

Housing Compliance (HCD) Report

CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
REDEVELOPMENT AGENCY ANNUAL HOUSING ACTIVITY REPORT

FY ENDING: 06 / 30 / 08

Agency Name and Address:

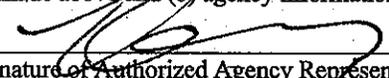
Redevelopment Agency of the City of San Jose County of Jurisdiction: Santa Clara County
200 E. Santa Clara Street, 14th Floor
San Jose, CA 95113

Health & Safety Code Section 33080.1 requires agencies 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 agencies' activities in accordance with Section 33080.6. Section 33080.3 specifies agencies must send this form, HCD Schedules, and an Audit report to the State Controller.

Please answer each question below. Your answers determine which HCD SCHEDULES must be completed in order for the agency to fulfill the statutory requirement to report LMIHF housing activity and fund balances for the reporting period.

1. 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 to dissolve itself). ONLY COMPLETE ITEM 7
2. How many adopted project areas did the agency have during the reporting period? *1
How many project areas were merged during the reporting period? 0 *21 Project Areas merged.
If the agency has one or more adopted project areas, complete SCHEDULE HCD-A for each project area. (See attached spreadsheet)
If the agency has no adopted project areas, DO NOT complete SCHEDULE HCD-A.
3. Within an area outside of any adopted redevelopment project area(s): (a) did the agency destroy or remove any dwelling units or displace any 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.
4. Did the agency have any funds in the Low & Moderate Income Housing Fund during the reporting period?
 Yes. Complete SCHEDULE HCD-C.
 No. DO NOT complete SCHEDULE HCD-C.
5. 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.
6. Indicate whether HCD financial and housing activity information has been reported using method A and/or B checked below:
 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: 12/18/08 13:27:54 HCD SCHEDULES not required.
(lock date is shown under "Admin" Area and "Report Change History")
7. To the best of my knowledge: (a) the representations made above and (b) agency information reported are correct.

12/4/08
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 COPY SCHEDULES, SUBMIT THIS PAGE AND ALL APPLICABLE HCD FORMS (SCHEDULES A-E)
- IF REPORTING ON-LINE, PROOF OF ELECTRONIC REPORTING IS "CONFIRMATION LETTER" UPON LOCKING REPORT
- BOTH PAPER COPY REPORTING AND ON-LINE REPORTING REQUIRE A COPY OF THE AUDIT REPORT BE SENT TO:

THE STATE CONTROLLER
Division of Accounting and Reporting
Local Government Reporting Section
3301 C Street, Suite 500-Sacramento, CA 95816

Confirmation of Redevelopment Agency On-Line Filing of Annual HCD Report

To: State Controller
Division of Accounting and Reporting
Local Government Reporting Section
P.O.Box. 942850
Sacramento, CA 94250

This notice is automatically generated by HCD's On-Line Reporting System. The purpose is to inform and verify to the SCO that the redevelopment agency electronically filed the annual HCD report and HCD, by this notice, electronically received the annual HCD report.

Below identifies the reporting redevelopment agency, authorized person who filed the report, and the date and time HCD received the agency's annual report:

Redevelopment Agency: SAN JOSE

Agency Administrator: Craig McCafferty *CSM*

Date: 12/18/2008

Time: 03:37 pm

Note to Redevelopment Agency:

Send this notice and a copy of the agency's independent auditor's report and financial statement to the SCO at the above address. *It is not necessary to submit a paper copy of HCD's reporting schedules to either the SCO or HCD.*

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		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.	Edivale Industrial	07/15/76	27	09/24/81	07/15/19	07/15/29	12/15/10*	N/A ⁴	07/15/29
	Edivale (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.	Japantown	12/02/93	13	01/01/94	12/12/25	N/A		N/A ⁴	12/12/35
10.	Julian-Stockton	11/15/76	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
	Neighborhood Business Clusters (NBC)								
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.	Ollander	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	07/01/03	N/A ⁴	06/30/14
	Story Road (reduced boundary)	06/25/96 ²		N/A	06/30/09	N/A	07/01/03	N/A ⁴	06/30/19
20.	Strong Neighborhoods Initiative (SNII)	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**	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.

