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City Manager's Office

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Leslye Corsiglia

SUBJECT: AFFORDABLE HOUSING
WEEK 2012

DATE: May 9, 2012

Approved

Date

5-15-12

INFORMATION

The week of May 19-26, 2012 will be the 11th Annual Affordable Housing Week (AHW) in Santa Clara County. The objective of AHW is to share information on affordable housing with the public, to provide information on housing opportunities and to showcase high-quality affordable housing developments throughout the County.

To celebrate AHW, a Planning Committee—led by the Housing Trust of Santa Clara County, the Silicon Valley Leadership Group, the Santa Clara County Office of Affordable Housing and the City of San José Department of Housing—has scheduled a week of events and tours. These AHW events are made possible by collaboration with a group of dedicated partners, including the Bill Wilson Center, Eden Housing, Habitat for Humanity, Neighborhood Housing Services Silicon Valley, Project Sentinel, ROEM, the Silicon Valley Leadership Group, the City of Sunnyvale and West Valley Community Services, in addition to members of the AHW planning committee. (See Attachment for a schedule of events).

AHW is also a time to honor the hard-working families and individuals who strengthen our communities and who power our economy, but who need reasonable-cost housing to live and work in Silicon Valley. The current economic recession has been especially difficult for these households, who have endured job loss, wage reductions, foreclosures or a combination of these results.

The cost of living in Silicon Valley is widely known to be among the highest in the nation. In June 2011, Kiplinger.com named the San José metro area the fourth most expensive cost of living in the U.S. (<http://www.kiplinger.com/slideshow/cities-with-most-expensive-cost-of-living-2011/5.html>). San José will see the largest increase in rents in the country according to *Multifamily Executive Magazine* (July 14, 2011), which projects rents to rise 12 percent in 2012 following an 11 percent increase in 2011. And according to the United Way, the typical cost of living for a family of four in Santa Clara County increased 22% from 2008 to 2011.

HONORABLE MAYOR AND CITY COUNCIL

May 9, 2012

Subject: Affordable Housing Week 2012

Page 2 of 2

These high housing costs are not typically offset by local incomes, as over 50 percent of renters in Santa Clara County pay too much for housing relative to industry standards. And although the value of owner-occupied homes has declined significantly from the market's peak, over 40 percent of County homeowners still overpay for housing. The need for reasonably-priced housing to support our entire workforce is great, especially as the economy rebounds and jobs return.

Given the current environment, where federal housing and community development programs have been cut significantly, State bond funds have been depleted and California's redevelopment agencies dissolved, we must work harder, smarter, and more collaboratively than ever to try to meet the housing needs of San José's residents. Affordable Housing Week is a testament to the resourcefulness and commitment of our local housing providers to creating housing opportunities for all families and individuals here in our great City.

A proclamation in support of Affordable Housing Week will be presented at the City Council Meeting on May 22nd.

/s/

Leslye Corsiglia

Director, Department of Housing

For questions please contact Leslye Corsiglia, Director of Housing, at 408-535-3851.

Attachment: Schedule of Affordable Housing Week Events

SILICON VALLEY'S AFFORDABLE HOUSING WEEK CALENDAR OF ACTIVITIES | MAY 19th - 26th, 2012

Join supporters of affordable housing for panels, tours, presentations and discussions in Santa Clara County — part of the Bay Area's Affordable Housing Month.



Activity calendar coordinated by the Housing Trust of Santa Clara county, the City of San Jose, Santa Clara County and Silicon Valley Leadership Group.

FRIDAY, MAY 18, 2012

9am to 12pm: City of San José, “Lender Home Buyer Down Payment Assistance Loan Training.” Training is specifically geared for Loan Professionals who wish to learn about and work with the City's homebuyer programs, including Welcome-HOME, BEGIN and San Jose Dream Home. Learn how to qualify potential homebuyers and how to complete forms and applications. San Jose City Hall, 12th Floor Room 1254, 200 East Santa Clara Street, San Jose, CA 95113. Free training and validated basement parking. Please RSVP to marcelo.mota@sanjoseca.gov

SATURDAY, MAY 19, 2012

8:30 to 3pm: Project Sentinel, First-time Homebuyer HUD Authorized Workshop, City Council Chambers, Gilroy City Hall, 7351 Rosanna St., Gilroy. Advanced enrollment required. Participants will receive a “Fannie-Mae” Certificate. Sponsored by the City of Gilroy. Lunch will be provided. Contact: Sandra Nava, City of Gilroy sandra.nava@cityofgilroy.org or call 408.846.0290

