

**City of San José Affordable Housing Program
PRODUCTION REPORT
January 2010**

Completed Developments FY 2009 - 2010

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	Aff. Units	Total Units	Amt. of City Commitment	Completed
Corde Terra Seniors	ROEM	7	Rental	Seniors	Housing	N/A	0	199	0	0	0	2	199	201	\$12,300,000	Nov-09
<i>Monterey Family</i>	Global Premiere	7	Rental	Family	N/A	N/A	0	8	44	19	0	1	71	72	\$0	Oct-09
Fairways at San Antonio	Affirmed	5	Rental	Family	Housing	Gateway East	0	26	58	0	0	2	84	86	\$8,834,085	Aug-09
New Construction Completions							0	233	102	19	0	5	354	359	\$21,134,085	

Acquisition/Rehabilitation

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MKT	Aff. Units	Total Units	Amt. of City Commitment	Completed
Hillsdale Townhouses	Mid-Peninsula Housing	9	Rental	Family	A/R	N/A	0	17	31	0	0	0	48	48	\$5,000,000	Nov-09
Acquisition/Rehabilitation Completions							0	17	31	0	0	0	48	48	\$5,000,000	
Total Completed Developments							0	250	133	19	0	5	402	407	\$26,134,085	

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Projects Under Construction

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment	Anticipated Completion
Monte Vista-Cannery Square	KB Homes	6	For-Sale	For-Sale	IH	Burbank Del Monte	0	0	0	0	76	159	76	235	\$0	Feb-10
Modern Ice Phase II	Taylor Morrison	3	For-Sale	For-Sale	IH	13th Street SNI	0	0	0	0	27	84	27	111	\$0	Nov-10
Village Square	Summerhill	6	For-Sale	For-Sale	IH	West San Carlos NBD	0	0	0	0	19	76	19	95	\$0	Dec-10
<i>Belovida at Newbury Park</i>	CORE/EAH	3	Rental	Seniors	Housing	N/A	0	48	136	0	0	1	184	185	\$23,614,937	Fall-11
New Construction Units Currently Under Constructior							0	48	136	0	122	320	306	626	\$23,614,937	

Acquisition/Rehabilitation

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment	Anticipated Completion
None																
Acq./Rehab. Units Currently Under Construction							0	0	0	0	0	0	0	0	0	0

Total Units Currently Under Construction	0	48	136	0	122	320	306	626	\$23,614,937
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TOTAL UNITS COMPLETED AND UNDER CONSTRUCTION	0	298	269	19	122	325	708	1033	\$49,749,022
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Name Change Notes: Fairgrounds Seniors is now Corde Terra Seniors

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Funding Committed

Construction/Permanent Loans

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment
90 Archer St.	Charities	3	Studio	Spec. Needs	Housing	South Rincon	6	16	25	0	0	1	41	42	\$5,297,000
Brookwood Terrace Family*	ROEM	5	Rental	Family	Housing	Olinder	0	21	62	0	0	1	83	84	<i>\$11,893,000</i>
Cornerstone at Japantown	CORE	3	Rental	Family	Housing	13th Street	0	14	27	11	0	1	52	53	\$6,300,000
1460 N. 4th Street*	First Community	3	Rental	Family	Housing	South Rincon	35	35	40	25	0	1	100	100	\$16,084,579
Delmas/Jerome/Fuller	Habitat for Humanity	6	For-Sale	For-Sale	Housing	Greater Gardner	0	0	1	0	0	0	1	1	\$120,000
Kings Crossing Family	Charities	3	Rental	Family	Housing	N/A	8	42	50	0	0	2	92	94	\$10,565,700
McCreery Courtyards	Pacific West Communities	3	Rental	Family	Housing	Alum Rock NBD	0	46	46	0	0	1	92	93	\$7,900,000
New San José Family Shelter	Family Supportive Hsg.	3	Shelter	Homeless	Housing	N/A	35	35	0	0	0	0	35	35	\$6,291,000
North San Pedro Sites	Intracorp & Barry Swenson	3	For-Sale	For-Sale	RdA	Julian Stockton	0	47	88	0	0	600	135	735	\$19,920,000
Orvieto Family*	ROEM	3	Rental	Family	Housing	N/A	0	23	68	0	0	1	91	92	\$14,908,000
Sycamore Terrace	Barry Swenson	10	For-Sale	For-Sale	Housing	N/A	0	0	0	0	16	0	16	16	\$2,471,921
San Carlos Seniors	CORE/ROEM	6	Rental	Seniors	Housing	West San Carlos NBD	0	99	0	0	0	1	99	100	\$9,605,000
Construction/Permanent Loan Funding Committed							84	378	407	36	16	609	837	1445	\$111,356,200

*Note: Commitment amounts for projects that have an asterisk * include the cost of the land, which is anticipated to be owned by the City and leased to the project.

