



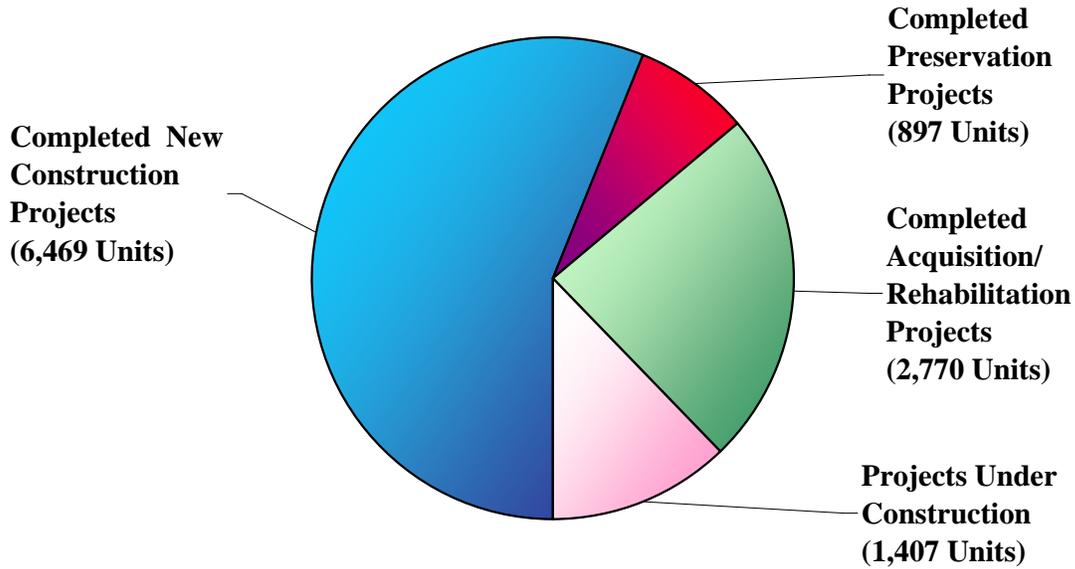
Housing Department

Monthly Housing Production Report

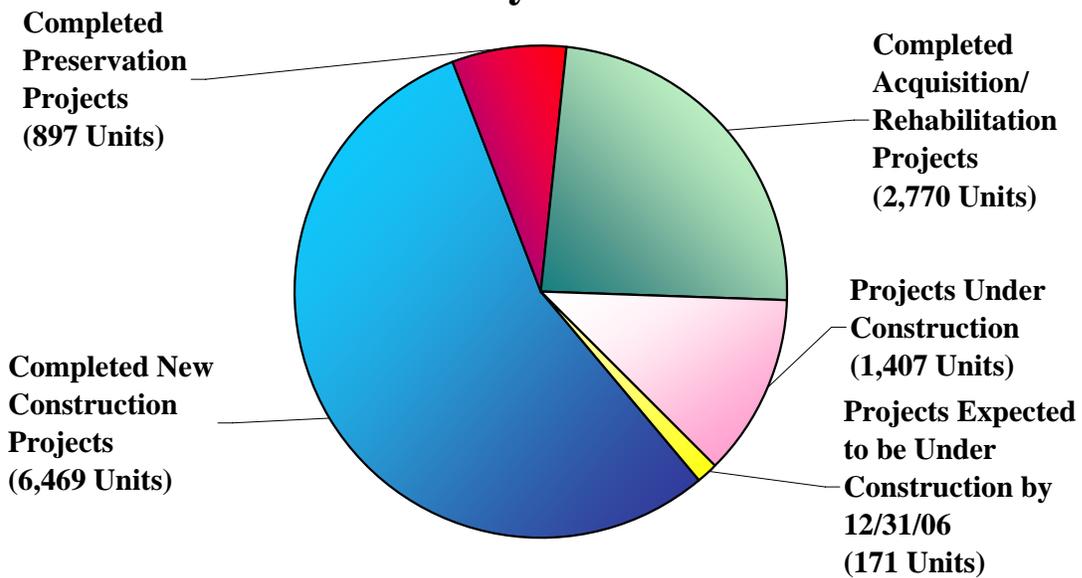
November 6, 2006

**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

**11,543 Affordable Units
Completed or Under Construction**