9:30am to 6pm: NHSSV, Homebuyer Education Class
Cambrian Branch Library, 1780 Hillsdale Ave., San Jose, CA 95124. \$20 non-refundable materials fee per client.
Contact: <http://www.nhssv.org>

10am: Habitat for Humanity, Wall Raising, 20630 Cleo Ave., Cupertino, CA 95014.
Parking on Rainbow Dr., or Gardenside Ln. Contact: Alex at atrimble@hfhsv.org

11am to 1pm: NHORA, Road to Homeownership Workshop and Fair, event is in Spanish. Hank Lopez Community Center, 1694 Adrian Way, San Jose, 95122. Contact: Adria Quinones-Masur, HomesbyAdria@gmail.com

MONDAY, MAY 21, 2012

12:30pm to 2:00pm: Eden Housing, Groundbreaking, Ford Road Special Needs Housing. 233 Ford Road, San Jose. Featuring 20 new affordable rental homes for individuals with special needs, with landscaped courtyard, community room for activities and programs, and computers for resident use. Residents will have access to a supportive resident services program designed to help with independent living. Ford Road Special Needs is within walking distance of public transportation, stores, restaurants and more. Lunch will be provided.
Contact: RSVP by May 14th to Eden Housing, rsvp@edenhousing.org or call 510-247-8127.

5pm to 7pm: West Valley Community Services, Affordable Housing Resource Fair, Cupertino Community Hall. Contact: sarons@wvcommunityservices.org

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SILICON VALLEY'S AFFORDABLE HOUSING WEEK CALENDAR OF ACTIVITIES | MAY 19th - 26th, 2012

TUESDAY, MAY 22, 2012

4pm to 7pm: City of Sunnyvale, First-time Homebuyer Resource Fair, Sunnyvale.

Contact: edfrenchi@ci.sunnyvale.ca.us

6pm to 8pm: San Jose Consortium, Homebuyer Assistance Workshop. San Jose -- Escuela Popular, 149 N. White Road, San Jose, CA 95127. Learn about exciting programs to help you purchase a foreclosed home in San Jose. (event in English & Spanish) Contact: adria@housingtrustscc.org

5pm to 9pm: Project Sentinel (part 2 of 2, first class on May 15th) HUD certified Homebuyer Class. Attendees must pre-register at www.housing.org. There is a \$30 non-refundable registration fee per registration form and attendees receive a HUD Homebuyer Certificate upon successful completion of the class. Attendance at both classes (May 15 & 22) required. Berryessa Branch Library, 3355 Noble Ave., San Jose.

WEDNESDAY, MAY 23, 2012

5pm to 7pm: Bill Wilson Center, Tour/Housewarming, Santa Clara. Peacock Commons is an affordable newly-renovated 28-unit apartment complex which provides permanent housing for 35-40 young adults, including some who are parenting. Also living at Peacock Commons are six mentors, who will serve as mentors, role models and will help organize community-building activities. Join us to tour the complex to learn more. 3661 Peacock Court in Santa Clara (please RSVP) Contact: events@billwilsoncenter.org or call 408.278.2662

THURSDAY, MAY 24, 2012

6 to 8pm: NHSSV, Foreclosure Prevention Panel, San Jose

San Jose City Hall (conference rooms 18, 19, and 20) 200 East Santa Clara St. A facilitated discussion with major Lenders covering regional housing and economic status update, foreclosure response best practices, foreclosure response policy update, and areas for collaboration. Invited guests include: Foreclosure Intervention Counselors, Affordable Housing advocates, Realtors, Lenders, Public Officials and Attorneys active in foreclosure related issues.

Contact Sylvia Vasques svasquez@nhssv.org for more information.

SATURDAY, MAY 26, 2012

8:30am to 1pm: Silicon Valley Leadership Group/Housing Action Coalition of SCC, Affordable Housing Bus Tour. Breakfast & lunch provided - \$10 per person. Start location: Corde Terra Village Apts., 2600 Corde Terra Circle, San Jose. The eventbrite link to register is: <http://housingtour2012.eventbrite.com/>

Contact: Bena Chang, Silicon Valley Leadership Group, bchang@svlg.org.

For Calendar Updates Visit:

<http://www.housingtrustscc.org/programs/affordablehousing.php>