



Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **FROM:** Jacky Morales-Ferrand
John Ristow

SUBJECT: SEE BELOW **DATE:** January 23, 2019

Approved

Date

1/25/19

COUNCIL DISTRICTS: 3 & 6

SUBJECT: AUTHORIZATION TO APPLY FOR THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES GRANT FOR THE BALBACH STREET SITE, PAGE STREET SITE, AND ROOSEVELT PARK SITE; AND CONSTRUCTION OF ASSOCIATED TRANSPORTATION-RELATED CAPITAL IMPROVEMENTS

RECOMMENDATION

Adopt a resolution:

- (a) Authorizing the City Manager or his designee to submit the following joint applications under Round 4 of the Affordable Housing and Sustainable Communities (“AHSC”) program to fund new affordable housing, infrastructure and programs that help reduce greenhouse gas emissions in San José, with:
 - (1) Satellite Affordable Housing Associates (“SAHA”) for the Balbach Street site (“Balbach Site”) to the California Strategic Growth Council (“SGC”) and/or California Department of Housing and Community Development (“HCD”) in an amount not to exceed \$20,000,000;
 - (2) Charities Housing Development Corporation of Santa Clara County (“Charities”) for the Page Street site located at 329-353 Page Street (“Page Site”) to SGC and/or HCD in an amount not to exceed \$11,000,000; and
 - (3) First Community Housing (“FCH”) for the Roosevelt Park site located at 21 North 21st Street (“Roosevelt Site”) to SGC and/or HCD in an amount not to exceed \$17,000,000.

- (b) Authorizing the City Manager or his designee to enter into, execute, and deliver the following agreements:
 - (1) State of California Standard Agreement (“Standard Agreement”) in a total amount not to exceed \$20,000,000 for the Balbach Site, and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds;
 - (2) Standard Agreement in a total amount not to exceed \$11,000,000 for the Page Site, and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds; and
 - (3) Standard Agreement in a total amount not to exceed \$17,000,000 for the Roosevelt Site, and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds.
- (c) Authorizing the City Manager or his designee to execute in the name of the City, the AHSC Program Application Packages and the AHSC Program Documents as required by HCD for participation in the AHSC Program.
- (d) Authorizing the City Manager or his designee to negotiate and execute an agreement as co-applicants with SAHA for the Balbach Site, with Charities for the Page Site, and with FCH for the Roosevelt Site; to allocate responsibilities and liabilities between the City and SAHA, the City and Charities, and the City and FCH if the AHSC grants and loans are awarded to the City and SAHA, the City and Charities and the City and FCH.
- (e) Authorizing the City Manager or his designee to negotiate and execute an agreement with the Valley Transportation Authority (“VTA”) as a non-applicant for the Balbach and Roosevelt Sites in order to operate enhanced transit services using electric buses and installing and maintaining transportation amenities.

OUTCOME

City Council adoption of the resolution will authorize staff to work with SAHA, Charities, and FCH, respectively, to submit AHSC applications, as joint applicants, on or before the AHSC application deadline of February 11, 2019. If SCG awards the AHSC funds requested, SAHA and the City will together receive as much as \$20,000,000 for the Balbach Site; Charities and the City will together receive as much as \$11,000,000 for the Page Site; and FCH and the City will together receive as much as \$17,000,000 for the Roosevelt Site. The AHSC funds will help fund the design and construction of affordable housing, sustainable transportation infrastructure, and urban greening at each site. Each project will be completed independently over five years.

EXECUTIVE SUMMARY

The AHSC program provides loans to construct affordable housing and grant funds to build greenhouse gas reducing infrastructure that supports transit, bicycling and walking. Last year (round 3 of AHSC) the City and several partners applied for one loan for the Quetzal affordable housing project (in the amount of \$8,000,000) and one grant (in the amount of 4,551,400). Unfortunately, we were not selected for an award. However, in the prior year (Round 2 of AHSC), the City and several partners applied for two grants and were awarded approximately \$28 million. This year, City staff are recommending that the City submit three applications.

The Balbach application would fund the construction of an affordable housing development at 226 Balbach Street in Council District 3, enhanced bikeways, pedestrian crossings, and urban greening. In addition, this application would purchase two electric buses for VTA to run on Route 66 as part of VTA's planned Next Network service enhancement. The project would also add new trees and landscaping to multiple areas in the immediate vicinity. Pedestrian crossing improvements at the intersection of Woz Way and Auzerais Avenue will also be included. The proposed project responds to needs identified through the City's Vision Zero program, Downtown Strategy 2040, and Activate San José plan.

The Page application would fund the construction of an affordable housing development at the Page Street site (a consolidation of 329, 341 and 359 Page Street) in Council District 6, enhanced signage, ADA ramps, pedestrian crossings, traffic calming measures, bike boulevards and urban greening. The proposed project responds to needs identified through the City's Vision Zero program, West San Carlos Urban Village Plan, and Activate San José plan.

