



New Website Expands Transparency and Outreach Efforts

This month we launched our new HACSC website, making what we do for our low-income households even more accessible and transparent.

The website's more intuitive navigation enables you - our residents, landlords/owners, housing developers, community partners and public - to quickly get the information you need 24/7. It's another example of HACSC's efforts to continuously improve operations in order to better serve our low-income clients. Some highlights:

- Two new resident portals (jscohacsc.com and fpihacsc.com) enable residents and applicants to see in real-time which properties have open waitlists and to access the property's on line "application for occupancy" or "waitlist interest application." This saves everyone time and allows better access to waitlists for those residents with disabilities.



- A new on-line bid management system - BidSync - enables contractors interested in doing business with HACSC to be notified when bid opportunities of interest become available and to respond to bids, free of charge.
- Board of Commissioners meetings can be heard live - or meeting audio, agendas and minutes can be accessed at any time - on most desktop browsers and a range of popular mobile devices via our new streaming media archive webpage.
- Residents and landlords/owners have even easier access to commonly used Section 8 program forms.

I look forward to sharing more news of improvements to our services in the coming months.

Alex Sanchez
Executive Director

SEPP Partnership Prevents Eviction of 293 Low-Income Households

The Sequester Eviction Prevention Program (SEPP) concluded in May with our regional partnership providing a total of \$692,025 in emergency financial assistance for 293 Section 8 program households facing eviction due to sequester-related rent increases. Last year, HACSC spread the rent increases across all 17,000 households in order to avoid terminating 1,000 households from the federally funded Section 8 program. Recognizing that some of our most vulnerable families might not be able to absorb the rent increases or move quickly enough to lower their housing costs, HACSC and its partners - Santa Clara County, City of San José, Housing Trust Silicon Valley and Law Foundation of Silicon Valley - worked quickly to pool \$1.82 million in emergency SEPP funding including legal services. Sized to prevent the eviction of up to 305 households, the SEPP budget was more than double the eventual need and a testimony to our community's commitment to helping our Section 8 tenants stay housed. SEPP was open from October 2013 to May 2014, and program expenditures closed in July. HACSC thanks its partners for coming together so quickly in response to this urgent need to stave off evictions and possible homelessness.



HACSC Wins Three NAHRO 2014 Awards of Merit

Demonstrable results from HACSC's innovative activities this past year earned the agency three 2014 Awards of Merit from The National Association of Housing and Redevelopment Officials (NAHRO). The three awards are:

Clarendon Rehabilitation - Rehabilitation of the Clarendon Street 80-unit family apartments in San José (near Cupertino) not only improved on-site amenities but also energy-efficiency through a new 181-kilowatt solar power system. This system has the potential to offset 100% of the property's electrical usage. In addition to a new community room, all apartments were refurbished with new carpet, vinyl, cabinets, bathrooms and air conditioning as well as solar heating for a total project cost of \$12.5 million.



Clarendon Street Apartments grand re-opening July 8, 2014.

Section 8 Rent Subsidy Revisions - Revisions to the level of Section 8 rent subsidy allowed HACSC to maintain assistance to all voucher holders despite a 2013 federal sequester funding decrease that would otherwise have required the termination of almost 1,000 families from the program.

Chronically Homeless Direct Referral (CHDR) Program - 266 chronically homeless individuals and families are being housed through the CHDR program, a locally designed voucher referral program that prioritizes housing for chronically homeless individuals and families who are receiving case management services. HACSC's partners in this continuing program are Destination: Home, the County of Santa Clara and the Santa Clara County Continuum of Care (CoC).

www.hacsc.org/assets/1/6/NAHROawardfinal071514_pressrelease.pdf

Major Real Estate Transaction

HACSC recently completed the successful transfer of ownership ("disposition") of 16 public housing units - Eklund Gardens Apartments 1 & 2 in Santa Clara - to HACSC's affiliate corporation, S.P.G. Housing, Inc. This is a major real estate success for HACSC and part of a long-term HACSC strategy to upgrade and preserve 555 formerly public housing properties. By changing the ownership, we change the manner in which the housing is financed and operated to a more sustainable model. Begun in 2007, this disposition process has ensured - through creative public-private partnership investments - that the properties will remain affordable for low-income residents for decades to come.



Eklund Gardens Apartments 1 & 2 in Santa Clara.

HACSC has just four units of public housing remaining in its real estate portfolio. This is the result of a strategic decision by our Board of Commissioners to allow HACSC to collect federal Replacement Housing Factor Funds (*capital fund grants*) over the next 10 years. This grant money (*accessible as long as HACSC retains some public housing*) is being reinvested in the development of more affordable housing projects, such as the proposed Park Avenue senior and multi-family development in San José.

Management Move

We wish the best to our former Director of Real Estate Services Vanessa Cooper as she moves to the Housing Authority of the City of Alameda as Executive Director. During her tenure at HACSC, Director Cooper has overseen 11 major rehabilitation projects and their refinancing or tax credit re-syndications. She also has overseen the agency's move to third-party property management, which has transformed HACSC's housing portfolio's financial health from operating in the red to operating in the black. For the first time in HACSC's history, on-site social services are provided at all HACSC-owned or controlled properties. While Alameda gains Director Cooper's expertise, HACSC welcomes a strong regional partner.



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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