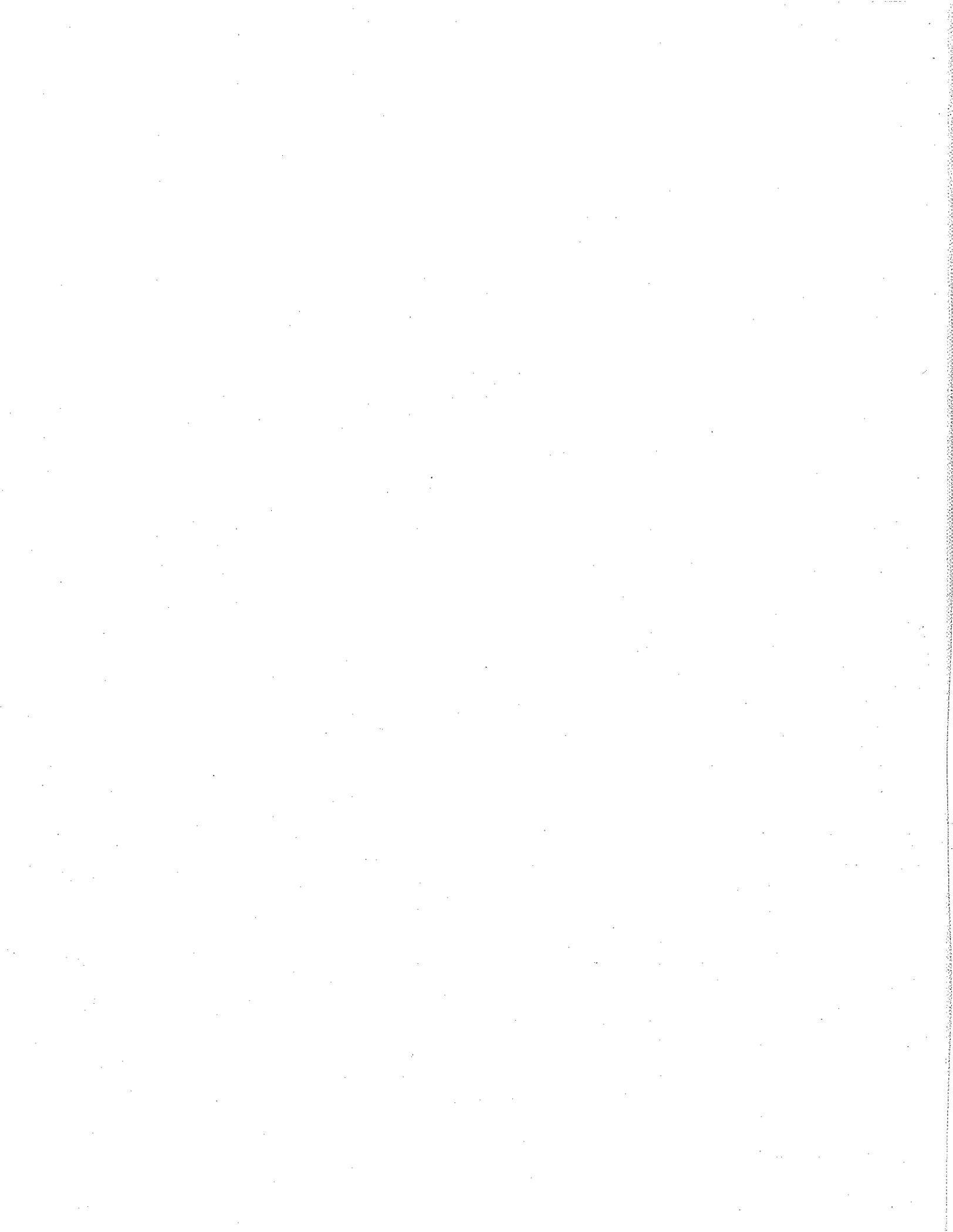


Housing Compliance report



CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT
FY ENDING: June / 30 / 07

Agency Name and Address:

County of Jurisdiction:

Redevelopment Agency of the City of San Jose Santa Clara County
200 E. Santa Clara Street, 14th Floor
San Jose, CA 95113

Health & Safety Code Section 33080.1 requires agencies (RDAs) to annually report on their Low & Moderate Income Housing Fund and housing activities for the Department of Housing and Community Development (HCD) to report on RDAs' activities in accordance with Section 33080.6.

Please answer each question below. Your answers determine how to complete the HCD report.