Acquisition/Rehabilitation

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment
The Commons	Bill Wilson Center	N/A	Rental	Spec. Needs	A/R	N/A	27	10	11	6	0	1	27	28	\$1,800,000
Roundtable (Prop. 46 Unity Care)	Unity Care Group	2	Rental	Spec. Needs	A/R	Edenvale/Great Oaks	7	7	0	0	0	0	7	7	\$2,125,000
Construction/Permanent Loan Funding Committed							34	17	11	6	0	1	34	35	\$3,925,000
Total Construction/Permanent Loan Funding Committed							118	395	418	42	16	610	871	1480	\$115,281,200

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Funding Committed (con't)

Land Acquisition Loans

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment
Markham Terrace	Charities	7	Rental	Family	Housing	Monterey Corridor	7	29	70	0	0	2	99	101	\$6,280,000
Rosemary Family Apartments	ROEM	3	Rental	Family	Housing	South Rincon	0	46	102	34	0	2	182	184	\$6,300,000
Rosemary Senior Apartments	ROEM	3	Rental	Seniors	Housing	South Rincon	0	27	78	0	0	1	105	106	\$3,700,000
Land Acquisition Loan Funding Committed							7	102	250	34	0	5	386	391	\$16,280,000

Land Purchase Options

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment
Ford & Monterey	Eden	2	Rental	Spec. Needs	Housing	N/A	16	38	40	15	0	2	93	95	\$8,000,000
Willow Glen Woods (Satellite)	Satellite	6	Rental	Spec. Needs	Housing	N/A	*	*	*	*	*	*	*	*	\$3,588,852
Land Purchase Option							0	0	0	0	0	0	0	0	\$11,588,852

Predevelopment Loans

New Construction

Development	Developer	Council District	Housing Type	Occupancy Type	Funding or Program	RDA/SNI Area	Special Needs	ELI	VLI	LI	MOD	MGR/ MKT	Aff. Units	Total Units	Amt. of City Commitment*
163 Baypointe	EAH	4	Rental	Family	Housing	Rincon	*	*	*	*	*	*	*	*	\$100,000
Willow Glen Woods (Satellite)	Satellite	6	Rental	Spec. Needs	Housing	N/A	*	*	*	*	*	*	*	*	\$100,000
Markham Terrace	Charities	7	Rental	Family	Housing	Monterey Corridor	*	*	*	*	*	*	*	*	\$500,000
90 Archer St.*	Charities	3	Studio	Spec. Needs	Housing	South Rincon	*	*	*	*	*	*	*	*	\$880,000
Kings Crossing*	Charities	3	Rental	Family	Housing	N/A	*	*	*	*	*	*	*	*	\$2,288,056
Cornerstone at Japantown*	CORE	3	Rental	Family	Housing	13th Street	*	*	*	*	*	*	*	*	\$200,000
San Carlos Seniors*	CORE/ROEM	6	Rental	Seniors	Housing	West San Carlos NBD	*	*	*	*	*	*	*	*	\$1,540,600
Predevelopment Loan Funding Committed*							0	0	0	0	0	0	0	0	\$700,000

Total Potential New Projects with Funds Committed	125	497	668	76	16	615	1,257	1,871	\$ 143,850,052
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TOTAL UNITS COMPLETED + UNDER CONSTRUCTION + FUNDING COMMITTED	125	795	937	95	138	940	1,965	2,904	\$ 193,599,074
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*Note: Predevelopment loan amounts are subsets of the total construction/permanent commitment amounts and are not additive. Those projects without asterisks do not have a construction/permanent commitment and so are added for the total.

Name Change Notes: San Antonio Family is now known as Brookwood Terrace
 Alum Rock and McCreery is now McCreery Courtyards
 899 N. 10th Street (10th and Hedding) is now Cornerstone at Japantown
 Bill Wilson Center is now known as The Commons

Types:

- Hsg - New Construction funded by the Housing Department
- IH - New Construction Inclusionary Units with no City and no Agency funding
- RdA - New Construction funded by the Redevelopment Agency
- A/R - Newly restricted units in Acquisition/Rehabilitation projects funded by the Housing Department or funded through bonds only
- RdA -A/R- Newly restricted units in Acquisition/Rehabilitation projects funded by the Redevelopment Agency
- Pres. - Preservation = A/R extending the affordability term of previously restricted units, funded by the Housing Department