

Current Housing Development Projects (April 2006)

Projects	Units			Developer(s)	Address	Type of Housing	Funding Sources			% City	Status
	New	Rehab or Reuse					Total City/Agency	Private	Other Public		
District 1											
3829 MLK (SITE ACQ)	-			CDCO/OCHI	MLK Way & MacArthur Blvd.	Senior Rental	\$ 52,000				Site Acq Loan
Percy Abram Jr. Senior Housing	44	44		CCH	6400 San Pablo Ave.	Senior Rental	\$ 2,045,800		\$ 5,035,047	29%	Construction
Sojourner Truth Manor	87		87	CCH	5815, 5915 & 6015 MLK Jr. Way	Senior Rental	\$ 162,100	\$ -	\$ 240,801	40%	Predevelopment
Subtotal	131	44	87								
District 2											
None											
Subtotal	0	0	0								
District 3											
14th Street Apts at Central Station	99	99		BRIDGE	14th Street at Wood Street	Family Rental	\$ 8,379,000	\$ 15,815,718	\$ 8,064,783	26%	Predevelopment
1574-90 7th Street (7th & Peralta)	5	5		CDCO	1574-90 7th Street	Family Ownership	\$ 127,327			15%	Predevelopment
2001 Linden (SITE ACQ)**	8	8		CDCO	2001 Linden St.	Family Ownership	REPAID (\$148,500)				Site Acq Loan
3701 MLK Jr. Way (SITE ACQ)**	4	4		CDCO	3701 Martin Luther King, Jr. Way	Family Ownership	\$ 109,909				Site Acq Loan
Campbell and 7th St (SITE ACQ)**	30	30		OCHI	715 Campbell, 1662-64,1666 7th St.	Family Ownership	\$ 689,598				Site Acq Loan
Fox Courts	80	80		RCD	18th and San Pablo Ave.	Family Rental	\$ 11,250,112	\$ 12,568,399	\$ 6,113,638	37%	Predevelopment
Jack London Gateway	55	55		EBALDC	900 Market St.	Senior Rental	\$ 4,900,000	\$ 9,349,024	\$ 792,700	33%	Predevelopment
Madison Apartments	76	76		AHA	160 14th St.	Family Rental	\$ 6,995,500	\$ 10,215,024	\$ 5,562,485	39%	Predevelopment
Mandela Townhomes	14	14		BRIDGE	1431 8th Street	Family Ownership	\$ 2,250,400	\$ 730,000	\$ 550,000	36%	Predevelopment
Palm Court	12	12		EBHFH	10th & Union	Family Ownership	\$ 855,400	\$ 1,750,422	\$ 487,484	28%	Closeout
St. Andrew's Manor	60		60	Satelite Housing	3250 San Pablo Ave.	Senior Rental	\$ 748,300		\$ 1,594,956	32%	Predevelopment
St. Patrick's Terrace	66		66	Satelite Housing	1212 Center St.	Senior Rental	\$ 753,600		\$ 1,603,258	32%	Predevelopment
Subtotal	509	383	126								
District 4											
Altenheim Phase I	93		93	Citizens Housing	1720 MacArthur	Senior Rental	\$ 5,986,400	\$ 16,654,179		26%	Construction
Altenheim Phase II	81		81	Citizens Housing	1720 MacArthur	Senior Rental	\$ 5,338,000	\$ 8,333,023	\$ 5,589,678	27%	Predevelopment
Lincoln Court Senior Housing	80	80		Domus/SHE	2400 MacArthur	Senior Rental	\$ 3,500,000	\$ 11,509,200		23%	Construction
Redwood Hill	28	28		AHA	4858-68 Calaveras	Family Ownership	\$ 3,858,500	\$ 5,964,133	\$ -	39%	Predevelopment
Subtotal	282	108	174								
District 5											
Orchards on Foothill	64	64		AHA	2719 Foothill Blvd.	Senior Rental	\$ 4,500,000	\$ 12,591,127		26%	Predevelopment
Sausal Creek	17	17		EBALDC	2464 26th Avenue	Family Ownership	\$ 2,329,000	\$ 3,620,946		39%	Predevelopment
Seven Directions	36	36		EBALDC/NAC	2946 International	Family Rental	\$ 4,505,600	\$ 6,322,912	\$ 4,106,730	30%	Predevelopment
Subtotal	117	117	0								
District 6											
5825 Foothill (SITE ACQ)**				-	5825 Foothill Blvd.	Unknown	REPAID (\$701,380)				Site Acq Loan
Coliseum Gardens Phase I	115	74	41	EBALDC/RELATED	69th Ave Hawley/Snell	Family Rental	\$ 3,000,000	\$ 16,422,647	\$ 8,157,884	11%	Construction
Coliseum Gardens Phase III	106	69	37	EBALDC/RELATED	928-998 66th Ave.	Family Rental	\$ 4,600,000	\$ 18,033,857	\$ 19,894,046	10%	Predevelopment
Foothill Plaza Apartments	54	54		OCHI	6311 Foothill Blvd.	Family Rental	\$ 2,664,053	\$ 7,238,005	\$ 1,054,053	26%	Predevelopment
Subtotal	275	143	132								
District 7											
10211 Byron Avenue (SITE ACQ)**				Imani/BRIDGE	10211 Byron Avenue	Unknown	\$ 386,550				Site Acq Loan
Edes Avenue Homes	24	24		EBHFH	10900 Edes Ave	Family Ownership	\$ 2,075,000	\$ 2,075,000	\$ 1,080,000	40%	Predevelopment
Edes B Homes	25	25		EBHFH	10800 Edes Ave	Family Ownership	\$ 2,812,000	\$ 2,753,400	\$ 200,000	40%	Predevelopment
Horizon Townhomes	14	14		OCHI	98th/MacArthur Ave.	Family Ownership	\$ 1,767,000	\$ 5,492,849		32%	Predevelopment
Leola Terrace II - Rehab	8		8	MPDA	91st Ave. @ MacArthur Blvd.	Family Ownership	\$ 200,000				Predevelopment
Tassafaronga Homeownership	22	22		EBHFH	949 85th Ave	Family Ownership	\$ 1,868,000	\$ 1,900,600		39%	Predevelopment
Tassafaronga Village Phase I	60	30	30	OHA	919 85th Ave	Family Rental	\$ 3,000,000	\$ 14,288,122	\$ 12,542,780	10%	Predevelopment
Toler Heights*	6	6		Black Phoenix	98th Ave. @ MacArthur	Family Ownership	N/A	\$ 1,735,000			DDA Complete
Subtotal	159	121	38								
Other Locations											
Wang*	23	23		Wang	scattered sites	Family Ownership	N/A	\$ 7,965,806	N/A	N/A	all stages
Total Units:				1,496			TOTAL:	\$ 91,709,149	\$ 193,329,393	\$ 82,670,323	
							Leveraging:	\$ 1.00	\$ 2.11	\$ 0.90	

*Land provided at no cost to developer as subsidy to enable development of affordable housing.

**Developers estimated # of units for Site Acq Application; plans are being refined

On average for all projects, one City dollar leverages \$3.01 in other funds.