- Check one of the items below to identify the Agency's status at the end of the reporting period:
 - New (Agency formation occurred during reporting year. No financial transactions were completed).
 - Active (Financial and/or housing transactions occurred during the reporting year)
 - Inactive (No financial and/or housing transactions occurred during the reporting year). ONLY COMPLETE ITEM 7
 - Dismantled (Agency adopted an ordinance and dissolved itself before start of reporting year). ONLY COMPLETE ITEM 7
- During reporting year, how many adopted project areas existed? *1 Of these, how many were merged during year? 0
If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area* 21 Project areas
If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A (refer to next question). merged (See
- Within an area outside of any adopted project area(s): (a) did the agency destroy or remove any dwelling units or displace any attached households over the reporting period, (b) does the agency intend to displace any households over the next reporting period, (c) did the agency permit the sale of any owner-occupied unit prior to the expiration of land use controls over the reporting period, and/or (d) did the agency execute a contract or agreement for the construction of any affordable units over the next two years?
 - Yes (any question). Complete SCHEDULE HCD-B.
 - No (all questions). DO NOT complete SCHEDULE HCD-B (refer to next question).
- Did the agency's Low & Moderate Income Housing Fund have any assets during the reporting period?
 - Yes. Complete SCHEDULE HCD-C.
 - No. DO NOT complete SCHEDULE HCD-C.
- During the reporting period, were housing units completed within a project area and/or assisted by the agency outside a project area?
 - Yes. Complete all applicable HCD SCHEDULES D1-D7 for each housing project completed and HCD SCHEDULE E.
 - No. DO NOT complete HCD SCHEDULES D1-D7 or HCD SCHEDULE E.
- Specify whether method A and/or B was used to report financial and housing activity information to HCD:
 - A. Forms. All required HCD SCHEDULES A, B, C, D1-D7, and E are attached.
 - B. On-line (<http://www.hcd.ca.gov/rda/>) "Lock Report" date: _____ HCD SCHEDULES not required
(lock date is shown under "Admin" Area and "Report Change History")
- To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

Date

Signature of Authorized Agency Representative

Harry Mavrogenes, Executive Director

Title
(408) 795-1888

Telephone Number

- IF NOT REQUIRED TO REPORT, SUBMIT ONLY A PAPER COPY OF THIS PAGE.
- IF REQUIRED TO REPORT, AND REPORTING BY USING PAPER FORMS (IN PLACE OF REPORTING ON-LINE), SUBMIT THIS PAGE AND ALL APPLICABLE HCD FORMS (SCHEDULES A-E) WITH A COPY OF AGENCY'S AUDIT.
- IF REPORTING ON-LINE, PRINT AND SUBMIT "CONFIRMATION LETTER" UPON LOCKING REPORT
- MAIL A COPY OF (a) CONFIRMATION LETTER (IF HCD REPORT WAS ELECTRONICALLY FILED) OR (b) COMPLETED FORMS AND (c) AUDIT REPORT TO BOTH HCD AND THE SCO;

Department of Housing & Community Development
Division of Housing Policy
Redevelopment Section
1800 3rd Street, Suite 430
Sacramento, CA 95814

The State Controller
Division of Accounting and Reporting
Local Government Reporting Section
3301 C Street, Suite 500
Sacramento, CA 95816

REDEVELOPMENT PROJECT AREA PLAN EXPIRATION DATES

	PROJECT AREA	ORIGINAL ADOPTION	LAST AMENDMENT NO.	DATE OF MERGER ¹	RDA ACTIVITY ENDS ²	TI COLLECT EXPIRES ³	EMINENT DOMAIN AVAILABLE PRIOR TO	DEBT MUST BE INCURRED BY	LAST DAY TO PAY DEBT ⁴
1.	Alameda	03/05/91	17	04/04/91	12/31/13	N/A	12/31/10	N/A ⁴	06/30/14
2.	Almaden Gateway	04/07/88	16	05/07/88	04/07/29	04/07/39	06/24/08*	N/A ⁴	04/07/39
3.	Alum Rock Avenue	04/07/88	22	05/07/88	12/31/13	N/A	12/31/03	N/A ⁴	12/31/16
4.	Century Center	11/08/83	23	01/05/84	11/08/26	11/08/36	12/15/10*	N/A ⁴	11/08/36
5.	Civic Plaza	06/15/99	7	07/15/99	07/16/30	N/A	06/15/11	07/16/19	07/16/45
6.	East Santa Clara Street	04/07/88	21	05/07/88	04/07/16	N/A	N/A	N/A ⁴	04/07/26
7.	Edenvale Industrial	07/15/76	27	09/24/81	07/15/19	07/15/29	12/15/10*	N/A ⁴	07/15/29
	Edenvale (expansion)	09/01/81		10/01/81	09/01/24	09/01/34	12/15/10*	N/A ⁴	09/01/34
8.	Guadalupe-Auzerais	05/19/83	24	09/29/83	05/19/26	05/19/36	12/15/10*	N/A ⁴	05/19/36
9.	Japanitown	12/02/93	13	01/01/94	12/12/25	N/A	12/02/05	N/A ⁴	12/12/35
10.	Julian-Stockton	07/15/76	26	10/30/80	07/15/19	07/15/29	12/15/10*	N/A ⁴	07/15/29
11.	Market Gateway	11/08/83	22	01/05/84	11/08/26	11/08/36	12/15/10*	N/A ⁴	11/08/36
	Mayra One	04/19/01	2	N/A	04/19/01	N/A	N/A	N/A ⁴	04/19/01
12.	Monterey Corridor	12/13/94	10	01/12/95	12/13/26	12/13/41	12/13/06	12/13/14	12/13/41
13.	Neighborhood Business Clusters (NBC)	03/06/01	5	04/05/01	04/06/32	N/A	03/06/13*	04/06/21	04/06/47
14.	Ollender	07/15/76	25	10/30/80	07/15/19	07/15/29	12/15/10*	N/A ⁴	07/15/29
15.	Park Center	07/24/61	19	07/25/96	01/01/12	01/01/22	06/24/08	N/A ⁴	01/01/22
16.	Pueblo Uno	07/08/75	25	09/24/81	07/08/18	07/08/28	12/15/10*	N/A ⁴	07/08/28
17.	Rincon de Los Esteros	07/16/74	31	09/24/81	07/16/17	07/16/27	12/15/10*	N/A ⁴	07/16/27
	Rincon de Los Esteros (1st expansion)	07/03/79		09/24/81	07/03/22	07/03/32	12/15/10*	N/A ⁴	07/03/32
	Rincon de Los Esteros (2nd expansion)	06/08/82		07/08/82	06/08/25	06/08/35	12/15/10*	N/A ⁴	06/08/35
	Rincon de Los Esteros (3rd expansion)	11/05/91		N/A	11/05/32	N/A	12/15/10*	N/A ⁴	11/05/42
18.	San Antonio Plaza	01/03/68	29	10/30/80	01/01/12	01/01/22	01/01/09*	N/A ⁴	01/01/22
19.	Story Road	02/05/91	18	03/07/91	12/31/13	N/A	07/01/06	N/A ⁴	06/30/14
	Story Road (reduced boundary)	06/25/96 ²		N/A	06/30/09	N/A	07/01/06	N/A ⁴	06/30/19
20.	Strong Neighborhoods Initiative (SNI)	06/25/02	4	07/25/02	07/26/33	N/A	06/25/14 ³	07/26/22	07/26/48
21.	West San Carlos Street	03/05/91	17	05/09/91	12/31/13	N/A	12/31/10 ⁴	N/A ⁴	06/30/14

