



COUNCIL AGENDA: 12/10/24  
FILE: 24-2305  
ITEM: 8.2

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Nanci Klein  
Chris Burton

**SUBJECT:** See Below

**DATE:** December 9, 2024

Approved

Date

**12/9/2024**

**COUNCIL DISTRICT:** Citywide

## SUPPLEMENTAL

**SUBJECT:** Multifamily Housing Incentive Program and North San Jose Parks Fee Realignment

## REASON FOR SUPPLEMENTAL

This supplemental memorandum provides an updated list of eligible market-rate and affordable residential developments that qualify for the Multifamily Housing Incentive Program that will be heard by the City Council on December 10, 2024.

## ANALYSIS

Since the memorandum was posted for the Multifamily Housing Incentive Program and North San José Parks Fee Realignment on November 27, 2024, staff has refined the list of eligible market-rate and affordable projects according to the latest information available from the Department of Planning, Building and Code Enforcement.

There are 35 eligible projects on the updated list – 7,357 market-rate and 2,276 affordable – for a total of 9,633 units. The tables below reflect the final universe of eligible projects.

**Market-Rate Projects**

	<b>Project Address</b>	<b>Developer</b>	<b>Last Entitlement Expiration</b>	<b>Units</b>
1	498 West San Carlos	Urban Catalyst	12/14/2028	272
2	4300-4360 Stevens Creek	Fortbay/Perry Hariri	8/30/2028	407
3	14200 Union	Weingarten Investors	11/2/2028	305
4	1312 El Paseo de Saratoga/ 1177 Saratoga	Sand Hill Property	11/29/2029	772
5	205 Dupont	Miramar Capital/Perry Hariri	5/4/2028	689
6	700 Saratoga	Avalon Bay Communities	3/17/2027	247
7	905 North Capitol	Hanover	6/29/2028	350
8	1298 Tripp; 1325/ 1347 E. Julian	ROYGBIV	11/29/2029	913
9	70 N. 27th	HC Investment LLC	5/31/2029	198
10	1530 W. San Carlos	Urban Villas LLC	6/28/2029	237
11	1520 W. San Carlos	Vivji Mani	7/12/2029	256
12	1050 Saint Elizabeth	Evershine XVII LP	4/19/2029	206
13	West San Carlos and Sunol	Republic Urban	5/4/2028	263
14	1065 S. Winchester	A&Z Development	10/25/2028	70
15	1073 S. Winchester	A&Z Development	8/25/2027	61
16	605 Blossom Hill	Republic Urban	8/9/2028	239
17	1197 Lick/Tamien Station	Republic Urban	12/9/2026	434
18	681 E. Trimble	Hannover Company	8/14/2028	1146
19	210 Baypointe	Summerhill Homes	10/22/2028	292
<b>Total</b>				<b>7357</b>

**Affordable Projects**

	<b>Project Address</b>	<b>Developer</b>	<b>Last Entitlement Expiration</b>	<b>Units</b>
1	802 S. First	Maracor/Pacific West	10/12/2028	166
2	2080 Almaden	Affirmed Housing Group	10/6/2029	80
3	1371 Kooser	Affirmed Housing Group	8/24/2028	190
4	525 N. Capitol	Community Development Partners	9/1/2028	160
5	771-797 Almaden	Resources for Community Development	1/28/2028	99
6	675 E. Santa Clara	Santa Clara Housing Authority	4/20/2028	178

HONORABLE MAYOR AND CITY COUNCIL

December 9, 2024

**Subject: Multifamily Housing Incentive Program and North San Jose Parks Fee Realignment**

Page 3

	<b>Project Address</b>	<b>Developer</b>	<b>Last Entitlement Expiration</b>	<b>Units</b>
7	605 Blossom Hill	Green Republic Blossom Hill LLC	8/9/2028	89
8	70 Kentucky Place	Charities Housing	11/9/2029	55
9	501 Almaden	Satellite Housing	9/1/2028	53
10	1135 E. Santa Clara	Allied Housing	10/9/2026	91
11	2315 Canoas Garden	Sand Hill Property Co	1/10/2028	237
12	995 E. Santa Clara	First Community Housing	9/23/2028	74
13	2920/2928 Alum Rock	Charities Housing	9/1/2028	83
14	934-948 E. Santa Clara	Milestone Housing Group	8/8/2029	103
15	71 Vista Montana	Charities Housing	3/21/2029	446
16	178 E. Trimble	Pacific Companies	8/14/2028	172
<b>Total</b>				<b>2276</b>

/s/

NANCI KLEIN

Director of Office of Economic  
Development and Cultural Affairs

/s/

CHRIS BURTON

Director, Planning, Building, and  
Code Enforcement Department

For questions, please contact Blage Zelalich, Deputy Director, City Manager's Office of Economic Development and Cultural Affairs, at [blage.zelalich@sanjoseca.gov](mailto:blage.zelalich@sanjoseca.gov) or (408) 535-8172 or Jerad Ferguson, Principal Planner, Planning, Building, and Code Enforcement Department at [jerad.ferguson@sanjoseca.gov](mailto:jerad.ferguson@sanjoseca.gov) or (669) 223-1160.