California Redevelopment Agencies-Fiscal Year 2007/2008
 Project Area Contributions to Low and Moderate Income Housing Funds
 Sch A Project Area Summary Report
 SAN JOSE

Project Area	100% of Tax Increment	20% Set Aside Requirement	Tax Increment Allocated	Tax Increment Exempted	Deferral Repayment	Tax Incr. Deposited to Hsng Fund	Percent of Tax Incr Dep	Repayment Deferrals	Other Income	Total Deposited to Housing
MERGED PROJECT AREA	\$185,199,107	\$37,039,821	\$37,039,821	\$0	\$0	\$37,039,821	20.00%	\$0	\$29,935,709	\$66,975,530
Agency Totals:	\$185,199,107	\$37,039,821	\$37,039,821	\$0	\$0	\$37,039,821	20.00%	\$0	\$29,935,709	\$66,975,530

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

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch A/B Project Area Program Information
SAN JOSE

Project Area: **MERGED PROJECT AREA**

UNITS LOST -----

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Reporting Period: Current</u>					
<u>Redevelopment</u>					
Category Bedrooms Lost - Required to be Replaced	15	0	0	0	15
Category Households Removed - Elderly	1	0	0	0	1
Category Households Removed - Non Elderly	14	0	0	0	14
Category Units Lost - Required to be Replaced	15	0	0	0	15
<u>Reporting Period: Next</u>					
<u>Other</u>					
Category Households Permanently Displaced - Non Elderly	3	0	4	0	7

FUTURE UNIT CONSTRUCTION -----

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
North San Pedro Housing Phase I	10/28/08	07/01/12	0	0	0	0

OWNER-OCCUPIED UNITS -----

	<u>Report Year</u>	<u>Amount</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Sales:	2007/2008	\$515,245	0	1	7	8

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch A/B Project Area Program Information
SAN JOSE

Project Area: **OUTSIDE PROJECT AREA**

UNITS LOST -----

	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
Reporting Period: Next					
Other					
Category Households Permanently Displaced - Non Elderly	100	4	6	2	112

REPLACEMENT HOUSING PLAN -----

<u>Report Period</u>	<u>Custodian Name</u>	<u>Adoption Date</u>
Next	Overland, Pacific, & Cutler	30-SEP-08
	Associated Right of Way Services	02-DEC-08
	Associated Right of Way Services	02-DEC-08

FUTURE UNIT CONSTRUCTION -----

<u>Contract Name</u>	<u>Execution Date</u>	<u>Estimated Completion Date</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
CORE/Belovida at Newbury Park	08/22/08	08/22/10	178	0	2	180
Charities/Kings Crossing	03/18/08	04/18/10	92	0	2	94
ROEM/Corde Terra Seniors	05/19/08	10/01/09	68	131	2	201

OWNER-OCCUPIED UNITS -----

	<u>Report Year</u>	<u>Amount</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Total</u>
Sales:	2007/2008	\$690,905	0	0	15	15

California Redevelopment Agencies - Fiscal Year 2007/2008
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial Summary
 SAN JOSE

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 Designated
\$43,064,486	\$66,975,530	\$0	\$75,704,778	\$34,335,238	\$0	\$34,335,238	\$33,933,463	\$401,775	\$0	\$401,775

Expenses	Debt Service	Housing Construction	Housing Rehabilitation	Planning and Administration Costs	Property Acquisition	Subsidies	Total
2007/2008	\$19,130,208	\$21,152,257	\$1,995,911	\$11,091,268	\$20,285,134	\$2,050,000	\$75,704,778

*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 2007/2008
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE

	Beginning Balance	\$43,064,486
	Adjustment to Beginning Balance	\$0
	Adjusted Beginning Balance	\$43,064,486
Total Tax Increment From PA(s)	\$37,039,821	
	Total Receipts from PA(s)	\$66,975,530
	Other Revenues not reported on Schedule A	\$0
	Sum of Beginning Balance and Revenues	\$110,040,016

Expenditure			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Debt Service			
Debt Principal Payments	Tax Allocation, Bonds & Notes	\$19,060,579	
Interest Expense		\$69,629	
	Subtotal of Debt Service	\$19,130,208	
Housing Construction			
		\$21,152,257	
	Subtotal of Housing Construction	\$21,152,257	
Housing Rehabilitation			
		\$1,995,911	
	Subtotal of Housing Rehabilitation	\$1,995,911	
Planning and Administration Costs			
Administration Costs		\$11,091,268	
	Subtotal of Planning and Administration Costs	\$11,091,268	
Property Acquisition			
Acquisition Expense		\$20,285,134	
	Subtotal of Property Acquisition	\$20,285,134	