* Agency may not employ eminent domain power over property in the Project Area on which any person resides.

¹ Date to incur debt deleted on 11/5/02 per SB 211 (Ordinance No. 26765).

² Dates extended by one year on 11/18/03 per SB 1045 (Ordinance No. 27011), 4/5/05 per SB 1096 (Ordinance Nos. 27388 and 27389), and 8/29/06 per SB 1096 (Ordinance Nos. 27826 and 27827).

³ Ordinance was adopted 30 days prior to this effective date of the merger.

⁴ Reduced boundary became effective 7/1/01.

⁵ Eminent domain is restricted by notification and public outreach obligations (see Plan).

⁶ Eminent domain over unincorporated County land commenced after 7/1/01 must be approved by County.

Redevelopment Agency City of San Jose

General Footnotes to Annual HCD Report FY Ended 6/30/07

(1) **Schedules A page 1 of 1**
"Other Income"

In order to raise capital to finance affordable housing projects, short- and long-term strategies are utilized. During FY 06-07, \$13,768,378 in "Other Income" is made up of the following amounts:

Interest Income	\$1,339,800
Rent Income	\$134,735
Gain on Sale of Property	\$0
Loan Repayments	\$12,293,843
Line of Credit Draw	\$0

(2) **Schedules A/B, pages 1-2**
(Housing Units Anticipated to be completed During the Next 2 Years)

Per HCD new instructions, once a project is reported here it is not be reported in subsequent HCD Annual Reports. Agency will footnote any projects that are no longer expected to be developed or developed with fewer affordable units and will report only increases in this Schedules.

In prior years due to field restrictions on in HCD on-line database, the column titled "Execution Date" could not be more than two years prior to the estimated completion date. Since most all Agency housing projects actually take longer than 24 months from date of execution of the development agreement to complete, HCD agreed to allow the input of incorrect execution dates that are less than two years for the stated completion dates in order to comply with the practical intent of this question. Starting this year this restriction has been removed and dates greater than two years can be entered into the on-line database.

Under the City's current Inclusionary Housing Policy developers now have the option of paying an in-lieu fee instead of providing the required affordable units. Developer may elect just prior to issuance of a foundation permit or building permit whether to provide the units or pay the in-lieu fee. Unless the Policy or an agreement between the Agency and Developer indicates the need for affordable units to be provided for in the project or in another improved stand alone project, no future affordable units will be reflected here.

(3) **Schedule C Page 2 of 4**
"Prior Year Ending Unencumbered Balance"

The HCD dataset is not accurately recognizing the data inputted into the online database system. The \$246,011 value in this category represents the cash balance in the Housing Department's Low and Moderate Income Housing Fund at the end of FY 2005-06. This entire value was encumbered to upcoming new affordable housing development projects. A more appropriate characterization of this value is "Prior Year Ending Cash Balance."

(4) **Schedule C Page 1 of 1**
"Unencumbered Not Designated"

The \$311,722 value represents unencumbered funds designated for operating expenses.

(5) **Schedule D, all pages**
“Agency-Developed” vs. “Non-Agency Developed” Units

The current draft guidelines for the preparation of the report to HCD instruct preparers to call any housing development that involves redevelopment funds to be labeled as “Agency-Developed” Units. However, HCD has agreed to allow the Agency to categorize units developed by private developers using redevelopment funds as “Agency Assisted Non-Agency Developed”. This categorization is consistent with previous years annual reporting to HCD.

(6) **Schedule D, all pages**
“Elderly” Units

The HCD definition of “elderly” is in conflict with the definition of “senior” housing, as specified by the California Civil Code Section 51.3. Since state law requires compliance with the Civil Code in order to construct units restricted by age, the San José Housing Department uses that definition in reporting age restricted units. Specifically, HCD defines an “elderly” person as 60 years or older while the Civil Code defines a “senior citizen” as 62 years of age or older, or if residing in a qualified senior citizen housing development, 55 years or older. For the purposes of this report, senior residents defined under the Civil Code who were assisted through the City’s housing rehabilitation programs are also indicated as “elderly” units.

