



## **The Metropolitan**

The Metropolitan will continue the revitalization efforts along Monterey Road, immediately north of Tully/Curtner Roads. Recent developments include the new, Markham Plaza Studio apartments as well as the regional retail center, The Plant. The Metropolitan will replace an old, dilapidated former hotel which is currently vacant with 102 new, family apartments.

Charities Housing in partnership with the City of San Jose Department of Housing will develop this collection of 102 family apartments situated on 2.86 acres along Monterey Road. The community is conveniently located along the Monterey and Tully bus lines, which provide ample connections to Light Rail and Caltrain. Work opportunities and neighborhood serving retail, grocery stores and restaurants are all easily accessible to the site.

The building is designed in accordance with Green Building Guidelines and implements state of the art building technologies in an effort to promote energy efficiency and sustainability. Amenities include a multi-purpose room, staff and service provider offices, community kitchen, fitness center, laundry facilities, and two outdoor areas totaling approximately 1/3 of an acre for children and adults to play and relax.

<b>Architect:</b>	Kodama Diseno Architects and Planners
<b>Contractor:</b>	L & D Construction Company, Inc.
<b>Financing Sources (Projected):</b>	City of San Jose Tax Credit Syndication Equity County of Santa Clara – MHSA Federal Home Loan Bank – AHP Federal Department of Housing and Urban Development (HUD) – McKinney Deferred Developer Fee Sobrato Affordable Housing Fund / Opportunity Fund
<b>Site Size:</b>	2.86 Acres
<b>Number of Units:</b>	102
<b>Density (units/acre):</b>	35
<b>Construction Completion Date:</b>	Phase I – 2012; Phase II - 2014 (projected)
<b>Unit Mix:</b>	19 – Studios 32 – One Bedroom Units 21 – Two Bedroom Units 30 – Three Bedroom Units
<b>Affordability:</b>	30% at Extremely Low Income 70% at Very Low Income
<b>Population Served:</b>	Service workers, Couples, Families and other very low-income households