

## Helping to Build More Homes Through Measure A

Happy New Year! As we begin 2018, I'm happy to report on our agency's role in helping to build more homes through Measure A's \$950 million affordable housing bond. In partnership with the county, our agency is providing 258 additional federal Section 8 project-based vouchers (PBVs) for developers seeking Measure A bond funds. Developers use PBV subsidies as a key financing tool, particularly for building housing with supportive services. Attaching vouchers to specific properties ensures that an apartment comes with our voucher. This is especially important because the people Measure A is helping – those experiencing homelessness, our veterans, seniors on fixed incomes, the disabled – have a hard time accessing our county's super competitive rental market. From a voucher cost standpoint, PBVs are less expensive than tenant-based vouchers and have the lowest vacancy rate. Of the total, 63 PBVs already have been conditionally awarded to developers receiving Measure A loans, and we expect the remaining 195 PBVs to be awarded over the next several months. Our agency is committed to making available as many additional PBVs in support of Measure A as HUD regulations and funding availability allow.

In related news, the county's [Board of Supervisors](#) is exploring whether there should be a change in the housing authority's governance. This has understandably created some issues with the City of San José, because since 1976 we have operated San José's and the county's federal rental assistance programs as one program. This joint authority has enabled us to maximize the federal voucher program countywide, with greater efficiency and to the benefit of the community. Our Board of Commissioners believes strongly that, in the spirit of the state and federal laws, tenant representation should occur at the governing board level. We invite you to follow the issue on the board agenda at the county's Board of Supervisors website.

Katherine Harasz  
*Executive Director*



*Santa Clara County Board of Supervisors President Dave Cortese and SCCHA Executive Director Katherine Harasz present Kim Nguyen a certificate of appreciation during the Dec. 14, 2017, reception for landlords held at the San José Museum of Art. The event was part of SCCHA's yearlong 50th Anniversary celebration.*

## Event Celebrates Landlords' Compassion

Kim Nguyen was in Vietnam when she was informed by PG&E that the Coyote Creek Flood had impacted 28 of her units. She immediately flew home to help her tenants find temporary housing, working with them daily until things stabilized. By July, all moved home into not only repaired but majorly renovated apartments.

Desperate to find housing before her voucher expired, a young mother with nine children asked the police for help. She was referred to Daljit Gil, a landlord known for housing families with more than four children; he was eager to help her family.

These are just two of the many stories of compassion shared at a reception honoring our more than 8,000 dedicated landlords. By participating in our Section 8 program, they provide homes for thousands of our low-income families, seniors and veterans, many of whom would otherwise be homeless. Other landlords receiving special recognition include Nelly Amas, David Down, Eden Housing and ROEM Corp.

Our community's effort to end homelessness has tremendous momentum. For example, more than 560 landlords have stepped up to help house nearly 900 veterans since our community-wide All the Way Home program began in 2016. The need for more landlord participation has never been greater. To join our landlord team, call Liezl Cruz-Hou: 408-993-2926.

## Recent Property Acquisitions Expand and Preserve Affordable Housing

Our agency has long partnered with the county and its cities to preserve existing affordable housing and to create new opportunities for development. Using our Moving to Work status, we can strategically combine our funds with those from other local government sources to acquire property.

Last September, we were excited to join Santa Clara County and the City of Palo Alto in the \$40.37 million purchase of the Buena Vista Mobile Home Park in Palo Alto. Our partnership enabled approximately 400 low-income residents to remain in their homes and preserved about 103 units of desperately needed affordable housing. As the 4-acre mobile home park's new owner, SCCHA has contracted with the Caritas Corporation to operate the park and manage its long-term redevelopment. Caritas is currently assessing the immediate needs of the park and residents and working closely with the residents to plan much needed improvements.

In San José, SCCHA has purchased from the county about 6.5 acres (*10 vacant parcels*) at 675 East Santa Clara Street to preserve the land for future development. As part of San José's East Santa Clara Street Urban Village Plan, the site is zoned for a dense mix of housing and jobs. SCCHA will work closely with the county (*owner of the two adjacent city blocks*) on future planning.

SCCHA is under contract to purchase a 2.3-acre site on Race Street in San José from The Core Companies for a maximum purchase price of \$12 million. The site will accommodate two separate affordable housing communities, which include approximately 216 new apartment homes for families and seniors earning from 20% to 60% of the county's area median income. Core is currently working on entitlements for the site's two projects. Concurrently, SCCHA is working with OJK Architecture + Planning to begin design work ahead of the project's design review sometime later this year. We anticipate hosting grand openings for the buildings in 2021 and 2022 after securing all the funding needed to build these much needed homes.



*Buena Vista Mobile Home Park residents celebrate their 6th annual Las Posadas.*