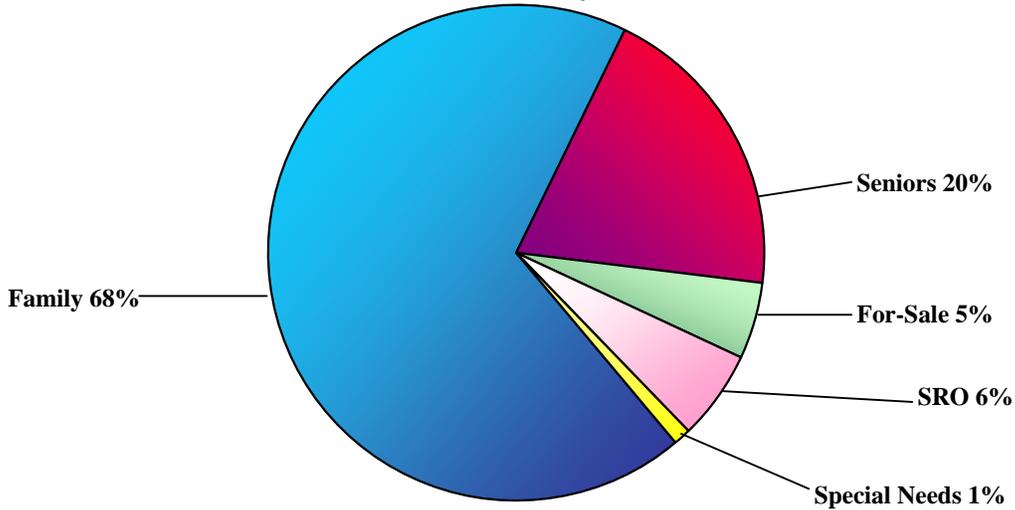
11,714 Affordable Units Completed, Under Construction, and Expected to Start Construction by 12/31/06



**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

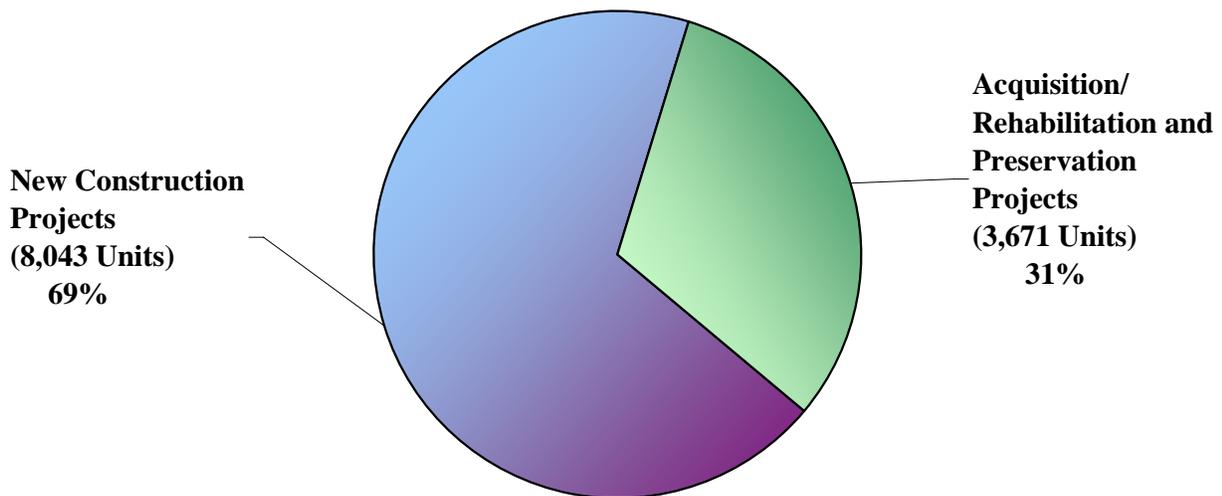
**11,714 Affordable Units by
Occupancy Type**