California Redevelopment Agencies - Fiscal Year 2007/2008
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE

<u>Expenditure</u>			
<u>Item</u>	<u>Subitem</u>	<u>Amount</u>	<u>Remark</u>
Subsidies from the LMIHF			
1st Time Homebuyer Down Payment Assistance		\$2,050,000	
	Subtotal of Subsidies from the LMIHF	\$2,050,000	
	Total Expenditures	\$75,704,778	

Net Resources Available **\$34,335,238**

Indebtedness For Setasides Deferred **\$0**

Other Housing Fund Assets			
<u>Category</u>		<u>Amount</u>	<u>Remark</u>
	Total Other Housing Fund Assets		
	Total Fund Equity	\$34,335,238	

2003/2004	\$34147232			
2004/2005	\$29945042			
2005/2006	\$30013987	sum of 4 Previous Years'	Prior Year Ending	Excess Surplus for
2006/2007	\$32304378	Tax Increment for 2007/2008	Unencumbered Balance	2007/2008
		\$126410639	\$311,722	\$0

Sum of Current and 3 Previous Years' Tax Increments **\$129,303,228**

Adjusted Balance **\$401,775**

Excess Surplus for next year **\$0**

Net Resources Available **\$34,335,238**

Unencumbered Designated **\$0**

Unencumbered Undesignated **\$401,775**

Total Encumbrances **\$33,933,463**

Unencumbered Balance **\$401,775**

Unencumbered Balance Adjusted for Debt Proceeds **\$0**

Unencumbered Balance Adjusted for Land Sales **\$0**

Excess Surplus Expenditure Plan **No**

Excess Surplus Plan Adoption Date

California Redevelopment Agencies - Fiscal Year 2007/2008
 Status of Low and Moderate Income Housing Funds
 Sch C Agency Financial and Program Detail
 SAN JOSE

Site Improvement Activities Benefiting Households				
<u>Income Level</u>	<u>Low</u>	<u>Very Low</u>	<u>Moderate</u>	<u>Total</u>

Land Held for Future Development					
<u>Site Name</u>	<u>Num Of Acres</u>	<u>Zoning</u>	<u>Purchase Date</u>	<u>Estimated Start Date</u>	<u>Remark</u>
Ford and Monterey	3.05	R-1-1 Single Family Residen tial	10/30/2006	01/30/2010	RFP interviews conducted, selection pending
Willow Glen Woods	5	Light Industri al	12/30/2002	01/30/2011	Developer selected for For-Sale component; rental component for deaf families
Willow Glen Woods	.94	Light Industri al	10/30/2002	01/30/2011	Developer selected for For-Sale component; rental component for deaf families
Sycamore Terrace	.92	Residen tial	02/16/1996	01/30/2011	Developer looking for construction lender
Sycamore Terrace	.51	Residen tial	08/15/2001	01/30/2011	Developer looking for construction lender

Use of the Housing Fund to Assist Mortgageors

Income Adjustment Factors	<input type="text"/>	Requirements Completed	<input type="text"/>
Home	\$707,324	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 At this time, the City of San José does not have any suggestions for additional resources.

LMIHF Deposits/Withdrawals

<u>Document Name</u>	<u>Document Date</u>	<u>Custodian Name</u>	<u>Custodian Phone</u>	<u>Copy Source</u>
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Achievements

Description
 Project Type: New Construction to Rent
 City of San José
 Contact: Alina Kwak (408) 975-4469
 Project Name: Gish Apartments

California Redevelopment Agencies - Fiscal Year 2007/2008
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE

Achievements

Description

Description:

Gish Apartments

Gish Apartments is a mixed-use, multifamily, green, transit oriented development that caters to low income and developmentally disabled residents. Out of the 35 rental units within the complex, 13 of those units (35%) are reserved for residents with developmental disabilities. The apartment complex was built at a total cost of \$16,171,000 and opened in August 2008. First Community Housing, known for their innovative green building, was the developer for the project.

