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AFFORDABLE HOUSING FINANCE

San Jose Development Serves Vulnerable Seniors

Funding sources include a voter-approved housing bond.

By [Donna Kimura](#)



Bernard André Photography

Leigh Avenue Senior Apartments recently welcomed its first residents, including a woman who was homeless for 20 years.

The 64-unit permanent supportive housing (PSH) development was built for people like her—seniors who have been chronically homeless and have special needs in San Jose, California. All the units come with project-based vouchers to assist residents in one of the nation's most expensive housing markets.

"No one has to make a choice between rent, medicine, and food," says Geoffrey Morgan, president and CEO of First Community Housing. "Finally, people are able to rest and realize the wolf won't be at their door."

Residents have access to a range of supportive services. In addition, the development, which is designed to achieve LEED Platinum designation, is near a light-rail station, and all households receive a free transit pass.



Bernard André Photography

Like its residents, Leigh Avenue Senior Apartments is a survivor. First Community Housing stayed with the project through the Great Recession and other obstacles that threatened the development over the past decade. It was initially planned as a



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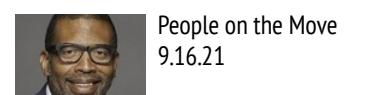
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traditional affordable senior housing property but adapted to be a PSH community to meet the needs of an aging homeless population.

Leigh Avenue is also a testament to political will, according to Morgan. Funding sources for the \$50.3 million development includes Measure A, a voter-approved county housing bond, and low-income housing tax credits.

PROJECT DETAILS

DEVELOPER: First Community Housing

ARCHITECT: OJK Architecture and Planning

GENERAL CONTRACTOR: L&D Construction

MAJOR FUNDERS: City of San Jose; Santa Clara County; California Housing Finance Agency; California Department of Housing and Community Development; California Tax Credit Allocation Committee; Raymond James Tax Credit Funds; Federal Home Loan Bank of San Francisco; City National Bank; Citi Community Capital; Housing Trust Silicon Valley; Low Income Investment Fund; Metropolitan Transportation Commission



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ABOUT THE AUTHOR



Donna Kimura

Donna Kimura is deputy editor of Affordable Housing Finance. She has covered the industry for more than a decade. Before that, she worked at an Internet company and several daily newspapers. Connect with Donna at dkimura@zondahome.com or follow her [@DKimura_AHF](https://twitter.com/DKimura_AHF).

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