(7) **Schedule D, all pages**
“Funding Sources” – Redevelopment Funds & Private Funds

Redevelopment Funds includes both funds originally deposited in the Low- and Moderate-Income Housing Fund (the 20% Fund) as well as 80% Funds provided either directly by the Redevelopment Agency or in the form of Extremely Lowing Income Housing Grants from the Housing Department using Redevelopment Agency Supplemental Housing Funds.

The following sources of funding for affordable housing developments are being reported as “Private Funds”: multifamily housing revenue bond proceeds; deferred developer fees; rent-up income; and Affordable Housing Program (AHP) grants made under the Federal Home Loan Bank’s program.

The following sources of funding for affordable housing developments are being reported as “State Funds”: Multifamily Housing Program (MHP), Building Equity and Growth in Neighborhoods Program (BEGIN), Proposition 46, California Housing Finance Agency (CalHFA)

The following sources of funding for affordable housing developments are being reported as “Federal Funds”: HOME Investment Partnerships Program (HOME), Federal Home Loan Bank Affordable Housing Program (AHP), American Dream Downpayment Initiative (ADDI)

(8) **Schedule D, all pages**
“Above Mod” – Managers’ Units

In “elderly” housing developments, the unrestricted managers’ units (shown as “above moderate income”) are reported as “elderly” units even though the manager(s) may not, in fact, be age-qualified as a senior.

(9) Schedule D-1 (not shown in the printable reports)
“Federally Assisted Housing Developments”

Schedule D-1 asks whether a particular development is a “federally assisted multi-family rental project.” Since the definition of that term includes the federal Low-Income Housing Tax Credit program (Section 42 of the Internal Revenue Code), virtually all development financed by the Housing Department are being reported in the on-line database as “federally assisted” since they received either 9% or 4% tax credits.

(10) Schedule D-1 (not shown in printed reports)
“Term of Affordability Restriction”

The City's recorded affordability restrictions stipulate that the term of the restriction (generally 55 years for rental projects & 45 years for ownership projects) begins on the date that a Certificate of Occupancy/Notice of Completion is issued for the Assisted Unit or the date that the Assisted Unit is occupied, whichever occurs first. For purposes of recording the start date of the term of Affordability Restriction on Schedule D-1, the first day of the month following the month of Certificate of Occupancy/Notice of Completion or the date that the first Assisted Unit is occupied, whichever occurs first, is used as the date that the restrictions would have become effective.

(11) Schedule E

Schedule E is automatically generated by HCD's on line program from Agency's inputs in Schedule D. There is no real increase in the Agency inclusionary obligation from FY 06-07 activity because our policy for requiring inclusionary units on a project by project basis along with the Housing Department's affordable projects ensures that this Agency has more than the required number of inclusionary units to fulfill our obligation.

California Redevelopment Agencies-Fiscal Year 2006/2007
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 SAN JOSE RDA

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Amount Exempted	Deferral	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
MERGED PROJECT AREA	\$161,521,890	\$32,304,378	\$32,304,378	\$0	\$0	\$32,304,378	20%	\$0	\$13,768,378	\$46,072,756
Agency Totals:	\$161,521,890	\$32,304,378	\$32,304,378	\$0	\$0	\$32,304,378	20%	\$0	\$13,768,378	\$46,072,756

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch A/B Project Area Program Information
SAN JOSE RDA

Project Area: MERGED PROJECT AREA

UNITS LOST

	Very Low	Low	Moderate	Above Moderate	Total
Reporting Period: Current					
Redevelopment					
Category Bedrooms Lost - Required to be Replaced	2	0	0	0	2
Category Households Removed - Non Elderly	1	0	0	0	1
Category Units Lost - Required to be Replaced	1	0	0	0	1
Reporting Period: Next					
Other					
Category Households Permanently Displaced - Non Elderly	0	12	0	0	12

FUTURE UNIT CONSTRUCTION

Contract Name	Execution Date	Estimated Completion Date	Very Low	Low	Moderate	Total
Affirmed Housing Group/The Fairways at San Antonio	02/13/07	02/13/09	68	18	0	86
CORE & ROEM Development Corp./West San Carlos Bowl Townhouses	03/20/07	03/20/09	0	0	16	16
Community Housing Developers/Tierra Encantada Townhomes	06/25/02	05/25/08	0	0	8	8
EHC LifeBuilders/Sobrato House	06/17/03	03/01/08	9	0	0	9
First Community Housing/1470 North 4th Street	03/20/07	03/20/09	75	25	0	100
Pacific Properties /Sainte Claire Bldg Rehab	06/09/07	09/30/08	0	0	7	7
Paseo Senter, L.P./Paseo Senter I	12/06/05	03/06/08	115	0	2	117
Paseo Senter, L.P./Paseo Senter II	12/06/06	03/06/08	99	0	2	101
Unity Care Group/Roundtable	12/12/06	06/30/09	7	0	1	8

