



*Housing*

# Approval of a Loan Commitment for a New Community of Affordable 'For Sale' Homes

June 30, 2020

Item 8.4

**Jacky Morales-Ferrand**  
Deputy Director  
Housing Department

**Rachel VanderVeen**  
Deputy Director  
Housing Department



# 101 S. Jackson Development

## Developer: Habitat for Humanity East Bay / Silicon Valley

- 🏠 14 townhomes in District 5
  - Two to four bedrooms for sale to low-income and moderate income residents
- 🏠 \$2.2 million funding commitment
- 🏠 Construction expected to begin 2021 and completed 2023



# Affordable Homeownership for Families

Income Target	Bedroom Size	# of homes
<b>Low-Income (\$112K family of four)</b>	2 - BR	2
<b>Low-Income</b>	3 - BR	8
<b>Low-Income</b>	4 - BR	2
<b>Moderate-Income (\$155K family of four)</b>	3 - BR	1
<b>Moderate-Income</b>	4 - BR	1
<b>Total number of homes:</b>		<b>14</b>



# Gap Exceeds \$300K for Moderate & Low Income Families

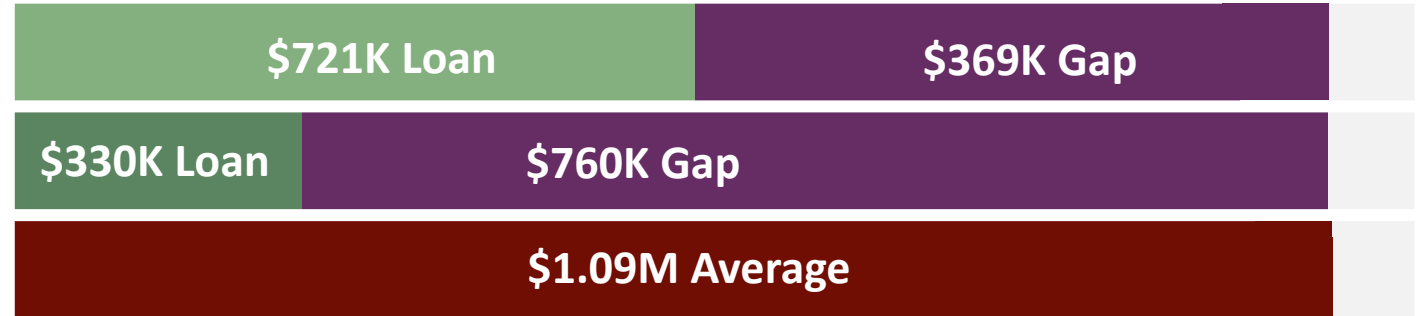


**Moderate Income**  
(\$155K family of 4)

**Low Income**  
(\$112K family of 4)

**Average Condo**  
(in San José)

## Condominiums

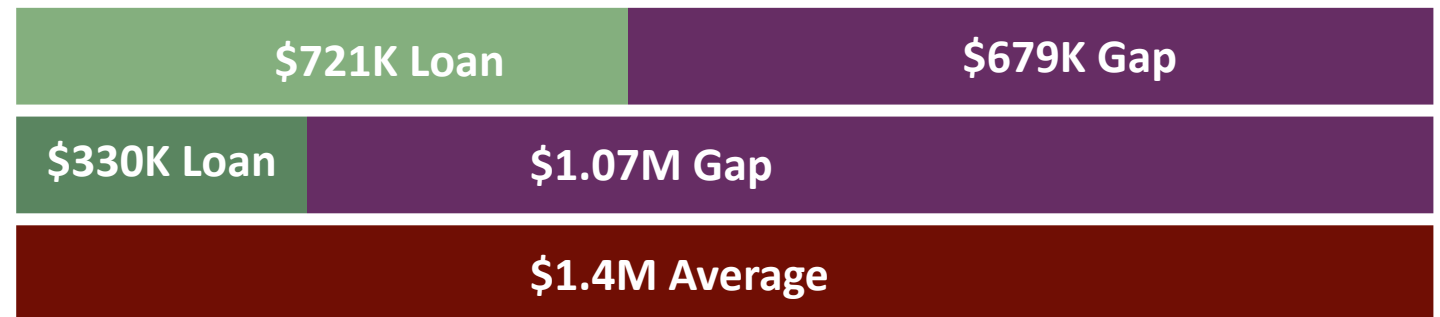


**Moderate Income**  
(\$155K family of 4)

**Low Income**  
(\$112K family of 4)

**Average Single Family Home**  
(in San José)

## Single Family Home



Source: Zillow, June 29, 2020



# Homeowner Selection Process



**Need for Housing**



**Willingness to Partner**



**Ability to Pay**



# Recommendation

**(b) Adopt the following Fiscal Year 2019-2020 Appropriation Ordinance and Funding Source Resolution Amendments in the Multi-Source Housing Fund:**

- (1) Increase the revenue estimate for Fees, Rates and Charges by \$6,289,711; and
- (2) Increase the Ending Fund Balance by \$6,289,711.

**(c) Adopt the following Fiscal Year 2020-2021 Appropriation Ordinance and Funding Source Resolution Amendments in the Multi-Source Housing Fund:**

- (1) Increase the estimate for Beginning Fund Balance by \$6,289,711; (2) Increase the Housing Loans and Grants appropriation for the Housing Department by \$2,200,000; and
- (3) Increase the Ending Fund Balance by \$4,089,711.





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