



Jonathan Rose Companies

Jonathan Rose Companies Acquires Mission Gardens Apartments in Santa Cruz, CA

The affordable housing developer will preserve affordability of the Project-Based Section 8 Community in perpetuity.

Santa Cruz, CA (January 26, 2024) - Jonathan Rose Companies ("Rose"), one of the nation's leading owners of affordable and mixed income housing, announced the acquisition of Mission Gardens Apartments in Santa Cruz, CA. Rose acquired the property in a partnership with the San Jose-based nonprofit First Community Housing.

Rose's construction team will immediately begin renovation work to upgrade apartments and improve accessibility at the site.

Mission Gardens Apartments consists of 50 apartments affordable to families and individuals earning up to a maximum 50% and 60% of Area Median Income. All units are covered under a Project-Based Section 8 contract.

The apartment complex was originally developed in 1981 and now represents one of the only affordable housing properties in Santa Cruz's Westside neighborhood. The location offers residents convenient access to walking trails, restaurants, grocery stores, The Westside Farmers' Market, and the University of California at Santa Cruz.

"Mission Gardens is located in one of the most rent burdened neighborhoods in the most rent burdened small city in the country. We cannot begin to address the affordable housing crisis without preserving our existing stock. We're thrilled to be able to preserve Mission Gardens as affordable housing for the long term," said Nathan D. Taft, Chief Investment Officer at Rose.

Rose extended the Project-Based Section 8 contract for 20 years and worked with the City of Santa Cruz to amend its regulatory agreement such that Mission Gardens Apartments will be an affordable property in perpetuity.

"This was a complex transaction and we are so grateful to all of the agencies who worked closely with us throughout this process including HUD, the City of Santa Cruz, CalHFA, and the California Tax Credit Allocation Committee. We're excited to deliver a community-focused renovation, which will ensure that Mission Gardens remains a safe, happy, and affordable community long into the future," said Max Jawer, Director of Acquisitions at Rose.

Rose purchased Mission Gardens from a partnership between Reiner Communities and Las Palmas Housing. CBRE's Taylor Froland brokered the sale, which brings Rose's California portfolio to over 2,000 units under ownership.

As part of its commitment to creating Communities of Opportunity, Rose will be hiring a dedicated resident services coordinator to support the residents of Mission Gardens by introducing social services programming and making connections to vital local resources.

Financing was provided by Walker & Dunlop through the Federal Housing Administration 223(f) loan program.

About Jonathan Rose Companies

Jonathan Rose Companies is one of the country's leading developers and investors in sustainable, affordable, and mixed-income multifamily real estate, with nearly 19,000 units owned. Founded in 1989, Jonathan Rose Companies is a mission-driven company focused on enhancing the health and wellness of its residents with green, energy efficient property improvements and through its Communities of Opportunities programming. With offices in New York, Connecticut, Colorado, Ohio, and California, Jonathan Rose Companies has developed or acquired more than \$3.5 billion of real estate.

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