**(Completed, Under Construction, and Expected to Start
Construction by 12/31/06)**



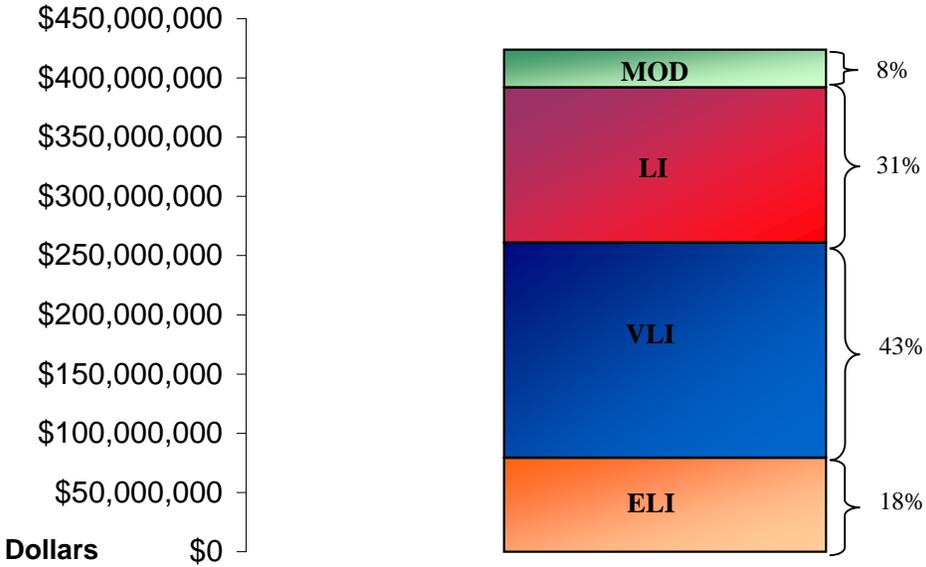
**11,714 Affordable Units by
Construction Type**

**(Completed, Under Construction, and Expected to Start
Construction by 12/31/06)**



**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

City-Funded Units by Income Level
(Completed, Under Construction, and Predevelopment
Projects with Funding Committed)



**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

Completed Projects

1999-2006 Completions Summary

Project	Council District	Occupancy	Type	Number of Units	Comments
New Construction Completions	Citywide	All	All	6,373	
Acquisition/Rehab Completions	Citywide	All	All	2,549	
Preservation Completions	Citywide	Family & Sr.	Pres.	897	

Total 1999-2006 Completions	9,819
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2006-2007 Completions

New Construction Completions

Project	Council District	Occupancy	Type	Number of Units	Comments
<i>Autumn Terrace @ College</i>	3	<i>For-Sale</i>	<i>NC/Incl.</i>	9	<i>Completed 9/06</i>
Bella Castello	3	Family	NC	87	Completed 7/06

2006-2007 New Construction Completions	96
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Acquisition/Rehabilitation

Project	Council District	Occupancy	Type	Number of Units	Comments
Lexington Apartments	1	Family	A/R	79	Bonds issued 7/24/06
Regency Apartments	1	Family	A/R	142	Bonds issued 7/24/06

2006-2007 Acquisition/Rehabilitation Completions	221
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Total of 2006-2007 Completions	317
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GRAND TOTAL OF COMPLETIONS SINCE 1999	10,136
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**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

Projects Under Construction

New Construction

Project	Council District	Occupancy	Type	Number of Units	Comments
Almaden Family	7	Family	NC	223	<i>Anticipate completion 12/06</i>
Art Ark	3	SRO/Family	NC	146	Anticipate completion 12/06
Autumn Terrace @ Bonita	3	For-Sale	NC/Incl.	16	<i>Anticipate completion 3/07</i>
Autumn Terrace @ Williams	6	For-Sale	NC/Incl.	21	<i>Anticipate completion 3/07</i>
<i>Axis</i>	3	For-Sale	NC/Incl.	6	Anticipate completion 12/07
Corde Terra Family Apartments	7	Family	NC	299	Anticipate completion 4/07
Delmas Park	3	Family	NC	122	Anticipate completion 2/07
Gish Apartments	3	SRO/Family	NC	34	Anticipate completion 9/07
Fruitdale Station Phase I	6	Family	NC/Incl.	38	<i>Anticipate completion 12/07</i>
Hennessey Place	9	For-Sale	NC	7	Anticipate completion 12/06
Keystone Place	3	For-Sale	NC/RdA	8	<i>Anticipate completion 6/07</i>
Lofts @ The Alameda	6	For-Sale	NC/Incl.	8	Anticipate completion 12/06
Marburg Place	3	For-Sale	NC/Incl.	11	Anticipate completion 12/06
Murphy & Ringwood	4	For-Sale	NC	11	Anticipate completion 7/07
New Brighton @ Glen Hollow	6	For-Sale	NC/Incl.	4	<i>Anticipate completion 12/06</i>
North Park V	4	Family	NC/Incl.	133	<i>Anticipate completion 3/07</i>
Paseo Senter I	7	Family	NC	115	Anticipate completion Spring 2008
Paseo Senter II	7	Family	NC	99	Anticipate completion 12/08
Sobrato House	3	Shelter Beds	NC/RdA	10	Construction started 6/06
Sobrato House	3	Trans.	NC	9	Construction started 6/06
San Antonio Place	5	For-Sale	NC/Incl.	5	<i>Anticipate completion 3/07</i>
Tamien Place	3	For-Sale	NC/Incl.	48	Construction started 5/06
The Globe (CIM)	3	For-Sale	NC/RdA	15	<i>Anticipate completion 3/07</i>
The Works	3	For-Sale	NC/Incl.	14	<i>Anticipate completion 3/07</i>
Willow btwn Locust & Palm	6	For-Sale	NC	1	Construction started 6/06