OWNER-OCCUPIED UNITS

Report Year	Amount	Very Low	Low	Moderate	Total
Sales: 2006/2007	\$1,355,717	0	0	20	20

**California Redevelopment Agencies - Fiscal Year 2006/2007
Sch A/B Project Area Program Information
SAN JOSE RDA**

Project Area: OUTSIDE PROJECT AREA

FUTURE UNIT CONSTRUCTION

Contract Name	Execution Date	Estimated Completion Date	Very Low	Low	Moderate	Total
Almaden 1930, LP/Almaden 1930 Apartments	12/31/07	06/30/09	16	135	1	152
First Community Housing/Curtner Gardens Inn	06/19/07	06/30/09	135	43	1	179
KDF Communities LLC/David Avenue Apartments	12/31/07	06/30/09	7	58	1	66
Mid Peninsula Housing Coalition/Hillsdale Townhouses	09/18/07	03/01/09	48	0	0	48
Silicon Valley Habitat for Humanity/Murphy Ringwood	12/02/03	07/02/08	11	0	0	11

OWNER-OCCUPIED UNITS

	Report Year	Amount	Very Low	Low	Moderate	Total
Sales:	2006/2007	\$2,754,764	0	0	50	50

California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 SAN JOSE RDA

Adjusted Beginning Balance	Project Area Receipts	Agency Other Revenue	Total Expenses	Net Resources Available	Other Housing Fund Assets	Total Housing Fund Assets	Encumbrances	* Unencumbered Balance	Unencumbered Designated	Unencumbered Not Dsgntd
\$43,246,020	\$46,072,756	\$0	\$46,254,290	\$43,064,486	\$0	\$43,064,486	\$30,622,764	\$12,441,722	\$12,130,000	\$311,722

Expenses	Debt Service	Housing Construction	Housing Rehabilitation	On/Off-Site Improvements	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2006/2007	\$19,044,726	\$4,868,952	\$149,669	\$395,000	\$9,859,918	\$10,316,025	\$1,620,000	\$46,254,290

*The Unencumbered Balance is equal to Net Resources Available minus Encumbrances

Note: Print this report in Landscape Orientation (Use the Print Icon just above, then Properties then Landscape)

California Redevelopment Agencies - Fiscal Year 2006/2007
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE RDA

	Beginning Balance	\$43,246,020
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$43,246,020
Total Tax Increment From PA(s)	\$32,304,378	
	Total Receipts from PA(s)	\$46,072,756
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$89,318,776

Expenditure				
Item	Subitem		Amount	Remark
Debt Service				
Debt Principal Payments	Tax Allocation, Bonds & Notes		\$18,952,226	
Interest Expense			\$92,500	
	Subtotal of Debt Service		\$19,044,726	
Housing Construction				
			\$4,868,952	
	Subtotal of Housing Construction		\$4,868,952	
Housing Rehabilitation				
			\$149,669	
	Subtotal of Housing Rehabilitation		\$149,669	
On/Off-Site Improvements				
			\$395,000	
	Subtotal of On/Off-Site Improvements		\$395,000	
Planning and Administration Costs				
Administration Costs			\$9,859,918	
	Subtotal of Planning and Administration Costs		\$9,859,918	

California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE RDA

Expenditure Item	Subitem	Amount	Remark
Property Acquisition			
Acquisition Expense		\$10,186,025	
Relocation Payments		\$130,000	
	Subtotal of Property Acquisition	\$10,316,025	
Subsidies from the LMIHF			
1st Time Homebuyer Down Payment Assistance		\$1,620,000	
	Subtotal of Subsidies from the LMIHF	\$1,620,000	
	Total Expenditures	\$46,254,290	

Net Resources Available \$43,064,486

Indebtedness For Setasides Deferred \$0

Other Housing Fund Assets Category	Amount	Remark
	Total Other Housing Fund Assets	

Total Fund Equity \$43,064,486

2002/2003	\$39704757			
2003/2004	\$34147232			
2004/2005	\$29945042	sum of 4 Previous Years' Tax Increment for 2006/2007	Prior Year Ending Unencum	Excess Surplus for 2006/2007
2005/2006	\$30013987	\$133811018	\$246,011	\$0

Sum of Current and 3 Previous Years' Tax Increments \$126,410,639

Adjusted Balance \$311,722

Excess Surplus for next year \$0

Net Resources Available \$43,064,486

Unencumbered Designated \$12,130,000

Unencumbered Undesignated \$311,722

Total Encumbrances \$30,622,764

**California Redevelopment Agencies - Fiscal Year 2006/2007
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE RDA**

Unencumbered Balance	\$12,441,722
Unencumbered Balance Adjusted for Debt Proceeds	\$12,130,000
Unencumbered Balance Adjusted for Land Sales	\$0
Excess Surplus Expenditure Plan	No
Excess Surplus Plan Adoption Date	

Site Improvement Activities Benefiting Households				
Income Level	Low	Very Low	Moderate	Total

Land Held for Future Development					
Site Name	Num Of Acres	Zoning	Purchase Date	Estimated Start Date	Remark

Use of the Housing Fund to Assist Mortgagees

Income Adjustment Factors	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	\$ <input type="text"/>	Hope	\$ <input type="text"/>

Non Housing Redevelopment Funds Usage *Information on Agency's 80% funded general housing related accomplishments are shown on a separate attachment with the HCD Cover Page, entitled "Use of Other Redevelopment Funds for Housing".*

