



Memorandum

To: DRIVING A STRONG ECONOMY
COMMITTEE

From: Leslye Krutko

Subject: **SEE BELOW**

Date: November 13, 2006

Approved

Date

SUBJECT: AFFORDABLE HOUSING GOALS, ACCOMPLISHMENTS AND FORECASTS

Attached are the most recent Housing Department Production and Teacher Housing Activity Reports for the November 27, 2006 Driving a Strong Economy Committee Meeting.

As in the past, San Jose continues to be successful in providing affordable housing to thousands of lower-income households throughout the City. Our continued success is due to the Mayor and Council's establishment of clear goals for affordable housing production and the City's partnership with private and nonprofit developers.

Some of our accomplishments are listed below:

- HOME NOFA- Published in January 2006 for \$8.7 million. In June, the Department committed \$5.5 million for permanent housing to Charities Development Corp. and \$2 million for the NHSSV Homebuyer Program. A balance of \$1.2 million is currently available for new projects; the NOFA is still open for applicants.
- 20% Fund NOFA- On October 17, 2006, the Department published the availability of \$20,000,000 in construction and permanent funding for multifamily rental housing. Eligible projects include new construction of or adaptive re-use to create family rental apartments, rental SROs/studio apartments, and rental housing for special needs populations.

The NOFA includes incentives for applicants to seek Prop 63 County Mental Health Funds for up to 15% of units for chronically mentally ill homeless (including higher Per Unit subsidies – up to \$115K).

HONORABLE MAYOR AND CITY COUNCIL

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- Housing Trust Fund NOFA- On August 11, 2004, the Department announced the availability of \$3.5 million of funding available for the development of affordable special needs rental housing. The Department has awarded over \$2 million under this NOFA to two developers acquiring small rental properties for special needs populations. The Department expects an application for the balance of funds within days from Unity Care for the acquisition of one or two fourplexes for emancipated youth leaving the foster care system.

I will attend the November 27th meeting to answer any questions you may have.

