

City of San Jose Redevelopment-Funded Affordable Housing Examples

Casa Feliz Studios – This affordable rental housing project, developed by nonprofit San José developer First Community Housing, replaced an aging SRO with **60 new SRO apartments** on a 0.4-acre infill site near transit. Fifty-two units house extremely low-income households at 30% Area Median Income (AMI), **seven of which are home to very low-income special needs residents** at or below 35% AMI. Casa Feliz is the first multifamily development in the Bay Area to have a **living roof** and is LEED NC Gold Certified. The project just won the national Home Depot Award of Excellence and an Environmental Leadership award from the Governor. The City contributed **\$2.5 million in 20% funds** to the project with a **leverage ratio** of non-City funds to City funds of **5.5 to 1**.



Developer: First Community Housing, www.casafelizapartments.org/



Paseo Senter I & II – This affordable rental housing project, developed by San José developers Charities Housing and The Core Companies, won the 2010 HUD Secretary/AIA national Housing & Community Design award of Excellence for best affordable housing design in the nation. A total of **218 affordable units** were built, including **26 units for special needs residents**. The project creates a "place" in a previously disconnected, underutilized section of the city. Paseo Senter's neighborhood includes a Native American cultural center, a Grandparent center, and a childcare center in addition to counseling spaces, a community room, computer room and library. Paseo Senter also offers a swimming pool, and is located on an active bus route close to a school, medical clinic, other neighborhood amenities, and trail connections behind the property.

The City loaned **\$12.9 million in 20% funds** for the project with a leverage ratio of non-City funds to City funds of 5.3 to 1.

Developer: Charities Housing and the CORE Companies, www.charitieshousing.org/paseosenter.htm



Corde Terra Seniors – This **200-unit** affordable rental project for **very low-income seniors**, developed by Silicon Valley developer ROEM Development, is an integral part of a new community created by ROEM on a groundlease of the County Fairgrounds. It is located next to 300 new affordable family rental units and 43 market-rate for-sale units in a pedestrian friendly ‘village’ atmosphere. The project is located **next to a medical clinic**, and offers many

amenities: a centrally-located pool, a nearby joint-use open space with the local school, a recreation building, and a computer room. Community gardens offer opportunities for residents to interact and create community, and a series of attractive landscaped courtyards allow many options for seniors to recreate outside. In addition, the project is on a bus route and is less than one mile from the large former-GE Plant shopping center, with many shopping and dining options. The project, which obtained **project-based rental vouchers** from the Housing Authority of the County of Santa Clara, was supported by a **\$12.3 million commitment of 20% funds** from the City with a **leverage ratio** of non-City funds to City funds of **2.5 to 1**.

Developer: ROEM Development, www.roemcorp.com/apartments/overview.cfm?community_id=20

Gish Apartments – This affordable rental housing infill project, developed by nonprofit San José developer First Community Housing, offers **34 affordable units for very low-income and extremely low-income households**, including **12 units for developmentally disabled residents** and their caregivers. Located directly on the light rail line along North 1st Street, Gish also houses a 7-Eleven convenience store on the first floor, as well as another neighborhood-serving business. Gish incorporates extensive green building features and is one of the first permanent special needs housing projects in California to focus on reduction of building material emissions that can be so detrimental to environmentally-sensitive residents. As with all FCH projects, residents receive free Eco Passes to allow free use of local transit. Gish has received **numerous awards**, including the first LEED for Homes Gold certification in California from the US Green Building Council, the AIA COTE Top 10 National Green Projects award, and the 2009 Best Green Affordable Housing Project national award from *Affordable Housing Finance Magazine*. The City funded **\$2.5 million in 20% funds** to the project with a **leverage** ratio of non-City funds to City funds of **5.6 to 1**.



Developer: First Community Housing, www.gishapartments.org/