



HOUSING AUTHORITY of the COUNTY of SANTA CLARA

Leaders in *Making a Difference*

Data as of June 30, 2011

HACSC's mission is to provide and inspire affordable housing solutions to enable low-income people in Santa Clara County to achieve financial stability and self-reliance.

Housing Authority Facts

The Housing Authority of the County of Santa Clara (HACSC) is the largest provider of affordable housing assistance in the county. We help make rental housing safe and affordable for low-income families and individuals through voucher programs and rental properties. We also provide information, referrals, incentives, and services that help our clients stabilize their lives and increase their capacity to be economically self-sufficient.

Who we serve

HACSC serves residents throughout Santa Clara County, which is the heart of Silicon Valley and part of the greater San Francisco Bay Area. San José is the largest city we serve, with over 1 million residents.

- Our clients include families with children, seniors, veterans, the disabled, and the formerly homeless.
- The vast majority of our client households are extremely low-income (30% of area median income or less).
- About half of our assisted households are seniors.
- We currently assist over 19,000 households, the highest number in our history.

What we provide

- **Housing Choice Voucher (HCV) Program (also known as Section 8):** "Tenant-based vouchers" provide rental subsidies for very low-income households who locate and reside in privately owned rental units and pay about 30% of their income towards rent. The balance of the rent is paid by HACSC directly to the property owner. "Project-based vouchers" are assigned to specific properties to ensure their ongoing affordability.
- **Other Voucher Programs:** Serving targeted populations, several special programs combine housing assistance with savings incentives and/or case management services provided in collaboration with community service agencies.
- **Rental Units Owned (or controlled) by HACSC:** Apartments in multi-unit properties are leased to low-income tenants at rates that are well below market rents.

Some of our achievements

- **Building Affordable Housing:** Pioneer among housing authorities in use of the Low Income Housing Tax Credit (LIHTC) program to develop affordable rental housing – built over 2,000 units, and received numerous awards.
- **Maximizing Local Use of Federal \$:** Consistently considered a "high performer" and exceeding standards for quality in voucher program administration.
- **Strong Financial Management:** Ten consecutive years of clean financial audits; first housing authority in the nation to be given a "Strong" ranking by Standard & Poor's.
- **Leading National Efforts to Make Housing Assistance More Cost-Effective:** HACSC was named a Moving to Work (MTW) Demonstration agency in 2008 by the U.S. Department of Housing and Urban Development (HUD):
 - Program offers us more local control and requires us to produce program innovations and cost savings.
 - Improved service to voucher clients and streamlined administration - savings valued at over \$3 million since the program's inception.
 - One of less than 1% of the 3,500 housing authorities nationwide to be granted MTW status.

www.hacsc.org

Who and How Many We Assist

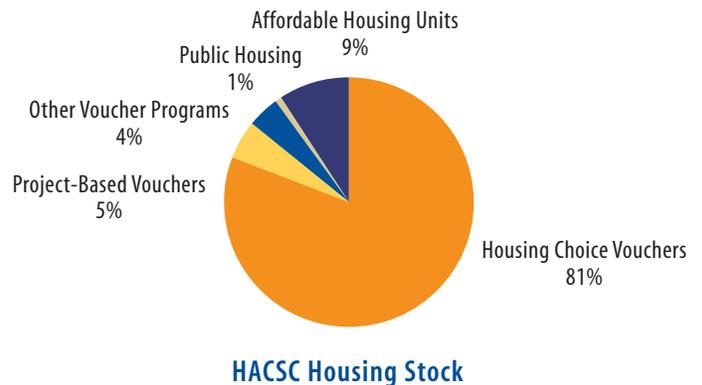
- 17,546** Number of assisted households in voucher programs
- 1,954** Number of formerly homeless households assisted since 2008
- 1,247** Increase in total number of households served since 2008 when HACSC entered MTW demonstration program
- 10** Average number of years on Housing Choice Voucher waiting list
- 88%** Percentage of assisted households with extremely low incomes (*30% of area median income or less*)
- 69%** Percentage of assisted households headed by elderly and/or disabled
- 5** Average number of years a household receives voucher assistance

Properties and Property Owners

- 2,100** Number of assisted households in HACSC-controlled properties
- 9,000** Number of private property owners participating in voucher programs
- \$80+ million** Dollars leveraged (*in investor equity and commercial loans*) for disposition and renovation of HACSC's 555 units of former public housing

Agency Highlights

- 1967** HACSC was established
- 180** Number of employees
- \$280 million** Housing program budget for fiscal year 2011-12
- 7%** Portion of voucher budget used for administration
- \$3+ million** Dollar value of administrative streamlining in voucher program
- Less than 1%** Percentage of all housing authorities selected to be in federal MTW demonstration program (34 out of 3,500)



What is a Housing Authority?

Housing authorities are independent local government entities created under state law, usually by a city or county. They carry out a variety of programs to help low-income people with the cost of housing. These programs may be funded and regulated at the federal, state and local levels.

There are about 3,500 housing authorities in the U.S. Most housing authorities (including HACSC) receive the majority of their program funding from the U.S. Department of Housing and Urban Development (HUD).

HACSC has a seven-member Board of Commissioners appointed by the County Board of Supervisors - two commissioners must be current program participants (tenants).

By agreement, we operate the housing authorities of the County of Santa Clara and the City of San José as one entity.