LESLYE KRUTKO
Director of Housing

attachment



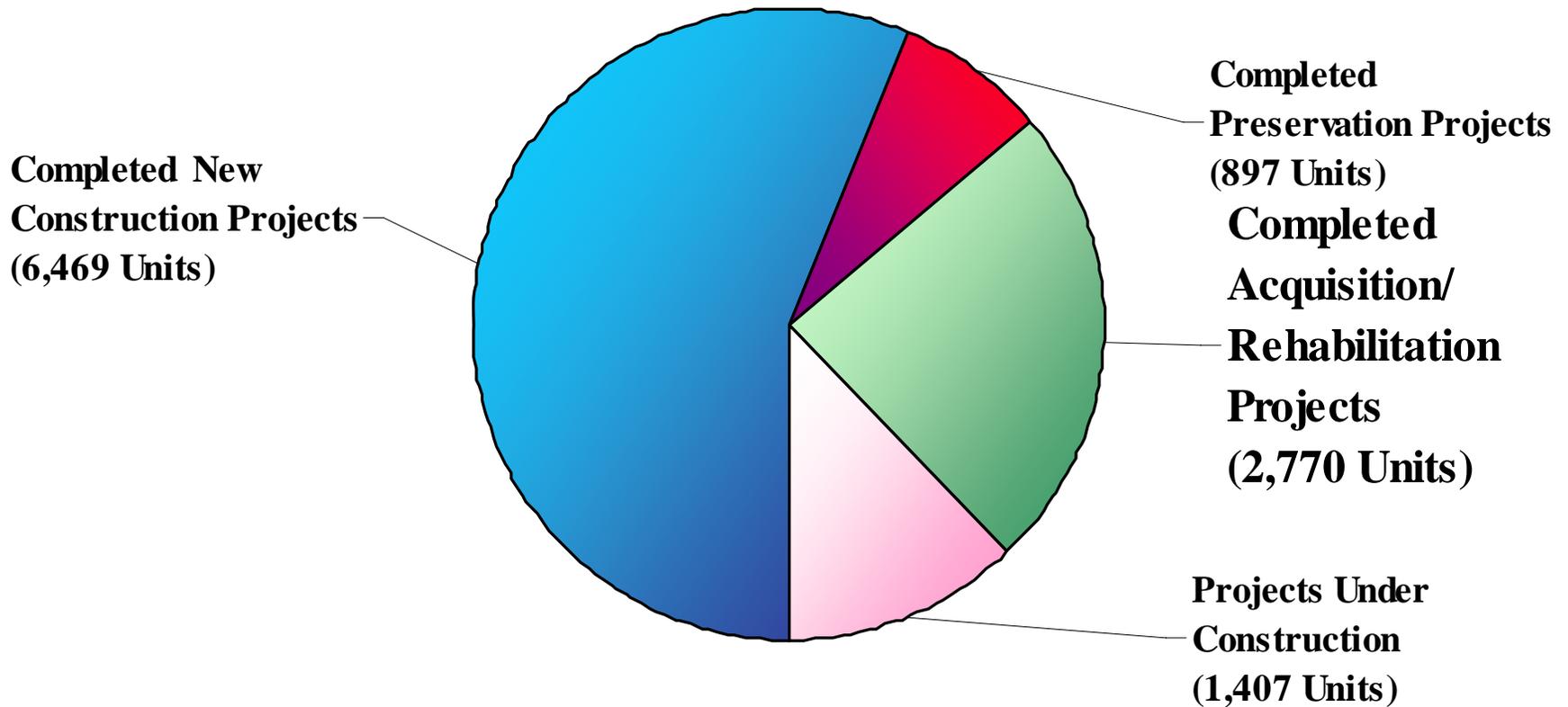
Affordable Housing Goals