The Roosevelt application would fund the construction of an affordable housing development known as Roosevelt Park Apartments, at 21 N. 21st Street in Council District 3, traffic calming measures, bike lanes, pedestrian crossings, ADA ramps, and urban greening. In addition, this application would purchase two electric buses for VTA to run on Route 77 as part of VTA's planned Next Network service enhancement. The proposed project responds to needs identified through the City's Vision Zero program, the Roosevelt Park and East Santa Clara Urban Village, and Activate San José plan.

BACKGROUND

The AHSC program, as part of the "Cap and Trade" Program, was established with the passage of AB 32, the California Global Warming Solutions Act of 2006. The purpose of the AHSC program is to reduce Greenhouse Gas ("GHG") emissions through projects that implement land-use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives, including the following:

- Reducing air pollution
- Improving conditions in disadvantaged communities
- Supporting or improving public health and other co-benefits
- Improving connectivity and accessibility to jobs, housing, and services
- Increasing options for mobility
- Increasing transit ridership
- Preserving and developing affordable housing for lower income households
- Protecting agricultural lands to support infill development

The AHSC Program is designed to reduce GHG emissions through fewer or shorter vehicle trips. The AHSC Program funds integrated land use and transportation projects supporting low-carbon transportation options. Promoting low-carbon transportation requires strategies that link residential areas, major employment centers and other key destinations to transit and active transportation options such as walking and cycling.

The lack of affordable housing in San José creates an extremely challenging situation for low income individuals, families, and unhoused members of the community. Between 2011-2015, 40% of San José Residents paid more than 30% of their income on housing.¹ In addition, more than 4,000 people in San José are homeless, with over three-fourths of that population living on the streets or in encampments. As stated in the City's *FY 2017-2018 Housing Investment Plan*, funding for affordable housing is limited due to the elimination of redevelopment agency funds, the depletion of State funds such as Proposition 1C, the reduction of Federal entitlement programs such as HOME and the narrow failure of Measure V (parcel tax to raise funds for affordable housing). AHSC can help the City stretch its affordable housing dollars further to expand the City's affordable housing pipeline.

In addition to providing more affordable housing, policymakers in California and around the Bay Area continue to seek new ways to pay for "green" infrastructure to reduce greenhouse gas emissions, conserve natural resources, reduce air and water pollution, and to create enhancements that support denser development and encourage the use of alternative modes of transportation.

In 2016, AHSC round 2, the City of San José partnered with affordable housing developers on two different AHSC projects. Both projects were funded for a total of nearly \$28 million. In

¹ 2011-54 U.S. Department of Housing and Urban Development, CHAS Data

2017, AHSC round 3, the City focused on one application for the Quetzal project and fell short by 1-point of being selected for an award. Over the past few months, an interdepartmental team of City staff from the Departments of Housing, Transportation (DOT), and the City Attorney's Office have been working closely with SAHA, Charities, FCH, the Valley Transportation Authority and technical assistance provider Enterprise Community Partners to evaluate potential capital projects and to prepare innovative, collaborative, and compelling applications for each of the three AHSC sites. In AHSC round 2, the program awarded \$289 million statewide. In AHSC Round 3, the program awarded \$255 million. This year, AHSC round 4, approximately \$400-million is available.

Grant Requirements

The State requires AHSC applicants to submit a City Council resolution with each grant application. The resolution must authorize City staff to apply for and accept the AHSC funds. The State also requires that joint applicants be held 'joint and severally' bound to the completion of all elements that are proposed in the concept application to provide accountability and ensure that the full scope of the project is realized on time and on budget. This is explained in more detail later in this memorandum.

ANALYSIS

The analysis section describes the affordable housing and transportation projects intended to be funded with the AHSC grant and the requirements related to the grant application. The City and partners will apply for three grants seeking funding for both affordable housing and transportation improvements. As the projects are evaluated, scoped and costs are calculated, the amounts will be fixed in the grant application. The chart below shows estimates for the AHSC loan and grant application requests.

Name of Site	Developer	Affordable Housing Units	Loan for Housing	Grant for Transportation	Total Request
Balbach	SAHA	87	\$12,000,000	\$8,000,000	\$20,000,000
Page	Charities	82	\$6,600,000	\$4,400,000	\$11,000,000
Roosevelt	FCH	80	\$10,200,000	\$6,800,000	\$17,000,000
Total					\$48,000,000

Balbach Street

The project area is in Downtown San José in the South of First Area Arts and Entertainment District at the southeast corner of the intersection of Balbach Street and Almaden Boulevard. The eight-story project will provide 87 affordable apartments, which includes 19 studios, 54 one-bedroom, and 14 two-bedroom apartments. The apartments will serve residents at 30% to 60% of Area Median Income (“AMI”) as follows: 18 apartments at 30% of AMI, 38 apartments at

50% AMI and 30 apartments at 60% AMI (plus one unrestricted manager's apartment). The project is located within a census tract where the poverty rate is greater than 20%.

