

HOUSING DEVELOPMENT PROJECT REVIEW

Project Name: The Veranda
Borrower: Stevens Creek, L.P.
Address: 19160 Stevens Creek Blvd, Cupertino, CA 95014
Census Tract: 5080.030 **San Jose Council District:** N/A **Supervisorial District:** 5
Developer/Sponsor: Charities Housing Development Corporation of Santa Clara County
Total Development Cost: \$11,390,778
Residential Square Footage: 7,560 **Commercial/Office Square Footage:** 0

The Veranda



19160 Stevens Creek Blvd, Cupertino

Project Summary:

The Veranda is a 19-unit affordable senior citizen housing development on a vacant 0.57 acre site, located at 19160 Stevens Creek Boulevard in Cupertino being developed by Charities Housing Development Corporation of Santa Clara County (“Charities Housing”). Six (6) apartments will be reserved as permanent supportive housing units for formerly homeless/special needs seniors. Twelve units will be set aside for other extremely low and low-income seniors and one unit will be set aside for staff.

Existing Conditions: The site is located directly across the street from Cupertino’s new “Main Street Cupertino” which consists of a mix of uses including several plazas and open spaces for the community to enjoy. A public park is currently under construction.

Land Use: Charities Housing received approval for a development permit from the Cupertino City Council on June 20, 2017.

Green Building: The development will include several green-building features including Energy Star appliances, low flow plumbing fixtures, energy efficient lighting and solar hot water. The open space landscaping includes drought tolerant landscaping.

Environmental Review: The City of Cupertino determined the project is exempt from the California Environmental Quality Act (CEQA). Charities Housing commissioned a Phase I Environmental Site Assessment with SLR International Corporation. The assessment has revealed no evidence of recognized

environmental conditions in direct connection with the site.

Project-Based Section 8 Vouchers (PBV's): Charities Housing is requesting six (6) PBV's as part of the Supportive Housing Development Program Notice of Funding Availability ("NOFA").

Services: Catholic Charities will provide a service coordinator for all residents on site on a voluntary basis for the residents. The service coordinator will provide services such as information and referral services, assistance to access services, facilitating building social activities and financial literacy workshops.

Project Schedule and Financing:

Milestone	Date of Completion
1. Site Control	July 28, 2016
2. Community Engagement (continuous and ongoing)	March 23, 2017
3. Planning Commission Land Use Approval	June 28, 2017
4. City Council Land Use Approval	June 20, 2017
5. Submit 9% Tax Credit Application	June 21, 2017
6. Receive reservation of tax credit award	September 20, 2017
7. Construction finance closing	February 15, 2018
8. Begin Construction	March 1, 2018
9. Start of Lease-Up Activities	October 1, 2018
10. Complete Construction	April 1, 2019
11. 100% Occupancy	May 1, 2019
12. Permanent Loan Conversion	October 1, 2019

Permanent Source of Funds

City of Cupertino AHF - Land Loan	\$3,672,000
Housing Trust Silicon Valley	\$1,000,000
County of Santa Clara	\$1,000,000
LDIF Waiver (Park Fee)	\$355,661
Accrued/Deferred Interest	\$167,920
Tax Credit Equity	\$5,195,197
Total Permanent Source of Funds	\$11,390,778

Use of Funds

Acquisition	\$3,600,000
Acquisition Loan Interest and Fees	\$319,952
Demo	\$88,300
New Construction	\$2,719,405
Construction Contingency	\$379,989
Soft Cost Subtotal	\$3,558,345
Capitalized Operating Reserve	\$38,714
Soft Cost Contingency	\$107,143
Developer Fee Paid	\$578,930
Total Use of Funds	\$11,390,778