

PROGRESS



THE HOUSING TRUST OF SANTA CLARA COUNTY'S NEWSLETTER FOR MARCH 2012

Affordable Homes for Silicon Valley Families

Our Progress through March 2012

TOTAL INVESTMENT:

\$45

MILLION

TOTAL LEVERAGE:

\$1.88

BILLION

TOTAL HOUSING OPPORTUNITIES:

9,369

Tree House Apartments Grand Opening in Palo Alto

February 15th marked the grand opening of Palo Alto Housing Corporation's new Tree House Apartments, new affordable rental apartments in Palo Alto. Several of the new residents opened their homes for guests to tour. New resident Vale Davis, a former senior computer-systems engineer, calls the Tree House a "definite upgrade" from his former rental unit. He is particularly happy about the free annual VTA Eco passes residents received. "The buses will come in handy" he said.

Thirty-three studios and two one-bedroom apartments (one of which is an employee unit), were available by lottery for individuals at 20 - 50% of area medium income. The property is conveniently located to mid-town Palo Alto, has a community room with kitchen and outdoor deck and laundry room. Two of the units are wheelchair accessible. The Housing Trust contributed a \$500,000 developer loan to the project.



New Board Members Join the Housing Trust



The Housing Trust of Santa Clara County has always been fortunate to have a very talented and active voluntary Board of Directors. Three new board members joined us this February and will be lending their expertise to our mission.

Candice Gonzalez, Executive Director of Palo Alto Housing Corporation.

Candice oversees the overall strategic direction of Palo Alto Housing Corporation, including real estate development and financing, property and asset management, resident services, management of her staff of approximately 36-40 employees, administration of the City of Palo Alto's Below Market Rate (BMR) program, and general housing advocacy. Candice holds a Bachelor of Arts in Psychology from the University of California at Berkeley and Juris Doctor from UCLA School of Law.

Ron Hahr, Senior Vice President, Bank of America

As Region Sales Executive for Home Loans in Central California and Hawaii, Ron is responsible for 16 teams of Mortgage Loan Officers and Specialists who collectively produced \$59.1MM in revenue last year. Hahr is an active member of the Silicon Valley Leadership Team, and regularly participates in advocacy/public policy events focused on affordable housing.



Quincy Virgilio, Broker Associate, Keller Williams

Quincy has served the real estate community for over seventeen years, and strongly believes in giving back to the industry. In 2007, he served as the MLS Listings Chairman of the Board. He was recognized as "2009 Realtor® of The Year" by Santa Clara County Association of Realtors®, and served as 2009 President at The Santa Clara County Association of Realtors®, representing over 6000 Realtor® members.





The mission of the Housing Trust of Santa Clara County is to make Silicon Valley a more affordable place to live. The Housing Trust makes loans and grants to increase the supply of affordable housing, assist first-time homebuyers, prevent homelessness and stabilize neighborhoods.

Keynote Speaker Congresswoman Anna G. Eshoo Joining 2012 Housing Trust Investor Briefing

This year's Housing Trust Investor Briefing will recognize key investors and housing champions, and celebrate our recent successes increasing the supply of affordable housing, preventing homelessness, assisting homebuyers and stabilizing neighborhoods in Silicon Valley. **Hon. Anna G. Eshoo**, U.S. Congresswoman, CA District 14, will be our featured speaker. Awards will be given to honor our 2012 Housing Champions: U.S. Dept. of Housing and Urban Development, Applied Materials and InnVision: The Way Home for their support of affordable housing in our community.

Attendees will learn about our programs, changes to the affordable housing industry, and new services we'll be rolling out in 2012. Meet and mingle with top industry officials at the beautiful Palo Alto JCC.

For tickets & sponsorship opportunities, visit: <http://2012investorbriefing.eventbrite.com/>

MAP Loan Update: Lower Rate For Qualified Buyers

Beginning March 1st the Housing Trust will determine the MAP interest rate based on the income level of the household. This change is aimed at helping a greater number of lower-income buyers.

Visit our website for details: <http://www.housingtrustscc.org/programs/map.php>

Our Volunteer Board of Directors

Linda Mandolini, Chair
Eden Housing

John Barton, Vice Chair
Barton Architect

Robert Sherrard, Treasurer

Sparky Harlan, Secretary
Bill Wilson Center

Carl Guardino, Fundraising Chair
Silicon Valley Leadership Group

Hon. Margaret Abe-Koga
City of Mountain View

Philip Boyce, Valley Foundation

John Paul Bruno
DMB Associates

Jonathan Emami
ROEM Development Corp.

Daniel Furtado, Former Mayor, City of
Campbell

Candice Gonzalez
Palo Alto Housing Corporation

Leslee Guardino
Canyon Snow Consulting

Cecily Joseph
Symantec Corporation

Hon. Ash Kalra
City of San Jose

Kathleen King
Santa Clara Family
Health Foundation

John McLemore, Semicoa

Hon. Diane McNutt
Town of Los Gatos

Ron Hahr, Bank of America

Hon. Steve Tate
City of Morgan Hill

Quincy Virgilio, Keller Williams

Hon. Ken Yeager
County of Santa Clara

Kevin Zwick
Executive Director

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NSP Workshops (2-hour introductory session, not certificate class)			
Tuesday	March 13th	6pm to 8pm	Biblioteca Latinoamericana, 921 S. First St., San José, CA 95110
Tuesday	April 17th	6pm to 8pm	Joyce Ellington Library, 491 East Empire St., San José, CA 95112



Keep up with our news and events, join our Facebook Fan Page:
<http://www.facebook.com/HousingTrustSCC>

First-Time Homebuyers	Rental Housing Units	Homelessness Prevention Grants
INVESTMENT	INVESTMENT	INVESTMENT
\$20.5 MILLION	\$22.7 MILLION	\$1.8 MILLION
HOMES	UNITS	PEOPLE
2248 PURCHASED	3596 CREATED	3527 HELPED