



HUD Approves MTW 2015 Annual Plan HACSC Receives Congressional Support for MTW Contract Extension

This month the U.S. Department of Housing and Urban Development (HUD) approved our Moving to Work (MTW) FY2015 Annual Plan. This plan is a great resource that describes our activities to date, uses for the MTW funds, and new initiatives to house and assist low-income veterans, seniors, the disabled, families and those living without shelter. The Housing Authority of the County of Santa Clara (HACSC) is one of only 39 public housing authorities (out of about 3,500 nationwide) to have earned the MTW distinction.

The MTW program has allowed funding flexibility and reduced regulations that have been absolutely critical to the success of HACSC's programs. Unfortunately, HUD's contracts with MTW agencies are scheduled to expire in 2018. Many MTW agencies including HACSC have multi-year plans with respect to capital projects, tenant programs and contracts, and other strategic initiatives. Our partnerships involve long-term planning and resource commitments that are already beginning to extend beyond the 2018 contract expiration date.

Recognizing MTW's proven record of accomplishments in Santa Clara County, several of our Bay Area congressional representatives - Rep. Mike Honda, Rep. Zoe Lofgren, Rep. Sam Farr and Rep. Anna Eshoo - have joined HACSC in urging HUD to extend our MTW contract to 2028. It is critically important that MTW agencies and their respective community partners have the ability to plan ahead, with federal assurances that the MTW program will continue in place. To help support this effort, please reach out to HUD and your federal representatives about the benefits our community has experienced from our MTW contract and the urgent need to extend it. Thank you for partnering with us in our mission to keep families housed.

Alex Sanchez
Executive Director

Read the Moving to Work Plan at:
www.hacsc.org/assets/1/6/FY2015_MTW_Annual_Plan.pdf

San José City Council Approves Park Avenue Development Rezoning

The San José City Council recently approved the rezoning of a 2.14-acre site that will allow for the construction of up to 182 family and senior affordable housing units at 777 Park Avenue, adjacent to the Diridon Transit Center. Like every other affordable housing development in Santa Clara County, Park Avenue is critically needed: The California Housing Partnership Corp. estimates the county has a shortfall of more than 53,000 homes affordable to very low-income and extremely low-income households. Units at Park Avenue will rent to households earning between 30% and 50% of the area median income.

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Management News



Katherine Harasz, HACSC's Deputy Executive Director & General Counsel, has joined the board of NOVA Workforce Development. NOVA provides customer-focused services for individuals seeking retraining and reemployment as well as for local businesses seeking professional solutions for human resource issues. The NOVA Workforce Board, in conjunction with the City of Sunnyvale, oversees the services and activities of the NOVA Job Center, a grant-funded workforce development agency serving the cities of Cupertino, Los Altos, Milpitas, Mountain View, Palo Alto, Santa Clara and Sunnyvale.

Harasz brings to the NOVA Board more than 20 years of experience in government, leadership in the housing field, and an interest in forging community partnerships that will be invaluable to the board as it assists low-income job seekers.



Plans for the Park Avenue development include underground and tucked-under parking, a playground, landscaped walking path, computer room, library, multi-purpose rooms, indoor and outdoor lounges and a gym. It complies with a number of the city's land use policies and is consistent with the Envision San José 2040 General Plan, the Midtown Specific Plan, the Diridon Station Area Plan, and residential guidelines. HACSC is providing onsite property management including janitorial, maintenance and after-hours personnel, and is looking forward to being a good neighbor in the community. Construction cost is anticipated to be between \$30 million and \$40 million. HACSCS has owned the property since 2008.



777 Park Avenue preliminary artist's rendering

Residents Report High Level of Satisfaction

HACSC owns or controls more than 2,600 affordable housing units and is committed to the delivery of quality service to residents. As a quality control check, we conducted a resident survey that asked residents about all aspects of the physical condition of their homes and the quality of the services they receive. Responses provide a snapshot of resident satisfaction and highlight common issues and concerns across properties. The results also provide insight into particular strengths or weaknesses at individual properties, directing HACSC and property managers where to focus attention and resources.

Overall, the 2014 Resident Satisfaction Survey reported a high level of satisfaction for residents' housing experiences. For example:

87% of respondents strongly agreed or agreed with the statement: "I am satisfied with the value of my apartment for the rent I pay."

89% of respondents strongly agreed or agreed: "This housing provides a safe, secure environment."

93% of respondents strongly agreed or agreed: "I would recommend this housing to a friend or family member."

The survey also provided residents an opportunity to tell HACSC how the recent rent increases (*due to the federal sequester cuts*) affected them. For the most part, residents at family sites did not comment on their rent, while residents at a few of the senior properties expressed their concerns about how higher rents may affect their lifestyles.

The surveys, provided in 4 languages, were distributed in March by mail. An independent consultant analyzed and reported the results. The response rate was a strong 44% and included representation from all 31 of HACSC's owned or controlled properties.

Read the 2014 Resident Satisfaction Survey at:

http://hacsc.granicus.com/MetaViewer.php?view_id=3&clip_id=48&meta_id=4003



HACSC is the largest provider of affordable housing assistance in Santa Clara County, helping make rental housing safe and affordable for low-income families through Section 8 voucher programs and below-market rental properties. Designated a Moving to Work agency, HACSC assists approximately 19,000 households.

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