Resource Needs

LMIHF Deposits/Withdrawals				
Document Name	Document Date	Custodian Name	Custodian Phone	Copy Source

Achievements
Description
Project Type <i>New Construction Rental</i>
Agency Name <i>City of San Jose Housing Department</i>
Agency Contact <i>Melissa Whatley 408-975-4418</i>
Project Description:
<i>Completed in February 2007, Delmas Park Apartments is a 123-unit affordable housing apartment community located in a transit corridor, just off of Interstate 280 and walking distance to public transportation (Caltrain, Light</i>

Achievements

Description

Rail), HP Pavilion and San Jose State University. Developed through the San Jose Teachers Foundation, CORE Development Inc. and CORE Builders, the multifamily housing facility, which gives preference to teachers and their families, features 123 studio, one- and two-bedroom rental units. Residents seeking to obtain a teaching credential as well as existing teachers can take classes on site to obtain their credentials or license credits.

This development exemplifies the value and importance of partnership. Delmas Park was developed and built by CORE Companies in cooperation with the City of San Jose, the San Jose Redevelopment Agency and the County of Santa Clara. The total cost of the development was just about \$40 million. The City and the Redevelopment Agency contributed roughly \$13 million and the County of Santa Clara contributed \$260,000. In addition, the project received a tax-exempt bond allocation from California Debt Limit Allocation Committee of \$20 million and an award of low-income housing tax credits from the California Tax Credit Allocation Committee that allowed the project to generate \$13 million in tax credit equity.

This smart growth infill project illustrates how high-density (150 units per acre), mixed-use projects can be done on small parcels (less than 1 acre) and still respect the adjoining neighborhood. The mid-rise 8 story structure houses affordable rental apartments and features an active, pedestrian oriented ground level with retail, public meeting space, and patio entries facing the sidewalk. The apartments wrap around a core of parking that is topped by an open air community space which includes a terrace overlooking the city, a children's play area, laundry room, covered lanai with barbecue and dining area and fitness room all with an incredible view of downtown and the hills beyond. There is a large community room with kitchen and outdoor dining area as well as a computer room on the first level.

Delmas Park provides affordable housing to families making from 30% to 80% or less of the area median income (\$31,850 to \$84,900 annual income for a family of four). The 123-unit project includes 26 extremely low-income, 40 very low-income and 56 low-income units.

Redevelopment Agency City of San Jose
Annual HCD Ended 6/30/07

Attachment for HCD Schedule C

“Use of Other Redevelopment Funds in Support of Housing”

1. Facilitated the construction of approximately 585 housing units within the Greater Downtown area and 730 housing units in Neighborhood and Industrial redevelopment project areas.
2. For Agency-owned (and formerly owned) properties:
 - a. Facilitated the completion of Classics at North Keystone, and Lofts at The Alameda.
 - b. Continued to facilitate the construction of Tower 88, 360 Residences, One East Julian and The Globe which are under construction as of the end of this Fiscal Year.
 - c. Continued to facilitate obtaining entitlements for City Front Square (Block 8), Park View Towers, and North San Pedro.
3. Completed OPA for the St. Claire Building Adaptive Historic Reuse Project, converting vacant office space into 36 for-sale housing units (29 market rate and 7 moderate income units).
4. Prepared and circulated an Addendum to a Request for Proposals on the Japantown Corporation Yard site. For the first time, the developer selection interviews were held publicly in a meeting open to the public. An Exclusive Negotiations Agreement with First Community Housing / Williams & Dame was negotiated and executed.
5. Worked cooperatively with the Housing Department to complete the construction of two 100% affordable housing projects, (Art Ark and Delmas Park Teachers Housing with Agency financial contributions of \$2.7 million and \$1.5 million respectively).
6. EHC Housing/Sobrato House – Continued coordination of construction at 3rd & William, including coordination of Greninger House move to the site.

7. CIM Downtown Mixed Use Project:
 - a. Provided project management for The Globe project (Second & Santa Clara). The Globe is a mixed use project with 76 residential units; 17,500 square feet of retail and 67 public parking spaces.
 - b. Provided project management for Tower 88 at Central Place project (Block 3-88 E. San Fernando Street). Tower 88 is a mixed use project with 197 residential units; 32,000 square feet of retail; and 338 public parking spaces.
 - c. Coordinated off-site testing between Agency's Environmental consultant and developer resulting in obtaining Environmental Clearance from the Regional Water Quality Control Board for the CIM the Globe project.

8. 360 Residences (360 S. Market Street):
 - a. Negotiated and implemented a Second Amendment to the DDA.
 - b. Closed escrow and conveyed title to developer.
 - c. Coordinated initiation of construction of project.
 - d. Managed and coordinated the community outreach process including the creation and implementation of a Construction Impact Mitigation Plan.
 - e. Managed and implemented construction of the 360 Residences sales office in Fairmont Annex.
 - f. Finalized easements with adjacent property owners.

9. 490 and 500 South First Street: Negotiated and executed an Amended and Restated Exclusive Negotiations Agreement with SummerHill Homes for the development of the Site.