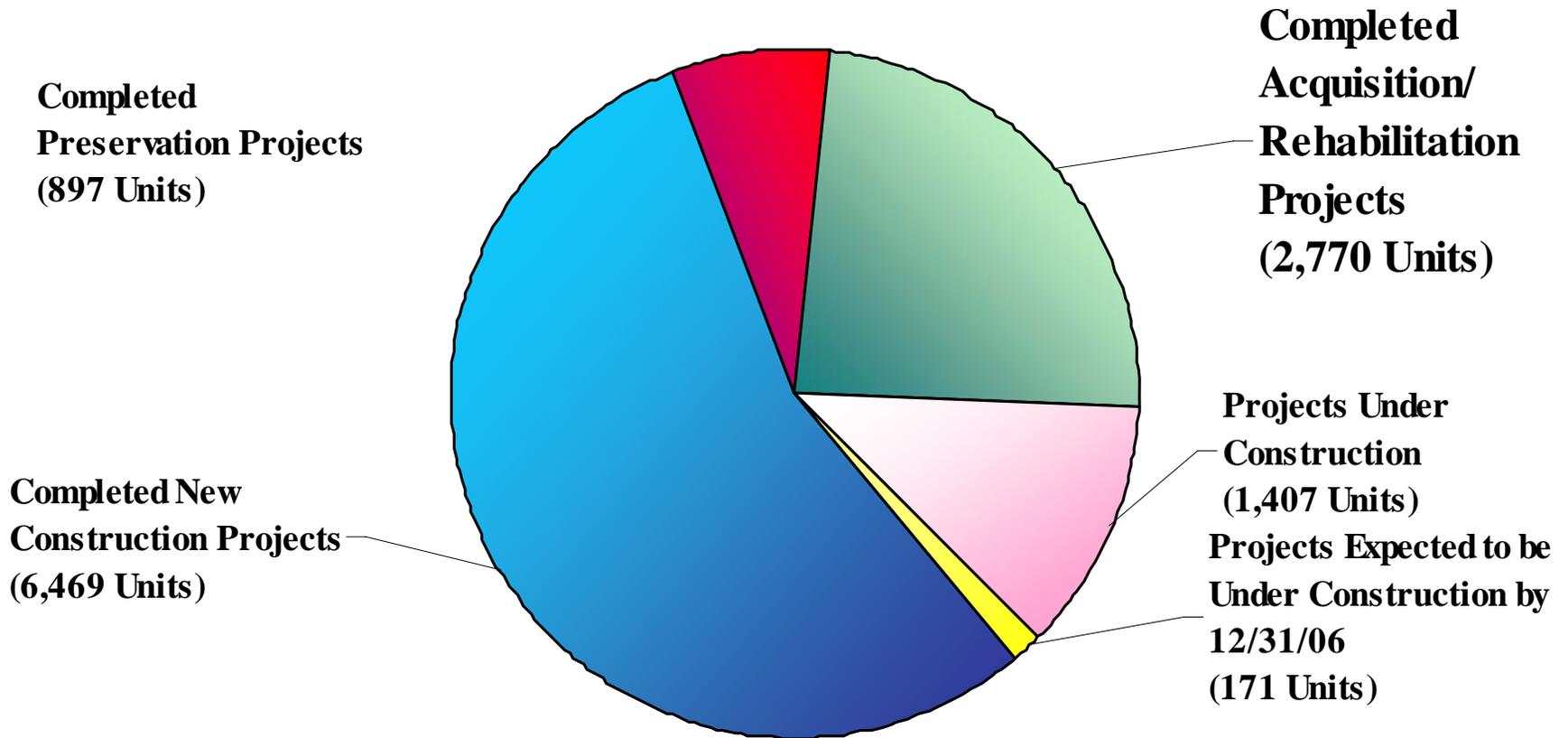
November 2006



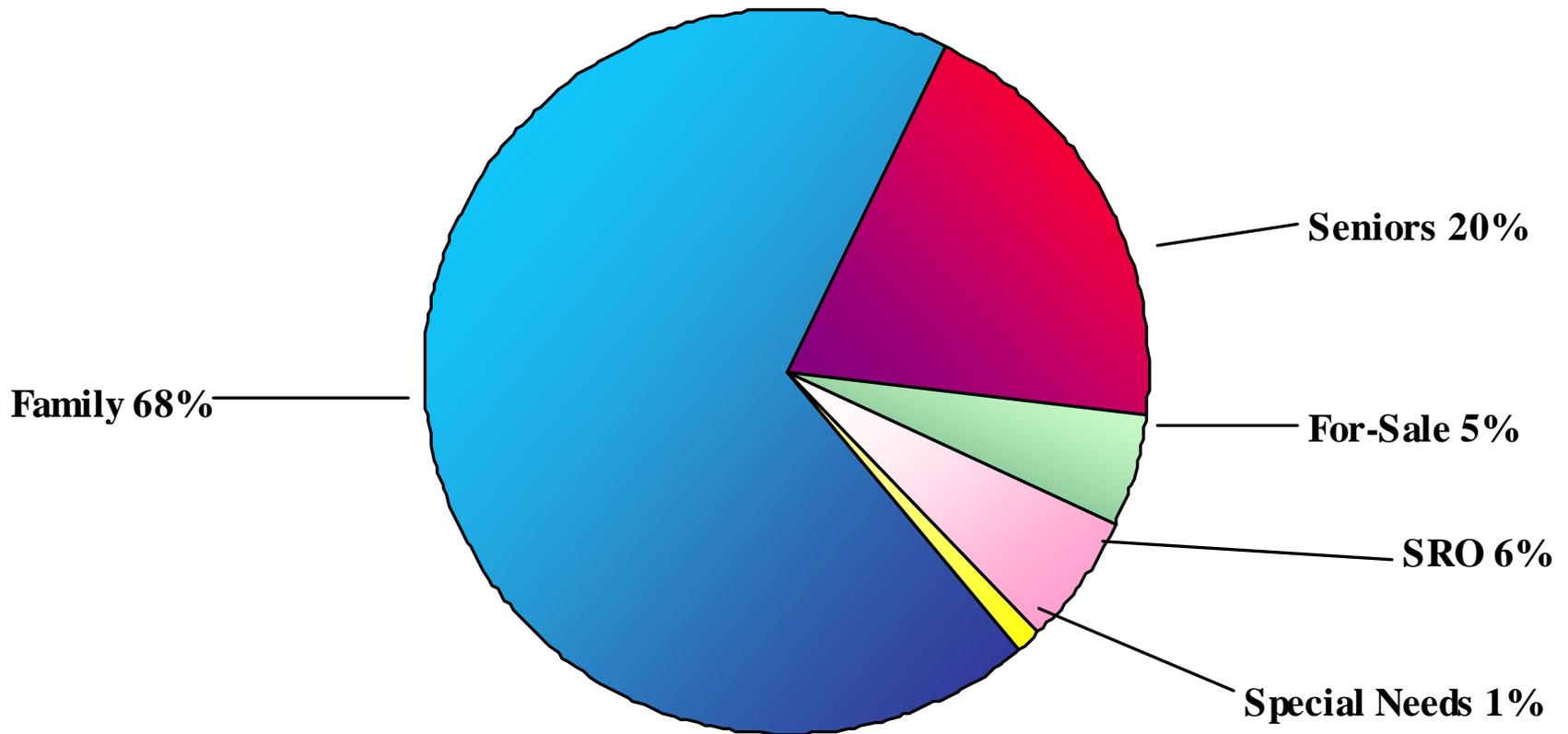
11,543 Affordable Units Completed or Under Construction



