carlos Ave. San Jose

Owner Name: Summerhill Homes Developer

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	2	0	0	2
Unit Total			0	0	2	0	0	2

California Redevelopment Agencies - Fiscal Year 2010/2011
Sch D General Project Information
SAN JOSE

Project Area Name: OUTSIDE PROJECT AREA

Project Name: Housing Rehabilitation Program

Address: Outside RDA Project Areas San Jose

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
<u>Mobilehome Owner, Resident</u>								
Non-Agency	Owner	Non-Elderly	63	4	0	0	0	67
Non-Agency	Owner	Elderly	11	0	0	0	0	11
<u>Non-Substantial Rehabilitation</u>								
Non-Agency	Owner	Non-Elderly	9	13	0	0	0	22
Non-Agency	Owner	Elderly	5	8	0	0	0	13
<u>Other Provided without LMIHF</u>								
<u>Unit</u>								
<u>Mobilehome Owner, Resident</u>								
Non-Agency	Owner	Elderly	9	1	0	0	0	10
Non-Agency	Owner	Non-Elderly	36	4	0	0	0	40
<u>Non-Substantial Rehabilitation</u>								
Non-Agency	Owner	Elderly	13	3	0	0	0	16
Non-Agency	Owner	Non-Elderly	15	7	0	0	0	22
<u>Unit Total</u>			161	40	0	0	0	201

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$1,587,948
Federal Funds	\$1,148,233

Project Name: Teacher Homebuyer Program

Address: Various

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
<u>Subsidy</u>								
Non-Agency	Owner	Non-Elderly	0	3	7	0	0	10
<u>Unit Total</u>			0	3	7	0	0	10

SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2010/2011

Agency: SAN JOSE

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I [H & SC Section 33413(b)(1)] AGENCY DEVELOPED	
1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for <u>Very-Low Income</u> Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	2
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	2
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	0
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	0
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	0
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	0

Redevelopment Agency City of San Jose

General Footnotes to Annual HCD Report FY Ended 6/30/11

Schedule A – Project Area Financial Information - Page 1 of 1

“Other Revenue”

In order to raise capital to finance affordable housing projects, short- and long-term strategies are utilized. During FY 10-11, \$559,865 in “Other Revenue” is made up of the following amounts:

Homebuyer Subordination Fee	\$ 12,840
Refund from prior year admin expenses	\$ 39,843
Reimbursement from NHSSV findings	\$507,182

Schedule A – General Project Area Information

For project area adoption and expiration date, please see Redevelopment Project Area Plan Expiration Dates matrix

Schedules A/B – Project Area Program Information – Page 1 of 1

Units Lost

Taylor Oaks replacement housing plan is reported here. Overland Pacific & Cutler is the relocation services consultant.

Future Unit Construction

Execution date is the loan agreement date.

Amount committed is the encumbered amount

Merged project area future unit construction:

Roundtable was previously reported in 2006-07; completion date of the project has changed from 6/30/09 to 6/1/11

Outside project area future unit construction:

Kings Crossing project was reported in 2007-08; completion date of the project has changed from 4/18/10 to 4/1/12

The Commons was previously reported in 2008-09; completion date of the project has changed from 12/31/09 to 11/1/11

Owner-Occupied Units - Sales

During this reporting period, 28 owner-occupied units were sold prior to expiration of affordability restrictions in the merged project areas; 18 were foreclosures, 3 were short sales and one was a bankruptcy.

30 owner-occupied units were sold prior to the expiration of affordability restrictions outside the redevelopment project areas; 21 were foreclosures, 5 were short sales and one was a bankruptcy. A home is considered foreclosed when the City obtains a copy of the Trustee's Deed from County Recorder's (via RealQuest).

Schedule D – General Project Information - all pages

“Agency-Developed” vs. “Non-Agency Developed” Units

The current draft guidelines for the preparation of the report to HCD instruct preparers to call any housing development that involves redevelopment funds to be labeled as “Agency-Developed” Units. However, HCD has agreed to allow the Agency to categorize units developed by private developers using redevelopment funds as “Non-Agency Developed”. This categorization is consistent with previous years annual reporting to HCD.

“Elderly” Units

The HCD definition of “elderly” is in conflict with the definition of “senior” housing, as specified by the California Civil Code Section 51.3. Since state law requires compliance with the Civil Code in order to construct units restricted by age, the San José Housing Department uses that definition in reporting age restricted units. For example, HCD defines an “elderly” person as 60 years or older while the Civil Code defines a “senior citizen” as 62 years of age or older, or if residing in a qualified senior citizen housing development, 55 years or older. Additionally, for the purposes of this report, senior residents who were assisted through the City's housing rehabilitation programs are also indicated as “elderly” units.