10. Block 2 (8 E. San Fernando Street): Negotiated an Amended and Restated Exclusive Negotiations Agreement and a First Amendment with Living Tomorrow and Mesa Development for the development of a Living Tomorrow pavilion and a high-rise residential project.

**California Redevelopment Agencies - Fiscal Year 2006/2007
Sch D General Project Information
SAN JOSE RDA**

Project Area Name: MERGED PROJECT AREA

Project Name: 13 & Julian, Habitat Historic Rehab
Address: 294 & 288 N. 13th Street San Jose 95114
Owner Name: Developer - Silicon Valley Habitat for Humanity

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided without LMIHF								
Unit								
Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	4	0	0	0	0	4
Unit Total			4	0	0	0	0	4

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$1,120,376
Private Funds	\$625,000

Project Name: Almaden Family Apartments
Address: 1524-1541 Almaden Road San Jose 95125
Owner Name: Almaden Family Partners, L.P.

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	46	177	2	0	0	225
Unit Total			46	177	2	0	0	225

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$13,775,000
Private Funds	\$36,300,000

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: Art Ark Apartments
Address: 1058 South Fifth Street San Jose 95112
Owner Name: San Jose Artist Housing, L.P.

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	146	0	2	0	0	148
Unit Total			146	0	2	0	0	148

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$5,671,852
Other Local Funds	\$3,240,000
Private Funds	\$6,099,032
Owner Equity	\$19,836,003

Project Name: Autumn Terrace @ Bonita
Address: 370 Bonita Ave. San Jose 95116
Owner Name: Developer - KB Homes of Northern CA

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	64	05-028935	15-SEP-05

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	16	0	0	16
Unit Total			0	0	16	0	0	16

**California Redevelopment Agencies - Fiscal Year 2006/2007
Sch D General Project Information
SAN JOSE RDA**

Project Area Name: MERGED PROJECT AREA

Project Name: Autumn Terrace @ Williams
Address: 1082 E. Williams San Jose 95116
Owner Name: Developer - KB Homes Northern CA.

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	84	05-036183	29-NOV-05

UNIT INVENTORY

Inclusionary			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	21	0	0	21
Unit Total			0	0	21	0	0	21

Project Name: Bella Castello
Address: 570 Keyes Street San Jose 95112
Owner Name: ROEM Development Corporation

UNIT INVENTORY

Inclusionary			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	68	19	1	0	0	88
Unit Total			68	19	1	0	0	88

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$4,265,000
Private Funds	\$8,500,000
Owner Equity	\$9,884,000
Federal Funds	\$474,000

California Redevelopment Agencies - Fiscal Year 2006/2007
Sch D General Project Information
SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: City Heights
Address: 175 West Saint James St. San Jose 95110
Owner Name: Developer - Barry Swenson Builders

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	124	04-132539	03-JUN-05

Project Name: Delmas Park Apartments
Address: 598 West San Carlos Street San Jose 95126
Owner Name: CORE Development Inc.

UNIT INVENTORY

Inclusionary			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	66	56	1	0	0	123
Unit Total			66	56	1	0	0	123

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$7,382,122
Other Local Funds	\$3,060,000
Private Funds	\$13,780,000

Project Name: Emerald Village Phase I
Address: 108 Balbach Street San Jose 95113
Owner Name: Developer - Balbach LLC (Des Nolan)

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	14	05-023497	08-JUL-05

**California Redevelopment Agencies - Fiscal Year 2006/2007
Sch D General Project Information
SAN JOSE RDA**

Project Area Name: MERGED PROJECT AREA

Project Name: Gish Apartments
Address: 1410 North First Street San Jose 95112
Owner Name: First Community Housing

SPECIAL NEEDS UNITS

Category	Sub Category	Count
Special Need Unit	Special Needs	11
Special Need Unit	Disabled (Mental)	11

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
		Unit						
New Construction								
Non-Agency	Rental	Non-Elderly	34	0	1	0	0	35
		Unit Total	34	0	1	0	0	35

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$2,366,427
State Funds	\$6,561,497
Other Local Funds	\$163,155
Owner Equity	\$5,857,005

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: Lofts @ Alameda
Address: 935 The Alameda San Jose 95126
Owner Name: Developer Green Valley Corp.

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	32	05-004710 05-04004685	01-NOV-05

UNIT INVENTORY

Inclusionary			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	8	0	0	8
Unit Total			0	0	8	0	0	8

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$200,000
Private Funds	\$10,800,000
Owner Equity	\$7,505,557

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: Marburg Place
Address: 350 Marburg Way San Jose 95133
Owner Name: Developer - Taylor Woodrow Homes

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	46	05-029488	06-DEC-05

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	11	0	0	11
Unit Total			0	0	11	0	0	11

Project Name: New Brighton Homes
Address: 630 Harrison Terrace San Jose 95126
Owner Name: Developer - Blackwell Homes

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	20	03-103674	06-JUN-03

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: Northpark Apts Phase V
Address: 3500 Palmilla San Jose 95134
Owner Name: Developer - Irvine Communities

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	378	04-100177	04-OCT-04

UNIT INVENTORY

Inclusionary			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	27	0	40	0	0	67
Unit Total			27	0	40	0	0	67

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: MERGED PROJECT AREA

Project Name: San Antonio Place
Address: 1716 E. San Antonio San Jose 95116
Owner Name: Developer - Core