In the spirit of the City's commitment to environmental sustainability, Gish Apartments is the first multi-family development in California to be Leadership in Energy and Environmental Design (LEED) Certified Gold for Homes. The development incorporates environmentally sustainable building design features such as energy-efficient appliances, fluorescent lights, cool-roof technology, furniture and carpet made from recycled and recyclable materials.

History:

With median incomes at \$105,000 for a family of four, San José's largest challenge is to provide affordable housing for the 35% of residents who earn less than 50% of the Area Median Income (AMI). According to the Center for Housing Policy Paycheck to Paycheck Report (2007), a household would need to earn at least \$212,013 annually to afford a median priced home in San José, or \$24.69 hourly to pay rent on a market-rate two-bedroom apartment. The primary focus on the Gish Apartments project was to provide high quality affordable housing to individuals and families earning 30%-50% of the AMI.

As the cost of land continues to grow, and demand continues to increase for affordable housing, the City uses infill development as a tool for growth management and sustainability. However, with infill development, costs are higher upfront, and Brownfield sites are common and difficult to develop. Due to contaminated soils and environmental clean-up associated with its former use as a gas station, extra steps were taken to dispose of the soil in a specialized sealed landfill before construction. The development was awarded a Brownfield clean-up grant of \$538,749.

In addition to affordable housing, it is critical for low-income and special-needs residents to have access to various modes of public transit, areas of employment and amenities. Transportation expenditures for California low-income households account for 13% of their total expenditures compared to 2% of total expenditures reported by low-income households that use public transportation regularly. Gish Apartments is situated on the corner of N. First Street and Gish Roads in Downtown San José and is in close proximity to a light rail station and other various amenities within walking distance. For instance, the project added an additional 3,775 square feet of commercial retail space for a 7-Eleven and an additional small store on the ground floor of the building to serve the neighborhood. In addition, residents in Gish Apartments receive an annual Ecopass. This Ecopass provides free bus and light rail travel within Santa Clara County's Valley Transportation Authority transit systems. Findings from a First Community Housing survey show a 22% decrease among residents in the number of cars households own as a result to free transportation access. Because of this decrease, this has caused a general underutilization of parking spaces within the development, especially within the commercial parking lot serving 7-Eleven. When undertaking a similar project in the future, we should better consider the type of development and public transit access when making planning decisions on parking.

First Community Housing collaborated with Housing Choices Coalition (HCC), the San Andreas Regional Center, and the County of Santa Clara to provide comprehensive, high-quality services to developmentally disabled residents at Gish Apartments. HCC conducts an intake and assessment to ensure that appropriate services are in place before a client signs a lease. Funded through the San Andreas Regional Center, an HCC Residential Coordinator facilitates communication between the client, individuals concerned with the client's welfare, property management, case manager and other support staff to serve as the main point of contact.

Agency Role and Achievement

The project received widespread support from the City of San José, the County of Santa Clara, State of California,

California Redevelopment Agencies - Fiscal Year 2007/2008
Status of Low and Moderate Income Housing Funds
Sch C Agency Financial and Program Detail
SAN JOSE

Achievements

Description

and the non-profit and business community. The project's innovative design, leadership in green building, and unique financing were featured in several articles in the Silicon Valley Business Journal.

Its financing structure reflects this widespread support. Gish Apartment's funding sources are multi-layered. The City of San José's subsidy per unit is \$64,000, which is unusually low for extremely-low, very-low income, and special needs units. The City's leveraging dollars for this development is \$6.60 for every one dollar spent on the project, more than double the average. Private equity financed the mixed-use retail early in the development of the project, which contributed to lowering overall costs. Therefore, the developer did not have to seek acquisition funds.

From the City of San José, the project received a \$2,441,071 loan and an \$180,000 Workforce Housing Grant for solar panels and installation. The California Housing Finance Agency (CalHFA) provided Gish Apartments a \$9.91 million 30-year loan of tax-exempt bond proceeds through their Special Needs Financing Program. The project also received a \$3,876,497 loan from the Multi-family Housing Program (MHP) through the California Department of Housing and Community Development (HCD). Obtaining this loan is extremely competitive because of its 55-year term at a low 3% fixed interest rate.