The ground floor amenities include a common space, building management offices, car and bike parking spaces, and utilities. The second floor amenities include a large tenant multipurpose room with a kitchen, a smaller tenant multipurpose room, a social services office, a tenant laundry facility, courtyard, and apartments. The upper floors are all apartments with some utilities. The project will include sustainable elements such as stormwater planters, drought tolerant plants, and sustainable materials. A map of the AHSC Project Area is provided as **Attachment A**.

If the AHSC grant application is approved for the Balbach Site, SAHA will receive a loan that will pay off construction debt and be used as a source of permanent financing. The AHSC loan is subordinate to City financing.

Page Street

This project area is just west of Downtown San José on a .76-acre parcel of land. The affordable housing development will be the result of the consolidation of three single family parcels located at 329, 341 and 353 Page street. The 5-story development will be new construction of 82-units (81 studio apartments, with one unrestricted staff apartment) that will be owned, developed, and managed by Charities. The studios will be approximately 350 square feet with complete kitchens and ADA accessible bathrooms. The studio apartments will serve residents at 30%, 40% and 50% of AMI, with the average affordability in the development at 40% AMI. The development will designate 1/3 of its units for homeless households. Also, 10 apartments at 30% AMI will be set aside for developmentally disabled households.

Amenities include locked bicycle storage, offices for property management, smart-passes to residents to encourage use of public transportation, service providers, laundry facilities, a large community room with an attached kitchen for staff and resident use, landscaped open space at the ground level that will provide a walking/recreational connection between Meridian Avenue and Willard Avenue. There will also be podium-level outdoor terraces for residents. A total of 62 parking spaces will be provided through a combination of parking lifts and typical surface parking. Charities will also provide Smart Passes to the residents to encourage the use of public transportation. A map of the AHSC Project Area is provided as **Attachment B**.

If the AHSC grant application is approved for the Page Site, Charities will receive a loan that will pay off construction debt and be used as a source of permanent financing. The AHSC loan is subordinate to City financing.

Roosevelt Park

This project area is toward the western end of the Roosevelt Park Urban Village at 21 North 21st Street, just north of E. Santa Clara Street. FCH plans to build Roosevelt Park Apartments a mixed-use, 8-story building with two levels of garage parking, 6 levels of residential units, and 1

level of commercial office space. Roosevelt Park Apartments will consist of 80 units of multifamily housing with a mix of studios (28), 1-bedroom (11), 2-bedroom (27), and 3-bedroom (14) apartments. Fifteen of the apartments will be set aside for Transition Age Youth, 20 of the units will be set aside for the Developmentally Disabled population, 40 units will be designated as rapid rehousing units for homeless individual and families, and the remaining five apartments will be workforce housing. The apartments will serve resident at 80% AMI (10 apartments), 60% AMI (9 apartments), 50% AMI (20 apartments), 30% of AMI (40 apartments) and one apartment will be an unrestricted manager's unit. Given the range of unit sizes and target populations, Roosevelt Park Apartments will be a diverse community of individuals and families who are working towards independence and stability.

The plan also calls for FCH to move its main office to the commercial office space, which will be located at the top level of the building. Common areas will include the property manager and Social Service Coordinator's offices, private rooms for case managers, large and small meeting spaces, a computer lab, open lounge/seating areas, a central laundry facility, and a large outdoor space on top of the garage podium that can accommodate a children's play area, community garden plots and seating. Roosevelt Park, Roosevelt Community Center and indoor batting cages surround the property and the Rapid Bus 522 Corridor is only steps away providing access to high quality public transportation. A map of the AHSC Project Area is provided as **Attachment C**.

If the AHSC grant application is approved for the Roosevelt Site, FCH will receive a loan that will pay off construction debt and be used as a source of permanent financing. The AHSC loan is subordinate to City financing.

Urban Greening and Transportation Improvements

The City proposes to incorporate greenscaped pedestrian and bicycle systems, urban street canopy, green alleys, drought tolerant and native landscaping and landscape restoration, green roofing, community gardens, natural infrastructure, or Storm water features into public spaces for each of the three AHSC project areas.

If awarded, this grant would provide funds to design and construct several transportation improvements within a one-mile radius of each of the three AHSC project locations. Proposed improvements focus on providing bikeways and safe and accessible walkways as well as promoting transit ridership.

