

Scape Residential Tower

i. Name/address of benefiting business entity	Scape San Jose, LLC 88 Black Falcon Ave., Suite 301 Boston, MA 02210
ii. Start and end dates for the subsidy	Projects will become eligible for the subsidy per the current Downtown High-Rise Residential Program after issuance of building permits prior to June 30, 2023, and receipt of Certificates of Occupancy prior to June 30, 2025. The subsidy will become finalized upon payment of fees, prior to the sunset date of the Downtown High-Rise Residential Program, subject to conditions therein.
iii. Description of the subsidy, estimated total amount of expenditure of public funds or revenue lost	The City shall suspend 50% of construction taxes on the high-rise constructed at 10 East Reed Street and shall allow payment of the taxes to be delayed until prior to scheduling of the final inspection for the Certificate of Occupancy. The City shall also provide a reduction to \$0 the Inclusionary Housing Ordinance In Lieu Fee. The estimated economic development subsidy is \$9,856,585
iv. Statement of public purpose	To encourage the development of high-rise residential in the Downtown Area, spurring increased retail amenities, attracting more employers, increasing transit use, and improving public life in San José. The aggregation of these factors will increase the economic vitality of the City’s urban core and will translate to increased property tax and sales tax revenue to the City of San José.
v. Projected tax revenue	The project is estimated to generate one-time revenue of \$6,021,955 (Construction Taxes: \$1,116,355, and Parkland In-Lieu Fees: \$4,905,600) and recurring annual revenue of \$365,384 (Property Tax: \$233,100, Business Tax: \$7,736, Sales and Transaction Tax: \$5,323, and Utility User Tax: \$119,225) to the City of San José.
vi. Estimated number of jobs created, broken down by full time, part-time and temporary positions	Based on estimates from the developer, the project will create approximately 240 full-time construction jobs. All of these construction jobs will generate an annual salary above \$80,000 and receive health insurance.