

# PROGRESS



HOUSING TRUST SILICON VALLEY'S NEWSLETTER FOR MAY 2013

## Affordable Homes for Silicon Valley Families

Our Progress through  
April 30, 2013

**TOTAL INVESTMENT:**

**\$75**  
MILLION

**TOTAL LEVERAGE:**

**\$1.88**  
BILLION

**TOTAL HOUSING  
OPPORTUNITIES:**

**9,953**

### *Letter from the CEO,*

Spring is a season of new possibilities and beginnings. For us, this Spring brings us a new name, new staff, new lending programs, and new momentum to help create more affordable housing for our community.

First, as those of you who attended our Investor Briefing already know, our new name is Housing Trust Silicon Valley. This new name reflects our need to address affordable housing issues on a more regional basis, while still allowing us to focus our efforts here in our backyard. If you haven't already done so, please visit our new Facebook page and "like us" again!

Second, we are very excited to announce our new Chief Lending Officer, Jim Mather. Jim comes to us with a wealth of experience in Community Development Finance and Lending, both with multifamily and homeownership programs. Jim will oversee both our expanded Multifamily lending programs and our Homebuyer Programs. I invite you to read more about Jim's background further down in this newsletter. Also we are excited to announce that Maureen Shilling, our longtime Director of Finance and Operations, will now be our new Chief Financial Officer.

Third, we are very proud to announce the launch of our new Multifamily Loan Pool, which brings together eight financial institutions to provide capital alongside the Housing Trust. This new loan pool allows us to meet the needs of our affordable housing development community for start-up financing by providing larger predevelopment, acquisition, and construction loans. Stay tuned for more information about the loan pool in next month's newsletter. Thank you to Heritage Bank of Commerce, First Bank, Silicon Valley Bank, Manufacturers Bank, Bridge Bank, East West Bank, OnePacific Coast Bank, and Technology Credit Union for investing in affordable housing in our community!

Fourth, starting next month, we will hold our first Post-Purchase Education workshop, as part of our Sustainable Homeownership programs. On Saturday, May 18th from 9am to 12pm, the Housing Trust, along with SurePath Financial Solutions and ACE Hassett Hardware will provide Financial and maintenance tips for new homeowners, including live maintenance demonstrations. This free event will be at Willow Glen Community Center. Contact Adria Quinones-Masur, Homebuyer Program Specialist, [adria@housingtrustsv.org](mailto:adria@housingtrustsv.org) to reserve your seat. Also make sure to contact Adria to learn more about our first time homebuyer loan programs, which are fully funded for the coming year and ready to be used!

Finally, we are gathering momentum to address the extreme challenges around affordable housing funding in our community. This month, a coalition of nonprofit, business, environmental, and community groups presented a letter to the Santa Clara County Board of Supervisors urging them dedicate their share of former redevelopment funds that would have gone to housing ("boomerang funds") to help address this critical need. We need everyone's help to urge Santa Clara County to follow the lead of San Mateo County and other jurisdictions, and make this important policy change. Come join us at the County's Budget Hearing for the Housing Land Use Environment and Transportation Committee on May 9th at 1:30p to advocate for more affordable housing funding.

It is an honor to continue to work with all of you to help make Silicon Valley a more affordable place to live. Here's to a new season of renewed commitment on making affordable housing a priority in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Zwick".

**Kevin Zwick**

*Chief Executive Officer*

Housing Trust Silicon Valley



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

**CITI Grant** -- Housing Trust Silicon Valley recently received a \$40,000 contribution from Citi Community Development. This contribution will support our Sustainable Homeownership Program, which includes down payment assistance loans, workshops, one-on-one counseling for borrowers and post-purchase education to make homeownership achievable and sustainable for low and moderate income families. Thank you to Mona Masri and the Citi team for your continued support.

## Jim Mather Joins the Housing Trust

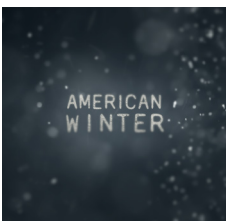
Jim Mather, Chief Lending Officer at HTSV, has held various senior positions in community development banking at Union Bank, Bank of America, and US Bank. At these banks Jim originated more than \$1 billion in loans and investments for affordable housing, and oversaw the asset management of large national affordable housing portfolios. Jim also managed housing finance and policy for the County of Alameda Housing and Community Development Department. He also serves on the boards of Merritt Community Capital and Dignity Housing West. Welcome Jim!



## Affordable Housing Week May 13 - 18th

Various events offer information to potential homebuyers and renters, policy and advocacy updates, and much more. Please visit our website ([www.housingtrustsv.org](http://www.housingtrustsv.org)) and click on the Affordable Housing Week button on the lower right to access the complete calendar of activities.

**Help Get The Word Out, Workshop for New Homeowners:** Join us for a post purchase education workshop on May 18th from 9am to noon at the Willow Glen Community Center, 2175 Lincoln Ave, San Jose. Live home maintenance demonstrations from ACE Hassett Hardware, and other practical information to help you maintain your home and your budget. Contact [adria@housingtrustsv.org](mailto:adria@housingtrustsv.org) to reserve your seat! Space is limited.



May 16th at 7pm Housing Trust Silicon Valley will screen the acclaimed documentary "American Winter" at Camera 12, 201 S. 2nd St. in downtown San Jose. The film follows six families who have fallen from America's middle class into poverty. Come and participate in the Question and Answer session with the film's director Joe Gantz and Co-Producer Aaron Butler. To reserve tickets for the screening, please contact [Stephanie@housingtrustsv.org](mailto:Stephanie@housingtrustsv.org) or visit our eventbrite page: <http://htsvamericanwinter.eventbrite.com/#>

Upcoming Homebuyer Classes and Workshops are posted on our website:  
<http://www.housingtrustsv.org/programs/homebuyercalendar.php>

**First-Time Homebuyers**

**Rental Housing Programs**  
 Multi-family, Seniors & Special Needs

**Homelessness Prevention Grants**

**2334**  
 HOMES PURCHASED

**3682**  
 UNITS CREATED

**3937**  
 PEOPLE HELPED

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■  
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