

Markham Plaza, San Jose



2000 & 2010 Monterey Road

This gateway project for the Monterey Corridor was awarded with the 2004 Charles L. Edson Tax Credit Excellence Award and the 2004 NAHRO Award of Merit.

Community amenities include: computer room with classes, library/TV rooms, fitness center, community rooms with pool tables and bingo, on-site laundry facilities, on-site job training and social services as well as a 3 story gated concrete parking structure.

Each cozy unit has a full bathroom, kitchen with full-sized refrigerator, oven, microwave and a full-sized bed that folds away into the wall.

Date started/completed: Phase I-Feb.2002 / July 2003, Phase II-Oct.2002 / Dec. 2003

Units: Phase I-153, Phase II-152, for rent, 100% affordable

Financing: Phase I & II – 9% Tax Credits, Bank of America, Fed Home Loan Bank, Cal Fed, PNC MultiFamily Capital, Citibank, City of San Jose Housing Dept., CTAC

Developer: Core Development Inc.

Contractor: Core Builders

Architect: Carrasco & Associates

Property Management: EHC LifeBuilders

Partnership: Tully Gardens, L.P. and Tully Gardens Phase II, L.P.— Managing General Partner, EHC LifeBuilders, Co-General Partner, Core Development Inc., Investment Limited Partner, PNC MultiFamily Capital

Income Limits: Phase I & II– 100% at 30% AMI Single Residence Occupancy

Total Value: Phase I-\$21,081,714, Phase II- \$21,540,201

Status: Complete / Leased, 97% occupied