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	19	05-027735	19-NOV-05

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
			Unit					
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	5	0	0	5
Unit Total			0	0	5	0	0	5

PROJECT FUNDING SOURCE

Funding Source	Amount
State Funds	\$150,000

Project Name: Sienna
Address: 1634 -1650 E. San Antonio San Jose 95116
Owner Name: Developer - DKB Homes

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	19	05-008044	31-MAY-05

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: **MERGED PROJECT AREA**

Project Name: **The Works**
 Address: **125 Patterson Street San Jose 95112**
 Owner Name: **Developer: Green Valley Corp.**

NON ASSISTED PROJECT UNITS

Category	vlow	low	mod	amod	Building Permit Number	Building Permit Date
New Constructions	0	0	0	59	04-129754	02-DEC-04

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	15	0	0	15
Unit Total			0	0	15	0	0	15

PROJECT FUNDING SOURCE

Funding Source	Amount
State Funds	\$420,000

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: Corde Terra Family Apartments
Address: 350 Tully Road San Jose 95122
Owner Name: ROEM Development Corporation

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Rental	Non-Elderly	270	29	1	0	0	300
Unit Total			270	29	1	0	0	300

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$21,084,476
State Funds	\$24,235,000
Owner Equity	\$33,141,333

Project Name: Hennessey Place
Address: 12385 Blossom Hill Road San Jose 95118
Owner Name: San Jose Conservation Corps (Youthbuild)

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Inclusionary								
Unit								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	7	0	0	7
Unit Total			0	0	7	0	0	7

PROJECT FUNDING SOURCE

Funding Source	Amount
Private Funds	\$700,000
Redevelopment Funds	\$759,997
Federal Funds	\$36,201
State Funds	\$210,000

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: Homeowner Grant Program								
Address: 200 E. Santa Clara St 12th Floor San Jose 95112								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
	Unit							
Non-Substantial Rehabilitation								
Non-Agency	Owner	Elderly	2	0	0	0	0	2
Non-Agency	Owner	Non-Elderly	2	1	0	0	0	3
		Unit Total	4	1	0	0	0	5
PROJECT FUNDING SOURCE								
	Funding Source				Amount			
	Redevelopment Funds				\$75,000			

Project Name: Mobilehome Rehab Grant Program								
Address: San Jose								
UNIT INVENTORY								
			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
	Unit							
Mobilehome Owner, Resident								
Non-Agency	Owner	Elderly	6	0	0	0	0	6
Non-Agency	Owner	Non-Elderly	2	2	0	0	0	4
		Unit Total	8	2	0	0	0	10
PROJECT FUNDING SOURCE								
	Funding Source				Amount			
	Redevelopment Funds				\$120,000			

California Redevelopment Agencies - Fiscal Year 2006/2007
Sch D General Project Information
SAN JOSE RDA

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: **San Jose State University Faculty Homebuyer Program**

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Subsidy								
Non-Agency	Owner	Non-Elderly	0	0	2	0	0	2
Unit Total			0	0	2	0	0	2

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$120,000

Project Name: **Teacher Homebuyer Program**

Address: **Various**

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
Other Provided with LMIHF								
Unit								
Subsidy								
Non-Agency	Owner	Non-Elderly	0	0	29	0	0	29
Other Provided without LMIHF								
Unit								
Subsidy								
Non-Agency	Owner	Non-Elderly	0	0	22	0	0	22
Unit Total			0	0	51	0	0	51

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$1,560,000
Federal Funds	\$1,405,000

California Redevelopment Agencies - Fiscal Year 2006/2007
 Sch D General Project Information
 SAN JOSE RDA

Project Area Name: OUTSIDE PROJECT AREA

Project Name: Zero-Percent Rehab Loan Program

UNIT INVENTORY

			Very Low	Low	Moderate	Above Mod	Became Ineligible	Total
<i>Other Provided with LMHF</i>								
	<i>Unit</i>							
Non-Substantial Rehabilitation								
Non-Agency	Owner	Non-Elderly	1	0	0	0	0	1
	Unit Total		1	0	0	0	0	1

PROJECT FUNDING SOURCE

Funding Source	Amount
Redevelopment Funds	\$15,000

SCHEDULE HCD E
CALCULATION OF INCREASE IN AGENCY'S INCLUSIONARY OBLIGATION FOR ACTIVITIES
(This Form is Information Only: Actual Obligation is based on Implementation Plan)

Report Year: 2006/2007

Agency: SAN JOSE RDA

NOTE: This form is a summary of the totals of all new construction or substantial rehabilitation units from forms HCD-D7 which are developed in a project area by any entity (agency or non-agency).

PART I
 [H & SC Section 33413(b)(1)]
AGENCY DEVELOPED

1. New Units	0
2. Substantially Rehabilitated Units	0
3. Subtotal - Baseline of Units (add line 1 & 2)	0
4. Subtotal of Inclusionary Obligation Accrued this Year for Units (line 3 x 30%)	0
5. Subtotal of Inclusionary Obligation Accrued this year for Very-Low Income Units (line 4 x 50%)	0

PART II
 [H & SC Section 33413(b)(2)]
NON-AGENCY DEVELOPED UNITS

6. New Units	1621
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	1621
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8,x 15%)	244
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	98

PART III
TOTALS

11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	244
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	98