These improvements will enhance safety for the community and provide greater access to key destinations. The scope of work includes, but is not limited to, enhanced crosswalks, upgraded accessible curb ramps, Rectangular Rapid Flash Beacons, traffic signals, Class IV Bikeways, Class II Bike lanes, Class III Bike Boulevards, bike racks, and streetlight improvements. A vicinity map of the project areas is included at **Attachments A, B, and C**.

VTA Improvements

At the Balbach Site, VTA will provide two electric buses to run on Route 66 for at least ten years. Also, at the Roosevelt Site, VTA will provide two electric buses to run on Route 77 for at least ten years. These routes are part of VTAs planned Next Network service enhancement. The inclusion of two electric buses at each of these sites significantly strengthens each of their AHSC applications by further advancing AHSC's goals.

Collective and Individual Responsibility To Complete Projects

The State requires that joint applicants be held 'jointly and severally' liable for the completion of all elements that are proposed in the concept application in order to provide accountability and ensure that the full scope of the project is realized on time and on budget. This contract condition is common with other grants and it holds all parties involved responsible for the total fulfillment of grant obligations under a collective agreement. If one partner defaults on their responsibilities, the other partner would be required to fulfill the obligation. For example, the City would be liable for the loan for the affordable housing development at 226 Balbach Street if SAHA does not meet the obligations of the loan. Similarly, SAHA would be responsible for completing the City's and VTA's transportation related capital improvements should the City fail to complete them.

After some comparison research with other cities and further analysis, staff has concluded that much of the risk can be mitigated if the grant is phased so that the City begins its capital projects after the developer's construction loan has closed. In affordable housing development, much of the risk dissipates after the construction loan closes as almost all affordable housing developments in California are completed once construction commences. In addition to phasing, it is anticipated that the City and the developers would execute indemnification agreements to further specify the deliverables and responsibilities of each party under the grant and loan documents. Under the indemnification agreements, the City would be responsible for completing the capital projects and programs assigned to the City. The developer co-applicant would be responsible for completing the affordable housing development and supporting programs for residents of the Site.

The indemnification agreements would establish the roles and responsibilities of the City and the developers would, at a minimum, include the following terms:

The City and the developers shall indemnify, defend, protect, and hold each other harmless against any and all claims arising out of, or in connection with, each other's performance or failure to perform its obligation to complete construction and development of the parties respective AHSC obligations.

The City and the developers shall comply with the schedule of performance contained within the grant application and provide progress reports to the City and developers on a regular basis.

The City and the developers shall be responsible for paying all cost overruns associated with their respective AHSC obligations. The Agreements shall terminate upon completion of the obligations under the AHSC documents or mutual agreement of the City and the respective developers.

For the Balbach and Roosevelt sites VTA would serve as a contractor (not a co-recipient) to operate the electric bus on Route 66 (Balbach) and Route 77 (Roosevelt) and to install and maintain bus shelters and related amenities within the project area. A separate "Sustainable Transportation Infrastructure (STI) and Transportation Related Amenity (TRA) ("STI/TRA")" agreement between VTA, the City and [SAHA (for Balbach) or FCH (for Roosevelt) & FCH] would be executed and submitted with the application, as required, to demonstrate prior experience with delivering such projects. The STI/TRA agreement would also establish the roles and responsibilities of VTA, the City, SAHA and FCH and would, at a minimum, include the following terms:

VTA shall in its sole responsibility, complete its obligations to:

- Provide 4 electric buses (not to exceed \$1,000,000 per bus) and commit to servicing, at minimum, 2 electric buses on Route 66 for ten years and 2 electric buses on Route 77 for ten years. The electric buses will not exclusively run on Routes 66 and 77, as VTA assigns buses to different routes, depending on operational needs.
- VTA shall indemnify, defend, protect, and hold harmless the City and SAHA (for Balbach) or the City and FCH (for Roosevelt) against any and all claims arising out of or in connection with VTA's performance or failure to perform its obligations to procure electric buses, and to operate transit services as outlined in the scope.
- VTA shall comply with the schedule of performance contained within the grant application and provide progress reports to the City, SAHA and FCH on a regular basis.
- VTA shall be responsible for paying all cost overruns associated with its AHSC obligations.

The Agreement shall terminate upon completion of the obligations under the AHSC Documents or mutual agreement of the City, VTA, SAHA and FCH. While joint and several liability does present some risks, many agencies across the state have found ways to mitigate this risk and are moving ahead with competitive joint applications.

