

**Authority to Use  
Grant Funds**

**U.S. Department of Housing and Urban Development  
Office of Community Planning and Development**

<b>To:</b> (name & address of Grant Recipient & name & title of Chief Executive Officer)  Santa Clara County Housing Authority 505 West Julian Street San Jose, CA 95110	<b>Copy To:</b> (name & address of SubRecipient or Secondary Contact)  Christopher Burton Director, Planning, Building & Code Enforcement City of San Jose 200 East Santa Clara Street San Jose, CA 95113
We received your Request for Release of Funds and Certification, form HUD-7015.15 on	May 26, 2023
Your Request was for HUD/State Identification Number	

All objections, if received, have been considered. And the minimum waiting period has transpired. You are hereby authorized to use funds provided to you under the above HUD/State Identification Number. File this form for proper record keeping, audit, and inspection purposes.

**Program: Section 8 Project-Based Voucher Program**  
**Project: Parkmoor Community Apartments**

**Description of project/activity:**

The development of 1510-1540 Parkmoor Avenue ("Site") in San Jose is a joint effort among Allied Housing, Inc. ("Allied"), Adobe Services ("Adobe") and the County of Santa Clara Office of Supportive Housing ("County"). The Site is comprised of two legal parcels adjacent to Highway 280 at the intersection of Parkmoor Avenue and Meridian Avenue (County of Santa Clara APN 277-22-009 and 277-22-011). The site is vacant.

The proposed development would include seventy-nine affordable housing units and two managers' units for a total of 81 units. Housing units would be located on the second through fifth floors. Housing would include 13 mobility accessible units and nine communication accessible units. The housing development would be known as Parkmoor Community Apartments. A community youth center for Transitional Aged Youth (TAY) would use the ground floor and would be known as the Hub ("HUB").

The HUB would be owned and operated by the County. The HUB's services would be dedicated to supporting current and former foster youth, ages 15-24. The HUB's amenities would include an outdoor basketball half court, seating and barbeque areas, indoor classrooms, teaching kitchen, staff offices and consulting rooms. Approximately 300 TAY would use the HUB each month. The expected number of employees at the HUB is eighty.

Allied Housing would own and operate the housing portion. Fifty percent of the affordable housing units are targeted for TAY. The remaining supportive housing is targeted to households between 20-60 percent of the area median income (AMI). There would be 20 studios, 19 one-bedroom, 22 two-bedroom, 20 three-bedroom apartments. A total of seventy parking spaces would be provided and sixty-seven bicycle parking spaces.

Adobe would provide supportive services for residents distinct from those offered at the HUB to TAY. These services would include residential and clinical case management services focusing on housing stability as a foundation from which residents can address other areas of concern such as developing job and life skills, addiction and family stability.

Subject to approval of financing arrangements, construction is expected to start in November 2023, with projected completion of May 2025 for a total construction duration of approximately 19 months. The total estimated project cost is \$78,200,000. The Santa Clara County Housing Authority (SCCHA) would be providing Section 8 housing assistance to the project in the form of

Project Based Vouchers (PBVs) for forty-one dwelling units, as authorized under Section 8 of the Housing Act of 1937, as amended. PBV housing assistance would be provided for an initial contract term of 20 years, with a possible automatic renewal of an additional 20 years subject to annual appropriations from the federal government and SCCHA's determination that the owner is in compliance with the Housing Assistance Payment contract and other applicable HUD requirements, for a total of 40 years. The estimated total funding for rental subsidy is \$31,157,280; \$1,557,864 annually for the initial 20-year term of the Housing Assistance Payment contract and contingent upon the availability of Section 8 funds as allocated by HUD. Please note that the actual funded amount may be up to \$5,000,000 more to account for market fluctuations.

Typed Name of Authorizing Officer: Gerard R. Windt  Title of Authorizing Officer Executive Director Office of Public Housing	Signature of Authorizing Officer  <i>Todd Greene</i> for Gerard R. Windt	Release Date:  June 12, 2023
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Previous editions are obsolete.

form **HUD-7015.16** (2/94)  
ref. Handbook 6513.0