



Housing Trust Silicon Valley Annual Report: FY 2012-2013

“The San Jose Metropolitan Area is the second most expensive housing market in the U.S.”
- Center for Housing Policy, Paycheck to Paycheck Report

As of June 30, 2013

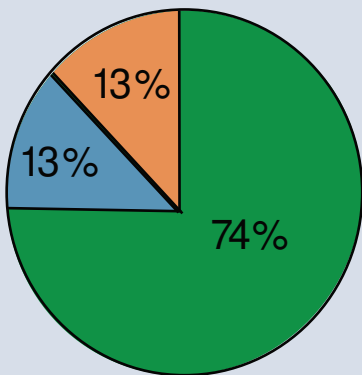
9,993 Affordable housing opportunities financed...

\$76 Million invested in the community...

Which enabled homeowners and developers to leverage...

\$1.88 Billion in total housing costs.

The People We Serve:



- 13% Moderate-Income
- 13% Low-Income
- 74% Extremely Low-Income

From Homelessness to Permanent Housing



It is estimated that this year alone, over 19,000 people will experience homelessness in Santa Clara County. Housing Trust currently provides homelessness assistance through our Finally Home Grant Program in the form of security deposit grants to help homeless individuals and families move into permanent housing.

over **\$80,000** granted
167 Individuals assisted
this year alone

Making The Dream Of Homeownership A Reality In Silicon Valley

In Silicon Valley’s high-priced housing market, it is harder than ever for low- to moderate-income residents to buy a home. Housing Trust offers assistance to these first-time homebuyers purchasing in Santa Clara County, as well as education to promote sustainable homeownership.

2,344 households assisted
over **\$41,000,000** invested

Creating Rental Housing for The Valley’s Most Vulnerable Residents

Nearly 17,000 new rental homes will be needed over the next nine years to meet Santa Clara County’s affordable housing needs. Housing Trust’s Affordable Housing Growth Fund provides financing to create new homes for extremely low- to low-income families, seniors, and people with special needs.

over **4,025** affordable homes created since 2002



- The Affordable Housing Growth Fund (AHGF) launched in May 2013 with nearly \$9 million from the Housing Trust and its partners (Bridge Bank, East West Bank, First Bank, Heritage Bank of Commerce, Manufacturers Bank, One Pacific Coast Bank, Silicon Valley Bank, and Technology Credit Union).

- Over the next five years, the Housing Trust plans to invest \$24 million to create and preserve an additional 1,800 permanent units through the AHGF.

Neighborhood Stabilization and Foreclosure Prevention

Since 2009 Housing Trust has led multiple consortium efforts to stabilize neighborhoods and help homeowners avoid foreclosure in some of the San Jose areas hardest hit by the economic and foreclosure crisis. Together with our community partners, Housing Trust works to keep San Jose residents in their homes, and in the community they love.



- Housing Trust Silicon Valley, as the lead entity in the San Jose Consortium, was awarded \$25,000,000 in NSP2 funds to target areas across 35 census tracts that have been the hardest hit by foreclosures within San Jose.
- With these funds, Housing Trust has assisted 149 households and has 94 new units of affordable housing now under construction, with more in the planning stages.
- Housing Trust's foreclosure assistance program, ForeclosureHelpSCC, provides information and referral services to assist families impacted by foreclosure. To date, this program has assisted 312 households.

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FY 2012-2013 Annual Report

Housing Trust Silicon Valley Condensed Statement of Financial Position

As of June 2013
(Audited)

ASSETS		
Cash & Investments	\$	8,080,140
Accounts & Contributions Receivable		2,104,128
Homebuyer & Multi-family Development Loans		28,537,489
Other Assets		55,562
Total Assets	\$	39,970,738
LIABILITIES & NET ASSETS		
Loans Payable	\$	4,100,000
Grants Payable		1,314,971
Other Liabilities		663,104
Total Liabilities		6,078,075
Net Assets		33,892,663
Total Liabilities & Net Assets	\$	39,970,738

Condensed Statement of Activities and Changes in Net Assets For the Fiscal Year Ended June 30, 2013

REVENUE		
NSP2	\$	7,914,738
Government Grants & Contributions		972,309
Private Contributions		813,172
Earned & Investment Interest & Program Fees		553,900
Total Revenue	\$	10,254,119
EXPENSES		
NSP2	\$	7,773,948
Program & Operating Expenses		2,051,936
Grants Awarded		180,531
Total Expenses	\$	10,006,415
Increase in Net Assets	\$	247,703
Net Assets, Beginning of the Year	\$	33,644,960
Net Assets, End of the Year	\$	33,892,663