The City matched the term of the MHP loan by extending its loan from 30 to 55 years. In addition, the Sobrato Foundation awarded the project an \$87,500 interest-free predevelopment loan. The Contamination Orphan Site Cleanup Subaccount (OSCA) Program provided \$538,749 for a Brownfield Clean up Grant. The City's Planning Department also played a role in helping to facilitate the design review and complete the housing outreach to the public.

Demonstrated by Gish Apartments, despite the disparity of income levels and the high cost of living in San José, the City will continue to be innovative in providing housing that is affordable, green, transit-oriented and accommodating to those with special needs.

Redevelopment Agency City of San Jose

Annual HCD Ended 6/30/08

Attachment for HCD Schedule C

“Use of Other Redevelopment Funds in Support of Housing”

1. Facilitated the completion of approximately 910 affordable and market rate housing units within the Greater Downtown area and approximately 1,025 affordable and market rate units with the Neighborhood and Industrial Areas, including the following projects on former Agency owned properties: Phase I of The 88, The Globe, and One East Julian. The Globe and One East Julian have affordable units as required per our Inclusionary policy.
2. Completed a General Plan Amendment and Environmental Impact Report for the proposed housing development at the former City of San Jose Corporation Yard in Japantown.
3. Negotiated two DDA amendments; one to facilitate entitlements, financing and construction for City Front Square (Block 8) a 100% market rate project and the other to allow the temporary leasing of the unsold units at the Lofts on The Alameda.
4. Worked with Housing Department staff in implementing major changes to the City's Inclusionary Housing Policy for Redevelopment Project Areas approved in July 2007 and in the execution of two Affordability Restrictions creating 148 affordable units and the payment of \$5,708,000 in in-lieu fees from 4 current and pending projects.
5. Continued to implement DDA obligations and troubleshoot issues with City review and community concerns for 360 Residences a 100% market rate project located at 360 S. Market Street. Negotiated and executed a DDA Amendment regarding the project's public art commitment.
6. Negotiated and executed an Exclusive Negotiations Agreement with Mesa Development for a mixed use market rate condominium and luxury hotel project on Agency owned parcel known as Block 2.
7. Continued funding the single-family home rehabilitation program in the six neighborhoods of KONA, Greater Gardner, East Valley/680, 13th Street, Winchester, and Five Wounds/Brookwood Terrace.

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: Edenvale Special Needs
 Address: **5340 Monterey Road San Jose 95111**
 Owner Name: **Eden Housing, Inc.**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Disabled (Mental)	14
Special Need Unit	Disabled (Physical)	14
Special Need Unit	Special Needs	14

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Rental	Non-Elderly	14	0	1	0	0	15
Unit Total			14	0	1	0	0	15

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Private Funds	\$280,000
Federal Funds	\$3,157,000
State Funds	\$2,649,243
Other Local Funds	\$130,446

Project Name: Fruitdale Station Phase I
 Address: **1430 Fruitdale Blvd, 1540 Southwest Exp San Jose**
 Owner Name: **De Anza Properties Developer**

NON ASSISTED PROJECT UNITS

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	248	03-12462	01-APR-05

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: Housing Rehabilitation Program								
Address: SNI Areas San Jose								
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
	<u>Unit</u>							
Mobilehome Owner, Resident								
Non-Agency	Owner	Non-Elderly	1	3	0	0	0	4
Non-Substantial Rehabilitation								
Non-Agency	Owner	Elderly	6	2	0	0	0	8
Non-Agency	Owner	Non-Elderly	10	5	0	0	0	15
Substantial Rehabilitation								
Non-Agency	Owner	Elderly	1	0	0	0	0	1
Non-Agency	Owner	Non-Elderly	1	0	0	0	0	1
		Unit Total	19	10	0	0	0	29

Project Name: Modern Ice								
Address: 950 Old Oakland Road San Jose 95113								
Owner Name: Taylor Morrison Developer								
NON ASSISTED PROJECT UNITS								
<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>		
New Constructions	0	0	0	160	5054934	06-MAR-06		
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
	<u>Unit</u>							
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	40	0	0	40
		Unit Total	0	0	40	0	0	40
PROJECT FUNDING SOURCE								
	<u>Funding Source</u>				<u>Amount</u>			
	Redevelopment Funds				\$1,200,000			

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: Monte Vista
Address: **801 & 809 Auzerais San Jose 95113**
Owner Name: **KB Homes Developer**