Performance Requirements

The AHSC application requires applicants to include project milestones and deliverables. If the City and its co-applicants submit a full application and AHSC funds are awarded, the co-applicants would be required to meet certain performance milestones. Anticipated dates for completion of these milestones are listed below:

Milestone	Date Due
Award Announced	July 2019 (anticipated)
Standard Agreement Executed	Fall 2019
Disbursement Agreement Executed	Fall 2019
Begin Construction (Housing)	No later than July 2021
Begin Construction (Transportation, Urban Greening)	No later than July 2021
Disbursement Deadline	No later than July 2024

EVALUATION AND FOLLOW-UP

If the City is awarded AHSC funding, staff from the effected departments (Housing and Transportation) will work with the developers, the VTA, the City Manager's Office, and the City Attorney's Office to prepare and execute all required documents and agreements necessary for the grants. For each of the three AHSC sites, the City Attorney' s Office would prepare a joint indemnification agreement that includes a schedule of deliverables with assigned responsibilities and milestones.

If the project applications are approved, staff will bring forth memoranda to City Council requesting appropriation of the AHSC funds. Since AHSC is a reimbursement based grant,

the City would need to "front" funding for AHSC financed projects. The appropriation requests will include additional detail regarding the projects' scope and schedule.

POLICY ALTERNATIVES

Alternative: Do not approve the staff recommendation to submit the applications and accept AHSC funds.

Pros: The City would avoid the financial risk associated with the AHSC joint and several liability requirements.

Cons: The City would lose the opportunity to obtain up to \$48,000,000 in State funds for new affordable housing, transportation infrastructure, services, and other amenities.

Reason for not recommending: Staff expects to limit the risk derived from the joint and several liability requirements through project phasing, indemnification agreements, a workplan, and ongoing coordination. Furthermore, the risks associated with construction of the affordable housing development are minimal and can be mitigated through a variety of measures.

PUBLIC OUTREACH

Balbach Site

Satellite Affordable Housing Associates (SAHA) implemented a comprehensive outreach plan to engage with the community that provided information, answered questions, and determined the concerns of the Balbach neighborhood residents and businesses. SAHA hosted a total of nine neighborhood or community meetings from December 2017 to November 2018. SAHA held two Open Houses open to the wider community. SAHA also held smaller Community Action Committee meetings with members of the Market Almaden Neighborhood Association, House of Pizza owners, City of San José representatives, and other San José residents. SAHA also met with an Artist Focus Group and the San José Downtown Design Committee. These meetings addressed a wide range of topics such as project design, services, resident population, and property management. In December 2018, representatives from SAHA, the Housing and Transportation Departments, VTA, City Council, citizens' groups and other stakeholders met and performed a comprehensive walk-audit of the site evaluating community needs and proposed improvements. Balbach is scheduled to go to the Director's Hearing for entitlements and CEQA on January 30, 2019.

Page Site

Prior to City Council's approval of the project's entitlements on December 4, 2018, Charities implemented a comprehensive outreach plan to engage with the community to provide information, to answer questions, and determined the concerns of the neighborhood residents and businesses. From April 2017 to June 2018, the Charities hosted a total of 19 neighborhood or community meetings, attended by neighborhood associations, local faith-based organizations, various advocacy groups and community members, addressing a wide array of topics regarding the Page Project. Many of the community's comments and suggestions were incorporated into the development. Ultimately, the Page Project received widespread community support. In December 2018, representatives from Charities, the Housing and Transportation Departments, City Council, citizens' groups, and other stakeholders met and performed a comprehensive walk-audit of the site evaluating community needs and proposed improvements.

Roosevelt Site

FCH has engaged in a comprehensive effort to learn about the needs of residents and businesses in the Roosevelt community and that provided the community with information about the proposed development. Since the Roosevelt Park Urban Village Plan itself is the product of extensive community input, FCH reviewed it carefully at the outset and designed a matrix showing how the Roosevelt project met the myriad of policies (e.g., land use, building height, architectural, street frontage, etc.) outlined in the Roosevelt Urban Village Plan.

During summer 2017, FCH met one-on-one with a series of community stakeholders. FCH also met with the past and current Presidents of the Roosevelt Park Neighborhood Association, long-time resident and activist David Viera, Professor Emeritus of San José State University and

community activist Terry Christensen, and Recreation Supervisor at the Roosevelt Community Center Phil Solis. At these meetings, FCH presented the development plans, answered questions, and solicited feedback. Following the meetings FCH made modifications to the Roosevelt project design to respond to community feedback. In August 2017, FCH held a community meeting at the Roosevelt Community Center that was attended by approximately twenty-five community members. The meeting covered a range of topics, including the updated project design, timeline, target population (e.g., rent and income levels), parking, security, social services, community branding, property management, project financing and the impact of construction activities on the neighborhood. In December 2018, representatives from FCH, the Housing and Transportation Departments, VTA, City Council, citizens' groups and other stakeholders met and performed a comprehensive walk-audit of the site evaluating community needs and proposed improvements. In order to meet the AHSC application deadline of February 11, 2019, Roosevelt is under review in the Planning Department to obtain the necessary entitlements and is anticipated to go to Director's Hearing on February 6, 2019. Typically, affordable housing developments seeking funding have completed the entitlements process prior to requesting City Council approval for funding. In this case, due to the compressed timeline, the funding request will slightly precede the completion of entitlements.

