



CORDE TERRA VILLAGE



FOR IMMEDIATE RELEASE

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Contact:

Gwendolyn Mitchell/Lingxia Meng
County Office of Public Affairs
(408) 299-5119

Theresa A. Hayes
City of San Jose-Housing
(408) 535-8234

Erin Caputo
ROEM Development Corporation
(408) 984-5600 * 17

New Development Opens for Seniors

*Fairgrounds Affordable Housing Development to Provide Approximately
200 Units for Extremely Low-Income Seniors*

SANTA CLARA COUNTY, CALIF. – Today, the County of Santa Clara, the City of San Jose, ROEM Development Corporation, and the Housing Authority of the County of Santa Clara is celebrating the grand opening of Corde Terra Senior, an affordable senior housing project at the Fairgrounds. This project is the third and last phase of the Corde Terra master plan and provides one-bedroom apartments to low-income seniors. The cost of the project is \$47 million.

“The County is proud to be a part of this public-private partnership to provide high-quality affordable housing for our seniors,” said Supervisor George Shirakawa, District 2. “Safe and affordable housing is essential to the well-being of our community and especially of our senior population, which is expected to double within the next thirty years.”

The Corde Terra Senior apartments are located at 2555 Corde Terra Circle, San Jose, approximately three miles south of downtown San Jose between the 101 and 87 Freeways on Tully Road. The convenient location links the residents here directly to area jobs, services and amenities. The development is also close to a park, health clinic, school, public transportation and fire station.

“Seniors need a safe, secure, and affordable place to call home. But we all know that decent housing is hard to find, and hard to afford. That’s why smart housing projects like Corde Terra Senior are important in our community,” said Councilmember Madison Nguyen, who represents the District. “This development will give seniors the kind of homes they need and deserve. We will continue to work hard to make sure that affordable housing is available to families that need it.”

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This development is a single four-story wood-framed building with a total of 201 units, including 199 for rent and 2 for staff. The Italian influenced design features stucco exterior, tile roofs, patios and balconies with trellises. All units are air-conditioned and equipped with carpeting, window blinds, bath and kitchen.

"Corde Terra Senior Housing combines unparalleled access to the amenities that today's seniors need and value," said Jonathan Emami, Vice President of ROEM Development Corporation. "With ROEM's steadfast commitment to true partnerships with local governments and utilization of environmentally responsible building techniques, we feel that Corde Terra Senior has set new standards for craftsmanship, community and sustainability."

The Corde Terra Senior building is a simple square-shaped layout with interior corridors. In the center of the building is a secured courtyard providing residents access to outdoor common space. Amenities in the courtyard include a barbeque area, a fountain, seating areas and attractive landscaping. The building also has several community areas, including a community room, a kitchen, a computer room, a multipurpose room, several seating areas, and trash and recycle rooms. A fully equipped laundry room and elevator access are located on each floor.

Background

The Fairgrounds Affordable Housing Project started in 2005. The County committed 12 acres of County-owned land, valued at approximately \$18 million, to be rented at below market rate for the development. The Project includes three phases: Corde Terra Village, comprised of 300 affordable family apartments; Villas at Corde Terra, comprised of 43 single-family homes; and Corde Terra Senior, the 199 one-bedroom senior rental apartments project. Both Corde Terra Village and Villas at Corde Terra were completed in 2007 and have been fully occupied.

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