“Manager” Units

Manager Units for 100% affordable rental housing developments are entered in the market-rate category, unless otherwise specified.

“Funding Sources” – Redevelopment Funds & Private Funds

“Redevelopment Funds” refers to the Low- and Moderate-Income Housing Fund (the 20% Funds) as well as 80% Funds provided by the Redevelopment Agency. “Federal Funds” may include HOME funds and federal stimulus funds “State Funds” generally include: Prop 1C (Infill, TOD, MHP), EHAP, Prop 46 funds, CalHOME and BEGIN. “Other Local Funds” generally include funding from the County of Santa Clara Office of Affordable Housing and Affordable Housing Fund (AHF). “Private Funds” generally include: Senior loan, Housing Trust Fund, excess income, and Federal Home Loan Bank – AHP, bank permanent loans and private grants. Tax credit equity (Limited Partner) is reported under “TCAC/Federal Award.” Deferred developer fee is reported under “Owner’s Funds.”

Schedule D-1 (not shown in the printable reports)

“Federally Assisted Housing Developments”

Schedule D-1 asks whether a particular development is a “federally assisted multi-family rental project.” Since the definition of that term includes the federal Low-Income Housing Tax Credit program (Section 42 of the Internal Revenue Code), all development financed by the Housing Department and receiving either 9% or 4% tax credits are being reported in the on-line database as “federally assisted”.

Schedule D-1 (not shown in printed reports)

“Term of Affordability Restriction”

The City's recorded affordability restrictions stipulate that the term of the restriction (generally 55 years for rental projects and 45 years for ownership projects) begins on the date that a Certificate of Occupancy/Notice of Completion is issued for the Assisted Unit or the date that the Assisted Unit is occupied, whichever occurs first. For purposes of recording the start date of the term of Affordability Restriction on Schedule D-1, the Affordability Restrictions recordation date is used.

Schedule D, Merged & Outside Project Area

“Housing Rehabilitation Program”

Under “Non-Agency Developed and Owner-Occupied,” the following loans and grants through the Housing Rehabilitation Program were reported under the following categories: “Substantial Rehabilitation Units” – HPP Loan, \$150,000; “Non-Substantial Rehabilitation Units” – Grants and Z-Loan - \$15,000;

“Neighborhood Stabilization Program”

Housing units assisted with federal stimulus funds are recorded here. Generally, housing units are purchased, rehabilitated and then sold through this program.

Schedule E

Schedule E is automatically generated by HCD's on line program from Agency's inputs in Schedule D. There is no real increase in the Agency inclusionary obligation from FY 10-11 activity because our Inclusionary Housing Policy along with the Housing Department's affordable projects provides units that are more than the required number of units to fulfill our obligation.