New Construction Units Currently Under Construction **1,403**

Acquisition/Rehabilitation

Project	Council District	Occupancy	Type	Number of Units	Comments
Julian & 13th	3	For-Sale	A/R-RdA	4	<i>Anticipate completion 12/06</i>

Acq./Rehab. Units Currently Under Construction **4**

Total Units Currently Under Construction **1,407**

TOTAL UNITS COMPLETED AND UNDER CONSTRUCTION **11,543**

Name Change Notes: Fairgrounds Family Apts (ROEM) and Fairgrounds Family Apts (HACSC) are now Corde Terra Family Apts
City Year/Our House and City Year Housing are now Sobrato House
San Jose Condos (Almaden Towers) are now Axis

**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

Predevelopment: Funding Committed

New Construction Predevelopment Funding Committed

Project	Council District	Occupancy	Type	Number of Units	Comments
Casa del Pueblo	3	Family	NC/RDA	80	Funding request approved by CC 6/27/06
Evans Lane (Satellite)	6	Family	NC	85	<i>CC approved exclusive negotiations on 10/17/06</i>
Evans Lane (Ownership)	6	For-Sale	NC	48	<i>RFP to be issued November 2006</i>
King & Dobbin	3	Family	NC	90	<i>GP amendment in Planning review</i>
Merrill Gardens	6	Senior	NC	98	<i>Bond Inducement Resolution approved 8/06</i>
Monterey (Eden Palms)	2	Spec. Needs	NC	14	<i>Construction to start 10/06</i>
North San Pedro Sites	3	For-Sale	NC/RdA	80	<i>DDA to Agency Board in late Spring 2007</i>
One East Julian	3	For-Sale	NC/RdA	8	<i>Construction to start 10/06</i>
San José Family Shelter	3	Shelter	NC	36	<i>Predevelopment loan approved 9/26/06</i>
Sycamore Terrace	10	For-Sale	NC	17	Finalizing construction costs
Tierra Encantada Townhouses	5	For-Sale	NC	12	Construction to start 11/06
W. San Carlos Bowl Seniors	6	Seniors	NC	99	<i>Relocation negotiations stalled</i>
W. San Carlos Bowl Tnhses	6	For-Sale	NC	17	<i>Financial restructuring continuing</i>

New Construction Units in Predevelopment with Funding Committed 684

Acquisition/Rehabilitation Funding Committed

Project	Council District	Occupancy	Type	Number of Units	Comments
Monte Alban	7	Family	Pres.	191	<i>CDLAC allocation awarded 9/06</i>

Total Potential New Acquisition/Rehabilitation Projects 191

Total Potential New Projects Without Funds Committed 875

TOTAL UNITS COMPLETED + UNDER CONSTRUCTION + FUNDING COMMITTED 12,418

Name Change Notes:

City Front Square (Preservation Partners) are now Casa del Pueblo
San José Family Shelter/Permanent is now King & Dobbin

**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

Predevelopment: City Funding Sought

New Construction Predevelopment Funding Sought

Project	Council District	Occupancy	Type	Number of Units	Comments
1470 N. 4th Street	3	Family	NC	99	PD zoning in process; finalizing loan application
Delmas/Jerome/Fuller	6	For-Sale	NC	1	Transfer from Gen. Ser. to Housing in process
Fairgrounds Senior	7	Senior	NC	196	Funding request under review
San Antonio Court	5	Family	NC	86	<i>Developer re-submitting funding application</i>

New Construction Total Predevelopment City Funding Sought	382
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TOTAL UNITS COMPLETED + UNDER CONSTRUCTION + FUNDING COMMITTED + FUNDING SOUGHT	12,800
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Types:

