



## Bringing Resources and Residents Together

More than 400 low-income residents connected with service providers from nearly 50 organizations at our third annual Community Resources Fair held in August. The event provides residents with information on housing, job training, education, legal services, financial services, transportation, health and nutrition in a venue where they can personally connect with each organization's volunteers to get their questions answered.

As a Moving to Work agency, we are continually creating innovative ways to increase housing options and self-sufficiency for our county's low-income residents. The turnout at this year's event was exceptional, with an additional 20 service providers participating. I want to thank Santa Clara County Board of Supervisors President Dave Cortese and his office for co-sponsoring the event as well as our many local nonprofit and agency safety net providers that volunteered their time to make this event possible. It's only through collaborative efforts like these that we can effectively address affordable housing needs.

Katherine Harasz, *Executive Director*

## Transit-oriented Laurel Grove Family Apartments Breaks Ground in San José



*Dignitaries at our August 24 Laurel Grove groundbreaking included (left to right) San José Mayor Sam Liccardo; HACSC Exec. Dir. Harasz; Santa Clara County Supervisor Dave Cortese; Congresswoman Zoe Lofgren; Sebastian Glowacki, US Bank Community Development Corp.; HACSC Commissioner Kathy Espinoza-Howard; and Merle Malakoff, Citi Community Capital.*

Construction has begun on our Laurel Grove Family Apartments in San José, a transit-oriented development providing 81 units of critically needed housing affordable to families making up to \$69,000 per year. Laurel Grove is the first development in Santa Clara County to be awarded funding from the state's Affordable Housing and Sustainable Communities (ASHC) program, which targets affordable housing and transportation projects that will achieve greenhouse gas emissions reductions and benefit disadvantaged communities. Strategically located next to San José's Diridon Transit Center, residents will be eligible to enroll in a free transit pass program as well as have access to a "bicycle kitchen" and a combined total of about 100 bike parking and storage units. The agency will target 20 units for residents with special needs such as the chronically homeless, and the county will provide intensive case management services for these residents. The agency expects to complete the project in spring 2018.

The \$52.5 million development is being financed with low-income housing tax credit equity and tax-exempt bond proceeds, including \$8 million in AHSC program and California Dept. of Housing and Community Development funding. We thank our public and private partners for their support of this critical investment in San José's sustainable infrastructure in order to keep families housed.

## Gardner Appointed Tenant Commissioner



We warmly welcome our newest Tenant Commissioner, Elizabeth Gardner, to HACSC's Board. A tenant of the Palo Alto Housing Community, Gardner knows first-hand what it's like to be homeless in an affluent Bay Area community: She was 9 when her family sought refuge in a state park campground using a borrowed tent. That was only one of several times while growing up that she and her family were without a permanent address. The family's unstable living situation led her to drop out of school and go to work. But Gardner eventually earned a master's degree from Sonoma State University and settled in Santa Clara County where she is raising her two young boys. "I am honored to serve and ready to contribute to long-term, affordable housing solutions," said Gardner. "There is such a severe financial imbalance between Silicon Valley's job boom and a shortage of housing. I think many life-long county residents are making the only choice they have by leaving the area altogether. I look forward to bringing my vision, professional energy and personal experience to serve families and individuals who also have the potential to succeed and overcome challenges. Housing should be the least of their concerns."



## HACSC Awards \$43,500 in Strive Program Scholarships

HACSC has awarded \$43,500 in educational scholarships to 83 students through the 2016 Strive scholarship program. HACSC’s Strive program provides financial assistance to Section 8 tenants or tenants of rental properties affiliated with HACSC in support of their pursuit of post-secondary education.



This year’s recipients are studying a wide range of subjects, from Web design, nursing and microbiology to early childhood education, business and administration of justice. They are attending an impressive range of colleges, including Harvard University, Pepperdine University, San José State University, Santa Clara University, UC Berkeley, UC Davis, UC Irvine, UC Santa Barbara, UC Santa Cruz, UCLA, University of San Francisco, Academy of Art, and Urban Oasis Academy of Beauty, to name a few. Several students are the first in their family to complete high school and pursue higher education, and many are returning students who are balancing the responsibilities of parenting and maintaining a household with the demands of school.

“I was so impressed with this year’s Strive recipients,” said HACSC Board of Commissioners Chair Kathy Espinoza-Howard. “They represent the best and the brightest of the families we serve. Our agency provides housing, but it is wonderful to be able to also offer educational opportunities for our tenants.”

## Meet Our Staff: Development Team



HACSC’s Development team (left to right): Alma Salihovic, Huong Nguyen, Flaherty Ward, Vianey Nava, and Scott Schnell.

With the goals of increasing affordable housing available to Santa Clara County families and preserving HACSC’s more than 2,600 affordable units, our Development team is responsible for all of HACSC’s real estate development activities. This includes property acquisition, land entitlement, financing, design development, new construction and major rehabilitations. Our small but mighty team of five employees has nearly 60 years of combined experience in all of those areas and more such as legal negotiations; LEED certification; property management; building code, OSHA, and hazardous materials regulations; and tenant relocation.

These dedicated team members collaborate daily with a plethora of city, county and state departments and offices, from the county’s Office of Supportive Housing to the state’s Dept. of Housing and Community Development, California Housing Finance Agency, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee and California Dept. of Toxic Control Substances. They also regularly work with the HACSC Board of Commissioners, commercial lenders, tax credit investors, attorneys, service providers, property management companies, accountants, auditors, financial consultants, contractors, architects, engineers, residents and community groups.

Their recent accomplishments include the \$18.4 million rehabilitation of Bendorf Drive Apartments in south San José’s Edenvale neighborhood, the \$16 million renovation of Poco Way Apartments in east San José’s Arbuckle neighborhood, and the groundbreaking of Laurel Grove Family Apartments -- a \$52.5 million development that’s providing 81 units of permanently affordable, transit-oriented housing to low-income families in San José. Far from resting on their laurels, over the next five years Development team members will be working to preserve another 150 units and provide 200 new units of affordable housing.



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 17,000 households.

Housing Authority of the County of Santa Clara • 505 West Julian Street, San José, California, 95110 • [www.hacsc.org](http://www.hacsc.org)