NON ASSISTED PROJECT UNITS -----

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	307	6034622	07-DEC-06

UNIT INVENTORY -----

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	76	0	0	76
Unit Total			0	0	76	0	0	76

Project Name: North Keystone
Address: **NWC of Bassett and N. First Street San Jose 95113**
Owner Name: **Classic Communities Developer**

UNIT INVENTORY -----

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	8	0	0	8
<u>Other Provided without LMIHF</u>								
			<u>Unit</u>					
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	0	32	0	32
Unit Total			0	0	8	32	0	40

PROJECT FUNDING SOURCE -----

<u>Funding Source</u>	<u>Amount</u>
Private Funds	\$19,883,000
Owner Equity	\$1,725,500

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: Paseo Senter I
Address: **1970, 1986, & 1099 Senter Rd. San Jose 95112**
Owner Name: **Charities Housing/CORE Development**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Female Head Of Household	7
Special Need Unit	Transitional Housing	4
Special Need Unit	Special Needs	16
Special Need Unit	Disabled (Mental)	5

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
<u>New Construction</u>								
Non-Agency	Rental	Non-Elderly	115	0	2	0	0	117
Unit Total			115	0	2	0	0	117

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
TCAC/Federal Award	\$15,997,962
Redevelopment Funds	\$7,143,800
Federal Funds	\$630,000
Other Local Funds	\$350,000
State Funds	\$10,500,000
Private Funds	\$7,266,274
Owner Equity	\$1,300,000

**California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE**

Project Area Name: MERGED PROJECT AREA

Project Name: Paseo Senter II
Address: 1970, 1896, & 1900 Senter Road San Jose 95112
Owner Name: Charities Housing Development Corp/CORE

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Female Head Of Household	5
Special Need Unit	Special Needs	10
Special Need Unit	Disabled (Mental)	5

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
<u>New Construction</u>								
Non-Agency	Rental	Non-Elderly	99	0	2	0	0	101
Unit Total			99	0	2	0	0	101

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
TCAC/Federal Award	\$13,148,555
Redevelopment Funds	\$5,939,550
State Funds	\$9,000,000
Other Local Funds	\$300,000
Private Funds	\$5,993,366
Owner Equity	\$1,300,000

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch D General Project Information
 SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: **Sobrato House - EHC**
 Address: **480 S. 3rd Street San Jose 95113**
 Owner Name: **Emergency Housing Consortium (EHC)**

SPECIAL NEEDS UNITS

<u>Category</u>	<u>Sub Category</u>	<u>Count</u>
Special Need Unit	Transitional Housing	9
Special Need Unit	Special Needs	9

UNIT INVENTORY

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Rental	Non-Elderly	9	0	0	0	0	9
Unit Total			9	0	0	0	0	9

PROJECT FUNDING SOURCE

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$2,035,000
Federal Funds	\$631,167
Other Local Funds	\$4,250,000
Private Funds	\$3,223,121
State Funds	\$1,000,000

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch D General Project Information
 SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: **The Globe**
 Address: **25 South 3rd Ave. San Jose 95113**
 Owner Name: **CIM Developer**

UNIT INVENTORY -----

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
		<u>Unit</u>						
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	15	0	0	15
<u>Other Provided without LMIHF</u>								
		<u>Unit</u>						
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	0	61	0	61
		Unit Total	0	0	15	61	0	76

PROJECT FUNDING SOURCE -----

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$7,660,000
Private Funds	\$32,800,000
Owner Equity	\$3,645,000

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch D General Project Information
 SAN JOSE

Project Area Name: **MERGED PROJECT AREA**

Project Name: Tierra Encantada Townhomes
 Address: **1920 Alum Rock Avenue San Jose 95116**
 Owner Name: **Community Housing Developers**

NON ASSISTED PROJECT UNITS -----

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	4	2006-034137	21-MAR-07

UNIT INVENTORY -----

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

PROJECT FUNDING SOURCE -----

<u>Funding Source</u>	<u>Amount</u>
Redevelopment Funds	\$400,000
Private Funds	\$5,056,000
Owner Equity	\$160,278

Project Name: Villa Almendra
 Address: **1390 Almaden Ave. San Jose**
 Owner Name: **Neighborhood Housing Services Silicon Valley**

