

## New MTW Activities and Owner-Friendly Policies for FY2020

With the county's largest (and San José's first) 100% permanent supportive housing development opening its doors this month and more than \$230 million in 2016 Measure A development funds already assigned to new housing, our collective impact partnership continues gaining steam. Successfully housing the most vulnerable people in our community requires a variety of resources including rental assistance, case management, gap funding and community support of projects during planning and permitting.

To keep pace with all the new Measure A-funded extremely low-income (ELI) and permanent supportive housing units, we're proposing to HUD that we increase the agency's percentage cap of Section 8 project-based vouchers (PBVs) to 40% of our total voucher baseline. Attaching PBVs to projects for extremely low-income families (*those earning less than 30% of the area median income*) ensures that units will be affordable for the most vulnerable and that new construction properties will have enough operating revenue. As of March 31, 2019, SCCHA has committed approximately \$34 million in annual rent subsidies through 1,224 PBVs (*includes Section 8 and Veterans Affairs Supportive Housing PBVs*) for supportive housing units in development or undergoing rehabilitation within the County Office of Supportive Housing purview.

The agency continues applying for and receiving new vouchers to help special needs residents find permanent supportive housing. Recent awards from HUD and the Department of Veterans Affairs bring our total to 1,222 VASH vouchers. (*For some perspective, in just the past five years we've added 482 VASH vouchers!*)

In addition to our collective work to build new ELI and permanent supportive housing, the agency is using its Moving to Work (MTW) flexibility to implement several owner-friendly activities. These include providing landlords who re-rent to Section 8 families a loyalty bonus of \$1,500; thanking new Section 8 owners with an additional \$2,500 bonus at their first lease-up; and streamlining the lease-up process through waiving certain HUD-mandated lease language.

In coming months, we'll be rolling out an innovative web-based tool to better serve our clients. We're excited to be presenting on the topic this month at the 2019 MTW Conference in Washington, D.C.

Katherine Harasz  
*Executive Director*

## Scholarships Available to Section 8 Tenants

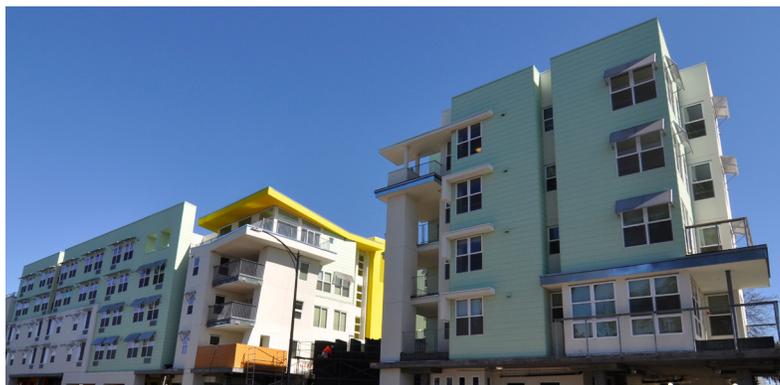
The agency is currently accepting Strive scholarship applications through May 15. Students of all ages who are pursuing their post-secondary education and who are SCCHA Section 8 tenants or tenants of rental properties managed or controlled by SCCHA are encouraged to apply. Since the program's inception in 2015, we've awarded a total of \$156,000 to 209 students. Qualified applicants must complete an application, which includes an essay on long-term goals, and provide a letter of recommendation and a copy of recent transcripts (*unofficial transcripts are accepted*). The transcripts requirement will be waived for applicants who have been out of school for five or more years. Our highest scoring applicants may receive awards of \$1000 or more. For more information, go to <https://www.scchousingauthority.org/section-8-current-participants/housing-choice-voucher-current-participants/strive-scholarship-program/> or email Housing Services Coordinator Dhory Sison, [dhory.sison@scchousingauthority.org](mailto:dhory.sison@scchousingauthority.org).

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SCCHA is finally on the Twitter scene! Follow us at @SCC\_HousingAuth for the latest updates on #affordablehousing in #SanJose and #SantaClaraCounty!

## San José's First 100% Permanent Supportive Housing To Open in April

Downtown San José's first (*and the county's largest*) 100% permanent supportive housing development will open this month to disabled individuals who have experienced long periods of homelessness. Located at the corner of South 2nd and Keyes streets, the 134-unit Second Street Studios is the result of myriad organizations coming together including Santa Clara County's Office of Supportive Housing, City of San José, SCCHA, Destination: Home, housing developer First Community Housing, property manager John Stewart Company and supportive services provider Abode Services. Financed prior to the adoption of the county's 2016 Measure A housing bond, the development received \$14 million in city funding, with the county providing funding for ongoing supportive services. Section 8 PBVs will ensure every unit's permanent affordability.



"As much as we possibly can, we have an obligation and responsibility to make sure that the projects we're funding are addressing the most vulnerable residents," says SCCHA Board Chair Jennifer Loving. "Eighty-two percent of everyone on our waiting list needs extremely low-income housing. Thanks to partnerships like this - with county leadership, city support and housing authority subsidies - desperately needed ELI housing finally is getting built."

Second Street Studios embraces the Housing First philosophy, which quickly places people in housing and then provides on-site, wraparound supportive services. Personalized case management and rental subsidy are key to helping people avoid emergency services while getting back on track to self-sufficiency. In 2006, SCCHA and the Community Working Group similarly partnered to develop The Opportunity Center of the Midpeninsula in Palo Alto. Located across the street from Stanford University, The Opportunity Center was the first housing in Santa Clara County devoted to homeless services available on-site, with these services built into its finance structure.

First Community Housing will host a grand opening for Second Street Studios (*1144 South 2nd Street*) Friday, May 3, from 9:30 a.m. - 12 p.m., with Cisco Systems CEO Chuck Robbins and San José Mayor Sam Liccardo as guest speakers.

## Agency to Present at State and National Conferences

As an MTW agency and national leader in partnering to build affordable housing, SCCHA staff look forward to sharing their expertise at the following upcoming conferences:

**April 15-17, Housing California, Sacramento, *Working Together: Financing and Developing Supportive Housing to Address Homelessness*** Explore elements of Santa Clara County Community Plan to End Homelessness as a model for nationwide replication. **Co-presenters:** Ray Bramson, Destination: Home; Consuelo Hernandez, SCC Office of Supportive Housing; Jacky Morales-Ferrand, City of San José; Katherine Harasz, SCCHA

**April 23-24, 2019 MTW Conference, Washington, D.C., *Streamlining Through Technology*** SCCHA's new web-based tool is designed to simplify client-agency interactions and improve overall efficiency; explore how to better serve clients through Section 8 waitlist and IT system innovations. **Presenters:** Janine Burrier, SCCHA; Julia Burkhead, SCCHA; Andy Switky, Code Name Collective

**May 20-21, NAHRO-PSWRC 2019 Annual Conference, Anaheim, CA, *Affordable and Supportive Housing: Leveraging the Power of Partnerships*** **Co-presenters:** Ray Bramson, Destination: Home; Consuelo Hernandez, SCC Office of Supportive Housing; Jacky Morales-Ferrand, City of San José; Katherine Harasz, SCCHA



The Santa Clara County Housing Authority is the largest provider of affordable housing assistance in the 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, it has the capacity to assist nearly 18,000 households.

Santa Clara County Housing Authority • 505 West Julian St., San José, CA, 95110 • [www.scchousingauthority.org](http://www.scchousingauthority.org)