REDEVELOPMENT PROJECT AREA PLAN EXPIRATION DATES

	PROJECT AREA	ORIGINAL ADOPTION	LAST AMENDMENT NO.	DATE OF MERGER ¹	RDA ACTIVITY ENDS ^{^^}	TI COLLECT EXPIRES ^{^^}	EMINENT DOMAIN AVAILABLE PRIOR TO	DEBT MUST BE INCURRED BY	LAST DAY TO PAY DEBT ^{^^}
1.	Alameda	03/05/91	20	04/04/91	12/31/14	N/A	12/31/10	N/A [^]	06/30/14
2.	Almaden Gateway	04/07/88	18	05/07/88	04/07/30	04/07/39	06/24/08*	N/A [^]	04/07/40
3.	Alum Rock Avenue	04/07/88	25	05/07/88	12/31/14	N/A	12/31/03*	N/A [^]	12/31/16
4.	Century Center	11/08/83	25	01/05/84	11/08/27	11/08/36	12/15/10*	N/A [^]	11/08/37
5.	Civic Plaza	06/15/99	8	07/15/99	07/16/30	N/A	06/15/11	07/16/19	07/16/45
6.	East Santa Clara Street	04/07/88	23	05/07/88	04/07/17	N/A	N/A	N/A [^]	04/07/26
7.	Edenvale Industrial	07/15/76	29	09/24/81	07/15/20	07/15/29	12/15/10*	N/A [^]	07/15/30
	Edenvale (expansion)	09/01/81		10/01/81	09/01/25	09/01/34	12/15/10*	N/A [^]	09/01/35
8.	Guadalupe-Auzerais	05/19/83	26	09/29/83	05/19/27	05/19/36	12/15/10*	N/A [^]	05/19/37
9.	Japantown	12/02/93	15	01/01/94	12/12/26	N/A	12/02/05	N/A [^]	12/12/35
10.	Julian-Stockton	07/15/76	28	10/30/80	07/15/20	07/15/29	12/15/10*	N/A [^]	07/15/30
11.	Market Gateway	11/08/83	24	01/05/84	11/08/27	11/08/36	12/15/10*	N/A [^]	11/08/37
--	Mayfair One	04/19/71	2	N/A	04/19/01	N/A	N/A	N/A	04/19/11
12.	Monterey Corridor	12/13/94	12	01/12/95	12/13/27	12/13/41	12/13/06*	12/13/14	12/13/42
13.	Neighborhood Business Clusters (NBC)	03/06/01	6	04/05/01	04/06/32	N/A	03/06/13*	04/06/21	04/06/47
14.	Olinder	07/15/76	27	10/30/80	07/15/20	07/15/29	12/15/10*	N/A [^]	07/15/30
15.	Park Center	07/24/61	21	07/25/96	01/01/13	01/01/22	06/24/08	N/A [^]	01/01/23
16.	Pueblo Uno	07/08/75	27	09/24/81	07/08/19	07/08/28	12/15/10*	N/A [^]	07/08/29
17.	Rincon de Los Esteros	07/16/74	34	09/24/81	07/16/18	07/16/27	12/15/10*	N/A [^]	07/16/28
	Rincon de Los Esteros (1st expansion)	07/03/79		09/24/81	07/03/23	07/03/32	12/15/10*	N/A [^]	07/03/33
	Rincon de Los Esteros (2nd expansion)	06/08/82		07/08/82	06/08/26	06/08/35	12/15/10*	N/A [^]	06/08/36
	Rincon de Los Esteros (3rd expansion)	11/05/91		N/A	11/05/33	N/A	12/15/10*	N/A [^]	11/05/42
18.	San Antonio Plaza	01/03/68	31	10/30/80	01/01/13	01/01/22	01/01/09*	N/A [^]	01/01/23
19.	Story Road	02/05/91	20	03/07/91	12/31/14	N/A	07/01/06*	N/A [^]	06/30/14
	Story Road (reduced boundary)	06/25/96 ²		N/A	06/30/09	N/A	07/01/06*	N/A [^]	06/30/19
20.	Strong Neighborhoods Initiative (SNI)	06/25/02	8	07/25/02	07/26/33	N/A	06/25/14 ³	07/26/22	07/26/48
	SNI Diridon Area	05/19/09		N/A	07/26/34	07/26/48	06/25/14	07/26/22	07/26/49
21.	West San Carlos Street	03/05/91	19	05/09/91	12/31/14	N/A	12/31/10* ⁴	N/A [^]	06/30/14

* Agency may not employ eminent domain power over property in the Project Area on which any person resides.

[^] Date to incur debt deleted on 11/5/02 per SB 211 (Ordinance No. 26765).

^{^^} Dates extended by one year on 11/18/03 per SB 1045 (Ordinance No. 27011), 4/5/05 per SB 1096 (Ordinance Nos. 27388 and 27389),

8/29/06 per SB 1096 (Ordinance Nos. 27826 and 27827), and 3/8/11 per ABx4 26 (Resolution Nos. 6006 and 6007 – plan effectiveness and payment of debt only).

¹ Ordinance was adopted 30 days prior to this effective date of the merger.

² Reduced boundary became effective 7/1/01.

³ Eminent domain is restricted by notification and public outreach obligations (see Plan).

⁴ Eminent domain over unincorporated County land commenced after 7/1/01 must be approved by County.

2010-11 Housing and Community Development Report
Proportion of Planning and Administrative Costs to Program Costs

The City of San José Redevelopment Agency Board certifies that the amount of 20% tax increment funds spent on planning and general administrative activities is not disproportionate to the 20% tax increment funds spent on production, improvement and preservation of affordable housing. As reported in the Housing and Community Development report, in Fiscal Year 2010-2011 \$7,853,571 on planning and administrative costs, which is 15% of the total amount spent on the production, improvement and preservation of affordable housing \$54,021,138.

2010-11 PROGRAM COSTS	
Debt Services	25,918,447
Housing Construction	21,947,575
Housing Rehabilitation	4,935,546
Subsidies (Homebuyer Program)	1,219,570
TOTAL PROGRAM COSTS	54,021,138
2010-11 Planning and Administrative Costs	7,853,571
Planning & Admin costs as a % of Program Costs	14.5%