NON ASSISTED PROJECT UNITS -----

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	17	6024815	18-OCT-06

California Redevelopment Agencies - Fiscal Year 2007/2008
 Sch D General Project Information
 SAN JOSE

Project Area Name: MERGED PROJECT AREA

Project Name: Villa Valencia
 Address: 3128 Loma Verde Drive San Jose
 Owner Name: Michael Roberts Inc. Developer

NON ASSISTED PROJECT UNITS -----

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	57	6030991	17-NOV-06

Project Name: Village Square
 Address: 1465 & 1477 West San Carlos Ave. San Jose
 Owner Name: Summerhill Homes Developer

NON ASSISTED PROJECT UNITS -----

<u>Category</u>	<u>vlow</u>	<u>low</u>	<u>mod</u>	<u>amod</u>	<u>Building Permit Number</u>	<u>Building Permit Date</u>
New Constructions	0	0	0	76	7015263	11-JUN-07

UNIT INVENTORY -----

			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Inclusionary</u>								
<u>Unit</u>								
New Construction								
Non-Agency	Owner	Non-Elderly	0	0	19	0	0	19
Unit Total			0	0	19	0	0	19

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: Homebuyer Assistance Program			UNIT INVENTORY					
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
Subsidy								
Non-Agency	Owner	Non-Elderly	0	0	3	0	0	3
Unit Total			0	0	3	0	0	3
PROJECT FUNDING SOURCE								
<u>Funding Source</u>			<u>Amount</u>					
Redevelopment Funds			\$240,000					
State Funds			\$44,131					
Private Funds			\$1,259,000					
Owner Equity			\$21,298					

Project Name: Housing Rehabilitation Program			UNIT INVENTORY					
Address: Outside RDA Project Areas San Jose			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
<u>Unit</u>								
Mobilehome Owner, Resident								
Non-Agency	Owner	Elderly	7	1	0	0	0	8
Non-Agency	Owner	Non-Elderly	11	3	0	0	0	14
Non-Substantial Rehabilitation								
Non-Agency	Owner	Elderly	18	2	0	0	0	20
Non-Agency	Owner	Non-Elderly	4	6	0	0	0	10
Unit Total			40	12	0	0	0	52

California Redevelopment Agencies - Fiscal Year 2007/2008
Sch D General Project Information
SAN JOSE

Project Area Name: **OUTSIDE PROJECT AREA**

Project Name: San Jose State University Faculty Homebuyer								
Address: Program								
Various								
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
		<u>Unit</u>						
Subsidy								
Non-Agency	Owner	Non-Elderly	0	1	1	0	0	2
<u>Other Provided without LMIHF</u>								
		<u>Unit</u>						
Subsidy								
Non-Agency	Owner	Non-Elderly	0	3	3	0	0	6
		Unit Total	0	4	4	0	0	8
PROJECT FUNDING SOURCE								
	<u>Funding Source</u>							<u>Amount</u>
	Redevelopment Funds							\$290,000
	Other Local Funds							\$540,000

Project Name: Teacher Homebuyer Program								
Address: Various								
UNIT INVENTORY								
			<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Above Mod</u>	<u>Became Ineligible</u>	<u>Total</u>
<u>Other Provided with LMIHF</u>								
		<u>Unit</u>						
Subsidy								
Non-Agency	Owner	Non-Elderly	0	12	14	0	0	26
<u>Other Provided without LMIHF</u>								
		<u>Unit</u>						
Subsidy								
Non-Agency	Owner	Non-Elderly	0	6	0	0	0	6
		Unit Total	0	18	14	0	0	32
PROJECT FUNDING SOURCE								
	<u>Funding Source</u>							<u>Amount</u>
	Redevelopment Funds							\$1,625,000
	Federal Funds							\$390,000

**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: 2007/2008

Agency: SAN JOSE

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 <u>Very-Low</u> Income Units (line 4 x 50%)	0
PART II [H & SC Section 33413(b)(2)] NON-AGENCY DEVELOPED UNITS	
6. New Units	1370
7. Substantially Rehabilitated Units	0
8. Subtotal - Baseline of Units (add lines 6 & 7)	1370
9. Subtotal of Inclusionary Obligation Accrued this year for Units (line 8 x 15%)	205
10. Subtotal of Inclusionary Obligation Accrued this year for Very Low Income Units (line 9 x 40%)	82
PART III TOTALS	
11. Total Increase in Inclusionary Obligations During This Fiscal Year (add line 4 & 9)	205
12. Total Increase in Very Low Income Units Inclusionary Obligations During This Fiscal Year (add line 5 & 10)	82