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

COMMISSION RECOMMENDATION/INPUT

This item was not heard by the Housing and Community Development Commission, as approvals of affordable development financing do not fall under the functions, powers, and duties of the Commission delineated in Section 2.08.2840 of the San José Municipal Code.

FISCAL/POLICY ALIGNMENT

The Projects are consistent with: the City's *Envision 2040 General Plan*, *The 2014-23 Adopted Housing Element* by helping the City meet its Regional Housing Needs Allocation; the City's *Downtown Strategy 2040* (Balbach); the City's *West San Carlos Urban Village Plan* (Page); the City's *Roosevelt Park Urban Village* (Roosevelt); the City's current *Housing Investment Plan* by increasing the supply of affordable housing; the City's *2015-20 HUD Consolidated Plan* by providing apartments that will be affordable for very low- and extremely low-income households; the *Community Plan to End Homelessness* approved by the City Council in February 2015 by providing supportive housing for homeless residents; and the City's *Vision Zero* traffic safety program.

COST SUMMARY/IMPLICATIONS

Budget action to recognize the Affordable Housing and Sustainable Communities funds will be brought forward should the applications be accepted. The funds loaned will be repaid to the State by the developers. Ongoing costs related to the urban greenery (etc.) will be evaluated and also brought forward at that time.

CEQA

Balbach: Addendum to the Downtown Strategy 2040 Environmental Impact Report (EIR) (Resolution No. 78942), the Envision San José 2040 General Plan Final Program EIR (Resolution No. 76041), Envision San José 2040 General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto; and does not involve new significant impacts beyond those analyzed in the above EIRs, File No. SP18-024.

Page: Mitigated Negative Declaration for the Page Street Housing Project, File Nos. SP17-037 and AT18-012.

Roosevelt: Mitigated Negative Declaration for the Roosevelt Park Apartments Mixed-Use Development, File No. SP17-027.

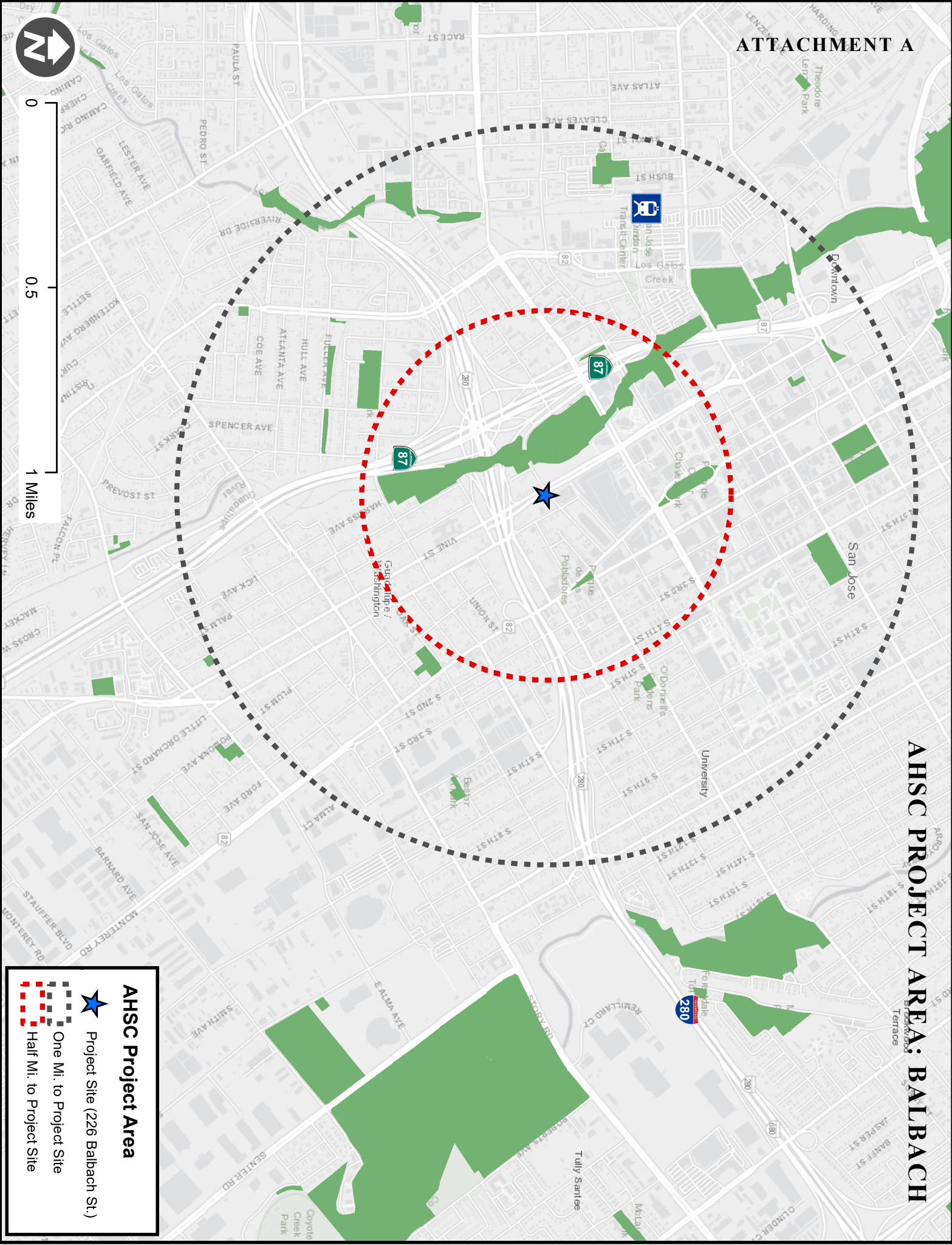
/s/
JACKY MORALES-FERRAND
Director, Housing