- NC - New Construction funded by the Housing Department
- NC/Incl. - New Construction Inclusionary Units with no City / Agency funding
- NC/RdA - New Construction funded by the Redevelopment Agency
- A/R - Newly restricted units in Acquisition/Rehabilitation projects funded by the Housing Department (i.e., does not include Preservation units)
- A/R-RdA - Newly restricted units in Acquisition/Rehabilitation projects funded by the Redevelopment Agency
- Pres. - Preservation = A/R extending the affordability term of previously restricted units, funded by the Housing Department

**City of San José Affordable Housing Program
10,000-UNIT PRODUCTION GOAL
11/6/06**

All Other Potential Projects

Other Potential New Construction Projects Without Funds Committed

Project	Council District	Occupancy	Type	Number of Units	Comments
680 N. 9th Street	3	For-Sale	NC/Incl.	8	Groundbreaking 2nd Quarter 2007
Balbach St. Phase II	3	For-Sale	NC/Incl.	5	<i>Groundbreaking 1st Quarter 2007</i>
Del Monte Site	6	For-Sale	NC/Incl.	78	Groundbreaking 4th Quarter 2006
First Methodist Tower	3	For-Sale	NC/Incl.	32	Church reviewing RFP proposals
Ford & Monterey	2	TBD	NC	71	City Council approved purchase 6/27/06
Fountain Alley & 2nd Street	3	For-Sale	NC/Incl.	32	Final design being determined
Fourth & St. John Phase I	3	For-Sale	NC/Incl.	21	Groundbreaking 4th Quarter 2007
Fruitdale Station Phase II	6	Family	NC/Incl.	27	Groundbreaking 4th Quarter 2006
Fruitdale Station Phase II	6	For-Sale	NC/Incl.	16	Groundbreaking 4th Quarter 2006
Japantown	3	Family	NC/Incl.	70	<i>ENA approved 1/06, DDA in 4th Quarter 2006</i>
<i>Lou's Village Site</i>	<i>6</i>	<i>For-Sale</i>	<i>NC/Incl.</i>	<i>19</i>	<i>Groundbreaking 2nd Quarter 2007</i>
<i>Lucretia & Phelan</i>	<i>7</i>	<i>For-Sale</i>	<i>NC/Incl.</i>	<i>4</i>	<i>Groundbreaking 2nd Quarter 2007</i>
Modern Ice	3	For-Sale	NC/Incl.	40	Groundbreaking 1st Quarter 2007
Montague & North 1st	4	TBD	NC/Incl.	124	<i>Groundbreaking 2nd Quarter 2007</i>
Park Avenue Live/Work	6	For-Sale	NC/Incl.	24	Groundbreaking 3rd Quarter 2006
Rosicrucian Press Site	3	For-Sale	NC/Incl.	52	Groundbreaking 3rd Quarter 2007
San Jose Water Company site	3	Family	NC/Incl.	65	Proposal evaluation in process
<i>Summerhill @ South First St.</i>	<i>3</i>	<i>For-Sale</i>	<i>NC/Incl.</i>	<i>28</i>	Conceptual designs being prepared
Via San Antonio	5	For-Sale	NC/Incl.	6	Groundbreaking 1st Quarter 2007
Villa Almendra	3	For-Sale	NC/Incl.	0	In-lieu fee expected for 3 units
Virginia Terrace Townhomes	3	For-Sale	NC/Incl.	29	<i>Groundbreaking 1st Quarter 2007</i>
Westmont Square	3	For-Sale	NC/Incl.	23	Groundbreaking 1st Quarter 2007

Total Potential New Construction Projects (No Funds Committed)	774
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Other Potential Acquisition/Rehabilitation Projects Without Funds Committed

Project	Council District	Occupancy	Type	Number of Units	Comments
Foxdale Manor	5	Family	A/R	286	<i>TEFRA hearing scheduled for November 2006</i>

Total Potential New Acquisition/Rehabilitation Projects	286
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Total Potential New Projects Without Funds Committed	1,060
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TOTAL UNITS COMPLETED + UNDER CONSTRUCTION + ALL IN PREDEVELOPMENT	13,860
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Name Change Notes:

- Alma Gardens is now Villa Almendra
- San Antonio & 28th Street is now Via San Antonio
- SummerHill Mixed Use is now Summerhill @ South First St.