

Housing

Loan Commitment for Hawthorn Senior Apartments

City Council
April 30, 2024
Item 8.3

Kemit Mawakana

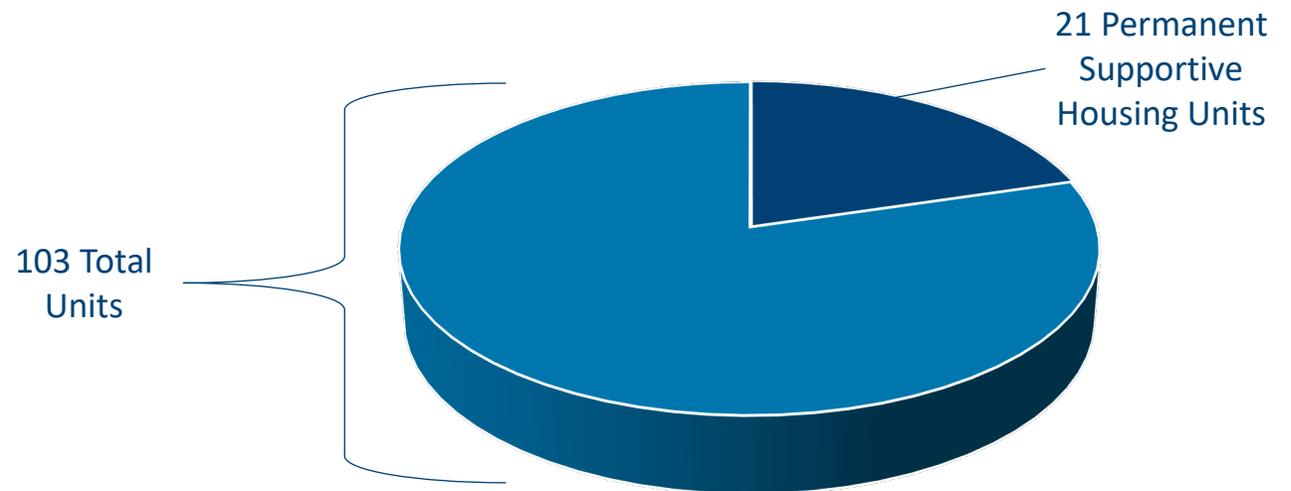
Division Manager, Housing Department

Banu San

Housing Policy and Planning Administrator, Housing Department

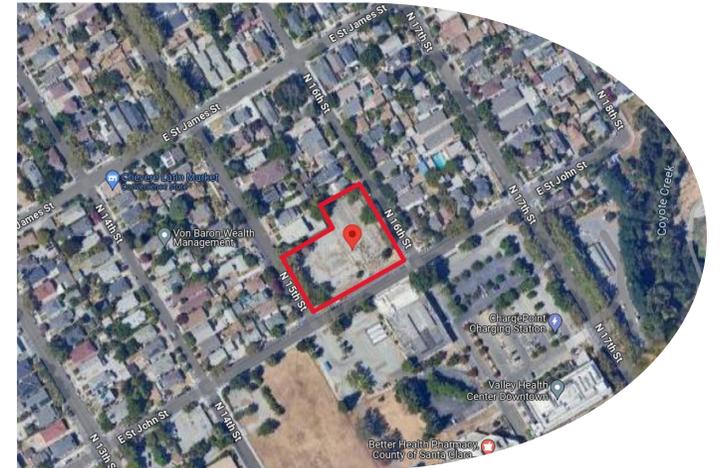
Overview

- Construction-Permanent Loan of \$15,150,000
- Hawthorn Senior Apartments: 103-unit** senior affordable housing development including **21 units** of permanent supportive housing



Project Description

- 🏠 1.1-acre site located at **118 and 124 North 15th Street**
- 🏠 Developed by **Santa Clara County Housing Authority (SCCHA)**
- 🏠 **4-story building**: 3 levels of residential units over an at-grade podium garage with 48 parking spaces
- 🏠 **103 total units**:
 - **101 affordable units; 2 unrestricted manager's units**
 - **51 units** for extremely low-income
 - **50 units** for very low-income senior households
- 🏠 **47 Project Based Voucher** assisted units
 - **21** permanent supportive housing units (housing for the formerly homeless)
 - Additional **26** units for extremely low-income households



Features

- Community room for resident programming – educational classes, workshops, social activities
- Courtyard
- Bicycle storage room
- Partnerships with LifeSTEPS and Abode Services to provide residential and supportive services
- Live-in aide accommodation
 - Three 2-bedroom units available for people who require a live-in aide
- Located within one mile of Roosevelt Park, Roosevelt Community Center, San José High School, various healthcare facilities, and transit



Service Providers



	Residential services provided for all residents
	Employment and job training, educational classes, and life skills training
	Community building and social activities and service coordination
	Partnership with Second Harvest Food Bank, local churches, and the City of San José to distribute food in a Farmers Market style to residents



	Supportive services provided for the 21 permanent supportive housing units Services tailored to each residents' needs
	Promote self-sufficiency by collaborating on individualized care plans and providing linkage to resources including job training, health-care services, and transportation
	Weekly on-site grocery distribution, held in the community room, and external food resources such as Meals on Wheels



Sources of Funding

Source	Funding Amount	Entity	Type of Funding
Bank Loan	\$13,615,000	Private Lender	Loan
County of Santa Clara	\$19,550,000	Public	Loan
City of San José	\$15,150,000	Public	Loan
Private Equity Investment	\$20,046,855	Private Investment	Equity
Santa Clara County Housing Authority	\$20,552,881	Public	Loan
Total	\$88,914,736		



Partnership/Coordination

🏠 Developer Partner

- Santa Clara County Housing Authority



🏠 City Staff

- City Manager's Budget Office
- Planning, Building, Code Enforcement Department
- City Attorney's Office
- Housing Department



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