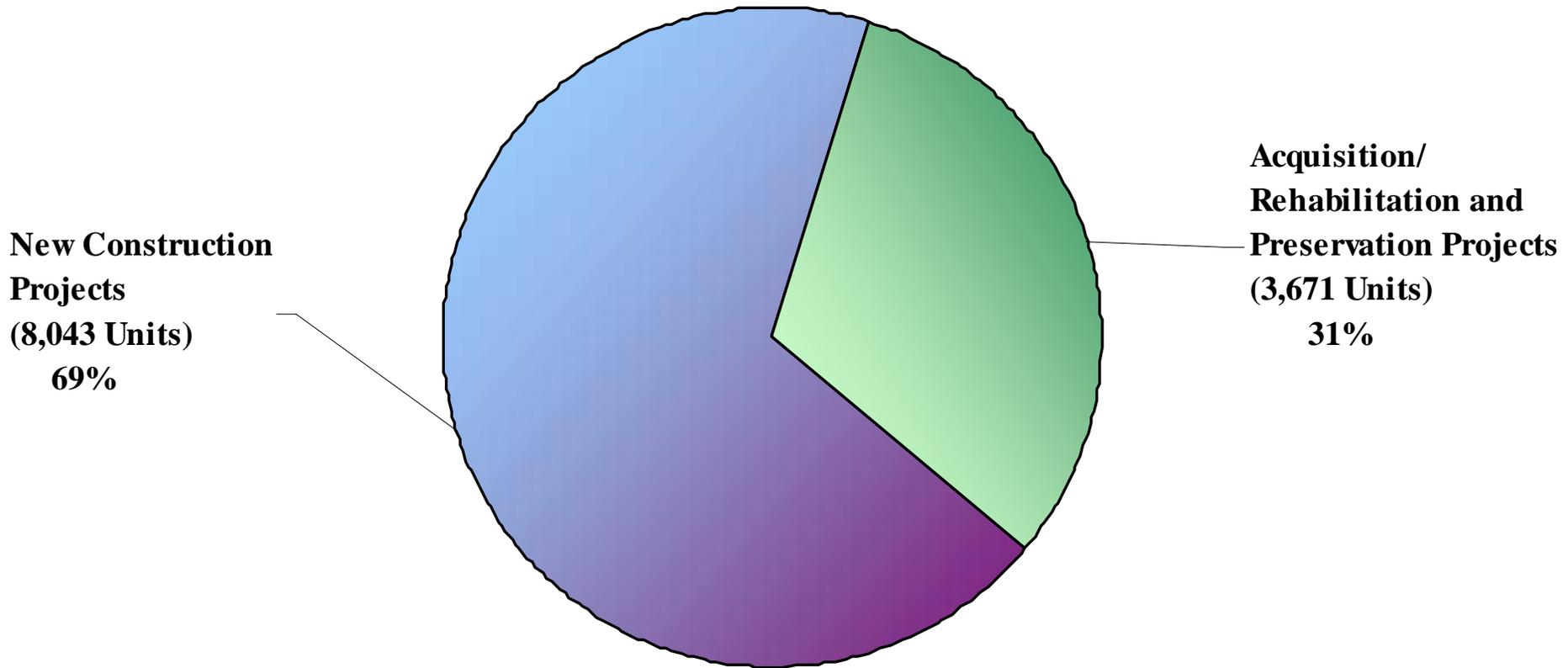
11,714 Affordable Units Completed, Under Construction, and Expected to Start Construction



11,714 Affordable Units By Occupancy Type



11,714 Affordable Units By Construction Type



City-Funded Units By Income Level

