

Delmas Park, San Jose



Artist's rendition

350 Bird Avenue

Delmas Park will be a landmark building for this neighborhood that will provide comfortable and well-planned living units plus extensive amenities that will provide residents with a number of indoor and outdoor activities.

Located on the corner of Bird Avenue and San Carlos, this eight story building will have a recreation deck on the top level of the parking garage. The Rec Deck will contain a large laundry room, a fitness room, a children's play area, a covered lanai with a gas grill and sink and views of the city lights and the east foothills of San Jose.

The project will also include 5,442 square feet of retail space on the ground floor. Subway is already under contract as a tenant.

Date started/completed: October 2004 / December 2006

Units: 123 for rent, 100% affordable

Financing: 4% tax exempt bonds — Bank of America, Charter Mac, PNC MultiFamily Capital, City of San Jose Housing Dept., City of San Jose Redevelopment Agency, CTAC, CDLAC
Redevelopment Agency, County of Santa Clara

Developer: Core Development Inc.

Contractor: Core Builders

Architect: David Baker + Partners, Architects

Property Management: Ventana Property Services

Partnership: Delmas Park Associates, L.P.— Managing General Partner, AOF/Pacific Affordable Housing, Co-General Partner, Core Artists, LLC, Investment Limited Partner, PNC MultiFamily Capital

Income Limits: 22% at 30%, 33% at 50% and 45 % at 60 %AMI

Total Project Cost: \$39,683,616

Status: Under Construction