# S:\housing development\03_Archived\FSC_Fargo\Construction\Photos\Photos from Larry\Exterior 1.JPG

Fargo Senior Center is a 75-unit garden style, senior housing apartment complex in San Leandro. The property was originally developed as a collaborative ecumenical effort between Temple Beth Shalom and Christ Presbyterian Church in 1971 under the HUD Section 236 program. In need of a major renovation, CCH purchased the property and leveraged HUD’s Section 236 Preservation incentives, HCD’s MPH Supportive Housing funds, and Low-Income Housing Tax Credits and tax-exempt bonds to complete significant improvements to the property and grounds. In addition to partial Section 8 Rental Assistance, CCH was able to secure Tenant Protection Vouchers for the unassisted households, thereby protection 100% of the senior residents and ensuring deep affordability. The substantial renovation achieved a high GreenPoint Rated score of 120 points. Making Fargo Senior Center one of CCH’s most sustainable, affordable, and service rich senior properties.



Fargo Senior Center


# Property Basics

75 Apartment Homes

* 45 Studios and 30 one-bedrooms
* 6 Fully Accessible
* Kitchen, bed, bath, living room, closets, EnergyStar appliances and fixtures, grab bars

Income Targeting to extremely low and very low income seniors: 30% - 50% AMI

# Financing Sources

HCD MPH Loan $5,200,000

Merritt CCC/LIHTC $8,500,000

Affordable Housing Program $730,000

Seller Note $5,600,000

GP Equity $1,320,000

Deferred Developer Fee $110,000

Total Development Costs: $21,460,000

# Special Features

* Onsite Property Management and Supportive Services Coordination
* Computer Center
* Central Garden Gazebo
* Age Accessible Design
* Green Point Rated Score – 125 Points