/s/
JOHN RISTOW
Acting Director, Transportation

For questions, please contact Kemit Mawakana, Division Manager, at (408) 535-3851.



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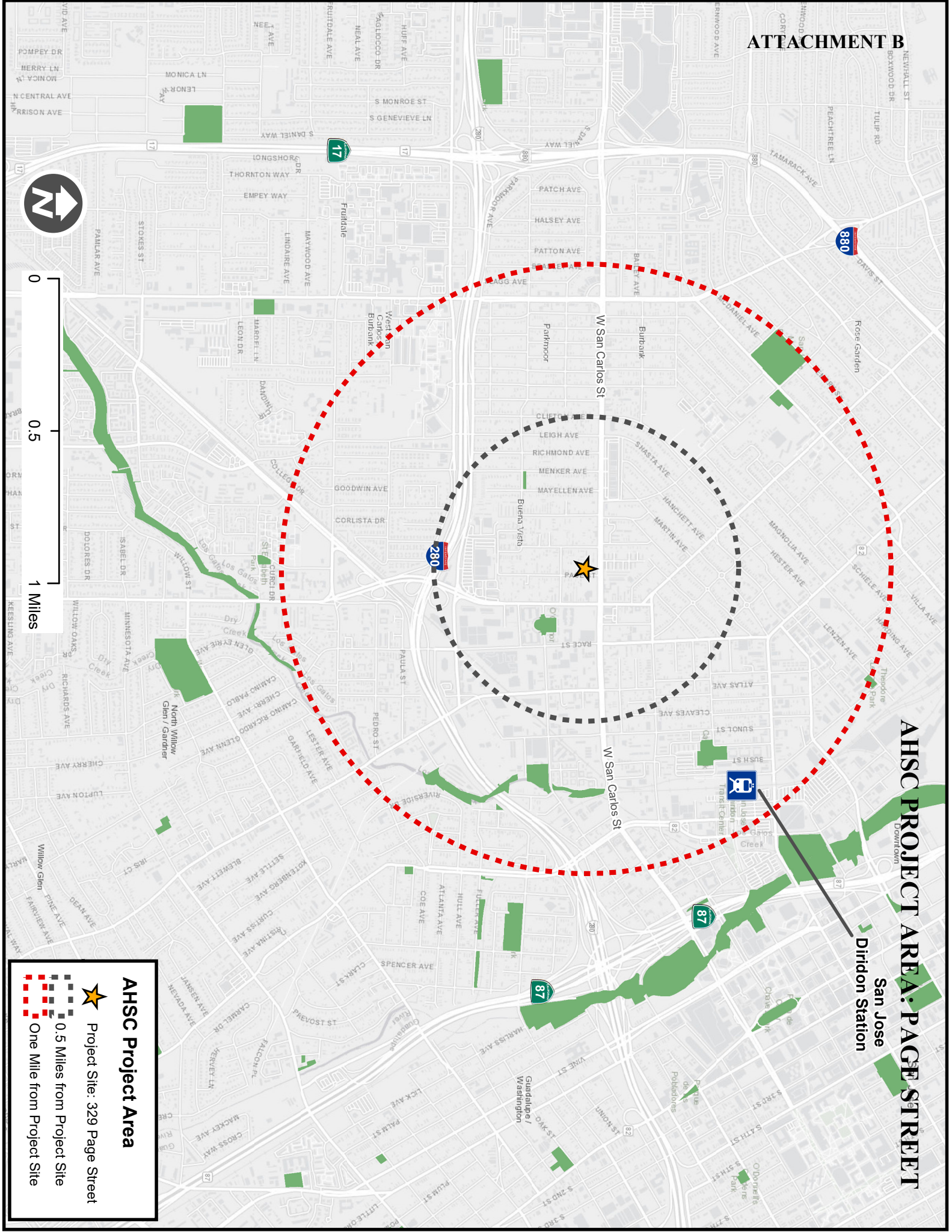