Redevelopment Agency City of San Jose

General Footnotes to Annual HCD Report FY Ended 6/30/08

Schedule 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 07-08 \$29,935,709 in "Other Income" is made up of the following amounts:

Interest Income	\$1,054,223
Rent Income	\$189,071
Gain on Sale of Property	\$0
Loan Repayments	\$14,838,215
Debt Proceeds	\$13,854,200
Line of Credit Draw	\$0

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 to 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 these Schedules.

In prior years due to field restrictions on the 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. For the FY 2006-2007 report, this restriction was removed and dates greater than two years are now entered into the on-line database. With the exception of Charities/Kings Crossing, execution date refers to the Date of Affordability Restriction Recordation. The funding committed date is entered for Charities/Kings Crossing.

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. A 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 inclusionary units will be reflected in the HCD report. For FY 2007-2008 Agency reports Phase I of the North San Pedro Housing Project to be developed in the next two years but without any affordable units due to the in-lieu fee option in our Inclusionary Policy.

Schedule B, Page 2, Item 2 (not shown in printable reports)

(Estimate of Households Displaced Over Current FY (Next Reporting Year))

For Hillsdale Townhomes, 12 households were relocated in FY 2008-2009: The income breakdown of the households relocated are: 4 Low-Income, 3 Median-Income, 1 Moderate-Income, 2 above Moderate-Income, and 2 households that did not provide insufficient documentation of income. Because there is no Median income or N/A field, these numbers are accounted for in the MOD category.

Name of Agency Custodian is the consultant that the City of San Jose Housing Department has contracted to manage the Department's relocation services.

Schedule C Page 2 of 4

"Prior Year Ending Unencumbered Balance"

The \$311,722 value in this category represents the cash balance in the Housing Department's Low and Moderate Income Housing Fund at the end of FY 2006-2007. This entire value was committed to upcoming new affordable housing development projects. A more appropriate characterization of this value is "Prior Year Ending Cash Balance."

Schedule C Page 1 of 1

"Unencumbered Not Designated"

The \$401,775 value represents unencumbered funds that are not designated for a specific purpose.

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.

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. For example, 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. Additionally, for the purposes of this report, senior residents who were assisted through the City's housing rehabilitation programs are also indicated as "elderly" units.

"Manager" Units

Manager Units for 100% affordable rental housing developments are entered in the "MOD" category.

Schedule D, all pages

"Funding Sources" – Redevelopment Funds & Private Funds

"Redevelopment Funds" refers to the Low- and Moderate-Income Housing Fund (the 20% Funds) as well as 80% Funds provided by the Redevelopment Agency. HOME funds are being reported as "Federal Funds." The following funds are reported as "State Funds:" Prop 1C (Infill, TOD, MHP), EHAP, and Prop 46 funds. Funding from the County of Santa Clara Office of Affordable Housing, Affordable Housing Fund (AHF). The following sources are reported as "Private Funds:" Senior loan, Housing Trust Fund, excess income, and Federal Home Loan Bank – AHP. Tax

credit equity (Limited Partner) is reported under "TCAC/Federal Award." Deferred developer fee is reported under "Owner's Funds."

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.

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.

Schedule D, Outside Project Area, "Homeownership Program"

The Homeownership program refers to non-inclusionary units in which the City provided a subsidy to first-time homebuyers.

Schedule D, Merged & Outside Project Area,

"Housing Rehabilitation Program"

Under "Non-Agency Developed and Owner-Occupied," the following loans and grants through the Housing Rehabilitation Program were reported under the following categories: "Substantial Rehabilitation Units" – HPP Loan, \$100,000; "Non-Substantial Rehabilitation Units" – Grants and Z-Loan - \$15,000; reported under Outside Project Area only, Mobile Home loans and grants.

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 07-08 activity because our Inclusionary Housing Policy along with the Housing Department's affordable projects provides that this Agency has more than the required number of inclusionary units to fulfill our obligation.