

Section A.2.....Development Description

3220 Pearl Avenue – Hillview Glen Apartments



Project Summary

Hillview Glen Apartments was newly constructed in 1994 and rehabbed in 2005 by Related, Core and Eden Housing. Eden plans on purchasing and adding a solar photovoltaic system. The property includes 137 units of permanent, affordable rental housing for households at or below 50% and 60% of Area Median Income (AMI) and one 2-bedroom managers' unit. Offering family Residency Occupancy Units, this project will set aside five units for mentally ill adults or families at or below 30% of AMI who are homeless or at risk of being homeless. The tenant portion of the rent for these six units will be the equivalent of 30% of a household's Supplemental Security Income (SSI). This project provides a community meeting room with adjacent communal kitchen, pool, lobby with an area set aside for computers that are available to the residents, one office—for management—and a laundry room with vending machines. This project is located at 3220 Pearl Avenue, in San José, at the corner of Hillsdale Street.

Housing and Service Goals and Tenants to be

The goal of this housing project will be to house with supportive services five (5) mentally ill individuals who are homeless or at risk of homelessness. All of the five MHSA units will be designated for families with at least one parent/adult with a severe mental illness or a child with

a serious emotional disturbance. It will be the aim of those providing services to these tenants that they will be able to remain in this permanent housing site while accessing the services appropriate to their needs. As indicated in D.5, Case Managers and Peer Mentors will work with these individuals to enable them to enhance their independent living skills, obtain employment, increase their money management skills, obtain support from other sources, participate in support groups and social/recreational activities, and obtain other assistance as needed. Their Case Managers will also help them get connected to other services, including whatever the housing site staff coordinates for them and the other tenants.

Type of Housing

Hillview Glen Apartments are permanent, affordable rental housing for households at or below 50% and 60% of Area Median Income (AMI) and offers 1-, 2- and 3-bedroom occupancy units.

Way that the Housing will meet the Housing and Service Needs of the Tenants

Case management services will be delivered at the housing site. In this way, the Case Managers will visit the tenants on a regular basis and attend to their needs appropriately. In this environment, the Case Managers will also organize and coordinate—while working with the housing staff on site—helpful workshops (see D.6), support groups, and social/recreational activities.

In addition, mental health counseling and medication assistance will be made available to the tenants at their usual appointments with their psychiatrists and medical professionals at the mental health and medical clinics located nearby. All of this support will enable the residents of the MHSA-funded units to remain in their housing, increase their stability, and improve their healthy living.

Primary Service Provider

The MHD will be the primary service provider. However, there are likely to be several service providers involved in the care of the MHSA tenants housed at this site. In order to facilitate a coordinated service delivery approach, the Housing Support Liaison will meet with representatives from the service providers involved and will coordinate the services that will be delivered on site. He/she will facilitate meetings with the Case Managers and others, as needed, in order to ensure appropriate service delivery. Thus, the Housing Support Liaison will serve as the single point of contact for communicating between service providers and property management staff and coordinating supportive services for the MHSA tenants.

Development Partners

Corona Crescent, Inc. a non-profit affiliate of Eden Housing, Inc. (“EHI”) is the proposed New Owner (Managing General Partner of Hillview Glen Apartments LP) and Management Agent (“Agent”). It is the responsibility of the Owner to establish general policies under which the project will operate. The Owner shall establish guidelines in the Management Agreement and thereafter delegate to the Agent the authority and responsibility for carrying out these policies on a day-to-day basis.

The Agent will be required to consult the Owner prior to authorizing any action not clearly covered by the previous policy. Specifically, the Agent will be required to obtain the approval of the Owner before approving non-budget or over budget expenditures. In the event of an emergency, the Agent will take appropriate action and notify the Owner as soon as possible.

The Agent’s Director of Property Management will be the key contact person for the Agent. Any instruction to the Agent will be passed through the Director of Property Management to the Property Manager.

Development Financing

The table below illustrates the current solar and permanent financing structure. Please note that MHSA funds used for acquisition/rehabilitation will be converted into a permanent loan; thus, the MHSA funds identified as “Permanent Sources” include the amounts identified under Acquisition/Rehabilitation.

Acquisition/Rehabilitation		
Amount	Source	Status
\$264,600	PG&E - MASH	Reserved 11/09
\$ 500,000	County of Santa Clara MHSA	Applied 11/9/09
Permanent Sources		
Amount	Source	Status
\$6,363,740	Federal Tax Credits	Awarded in 1994
\$12,000,000	California Housing Finance Agency (CalHFA)	8/1/05
\$6,000,000	City of San Jose	Awarded 2/6/95
\$500,000	County of Santa Clara MHSA	Applied 11/9/09
\$500,000	County of Santa Clara MHSA: operating subsidy	Applied 11/9/09