AHSC Project Area

-  Project Site (226 Balbach St.)
-  One Mi. to Project Site
-  Half Mi. to Project Site

AHSC PROJECT AREA: PAGE STREET

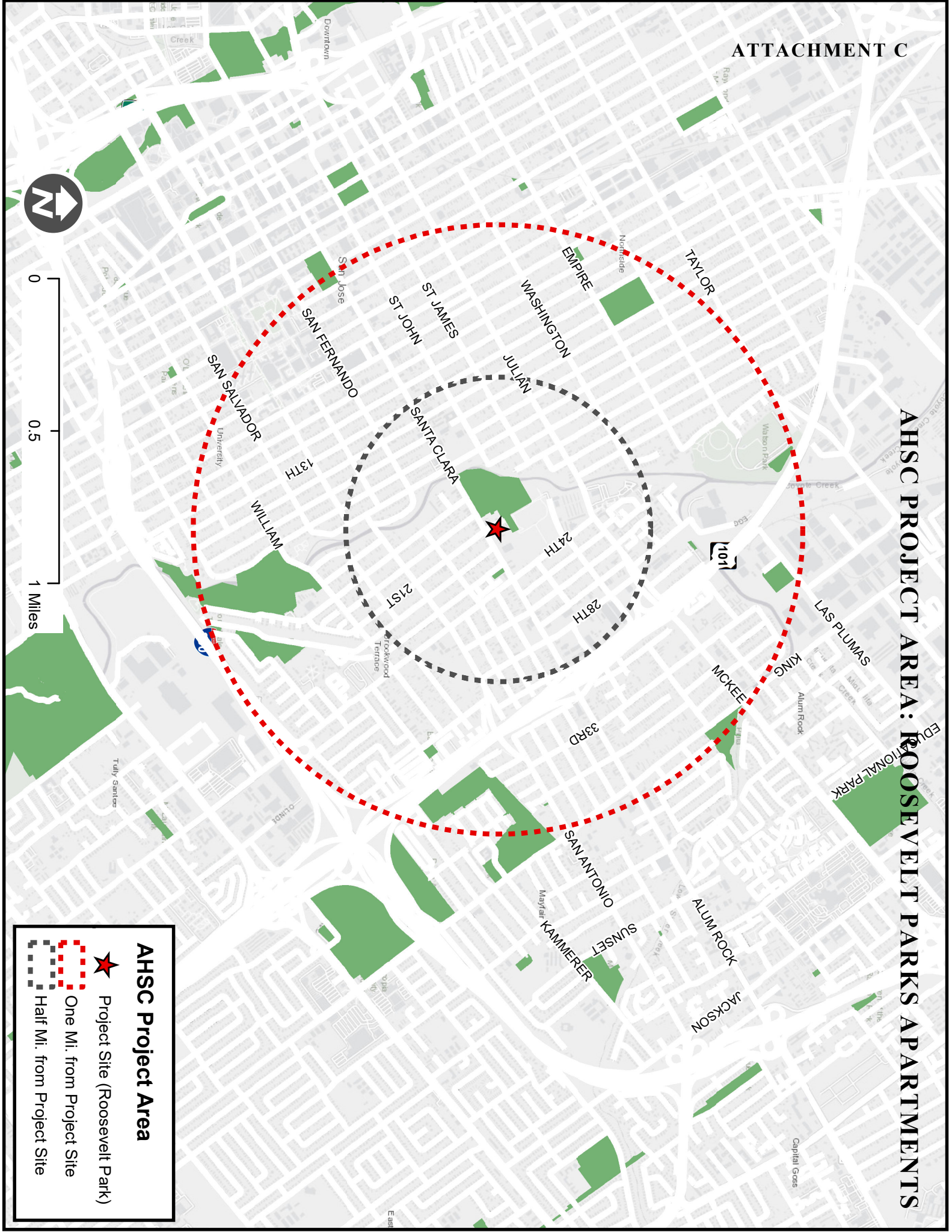
San Jose
Diridon Station



AHSC Project Area

- Project Site: 329 Page Street
- 0.5 Miles from Project Site
- One Mile from Project Site

AHSC PROJECT AREA: ROOSEVELT PARKS APARTMENTS



AHSC Project Area

★ Project Site (Roosevelt Park)

○ One Mi. from Project Site

○ Half Mi. from Project Site