



*Housing*

# New Affordable Housing in San José

January 14, 2020  
Items 4.2, 4.3, & 4.4

**Jacky Morales-Ferrand**  
Director

**Rachel VanderVeen**  
Deputy Director

# Progress to Date – Since 2015

- 🏠 Nearly **8,000** people stably housed
- 🏠 **3,000** affordable apartments built countywide
- 🏠 County of Santa Clara
  - **\$256,780,000** in **22** developments in **six** cities
  - **2,272** affordable apartments – **1,124** are supportive housing
- 🏠 City of San José
  - **\$83,992,487** in **14** developments
  - **1,559** affordable apartments – **700** are supportive housing



# Public Policy Objectives

- Adds **251** affordable apartments in San José
- Targets most vulnerable residents including homeless or those at risk of homelessness and extremely low-income households
- Leverages City funding to secure significant outside financing
- Aligns with Climate Smart San José



# Alum Rock Family Housing (Item 4.2)

**Developer: Affirmed Housing Group Inc.**

🏠 **85 affordable apartments in D5**

- **51** ELI units, **18** VLI units and **16** low-income units
- **29** apartments will be supportive housing units

🏠 **\$9,350,000 funding commitment**



# W. San Carlos Supportive Housing (Item 4.3)

## Developer: Danco

### 🏠 80 affordable apartments in D6

- **40** permanent supportive units for formerly homeless individuals

### 🏠 Action: Approve \$9,875,000 funding commitment



# SAHA Arya Affordable Housing (Item 4.4)

## Developer: Satellite Affordable Housing Associates

- 🏠 86 affordable apartments in D3
  - 18 ELI units, 38 VLI units, 30 low-income units
- 🏠 City Council approved **\$10,875,000** funding commitment
- 🏠 Action: Approve Ground Lease



# City Council Actions

- 4.2 – Loan Commitment to Affirmed Housing Group Inc. for the Development of the Alum Rock Family Housing Development Project
- 4.3 – Loan Commitment to Danco Communities for the Development of West San Carlos Permanent Supportive Housing
- 4.4 – Public Hearing on ground leasing of City-owned property for SAHA Arya Affordable Housing Development
  - Accept Summary Report
  - Authorize 65-yr ground lease for developer
  - Authorize to negotiate and execute lease
  - Authorize to submit joint Infill Infrastructure Grant Program application

**Jacky Morales-Ferrand**  
Director

**Rachel VanderVeen**  
Deputy Director

