2014: A Year in Review

19 homebuyer loans made to moderate or low-income buyers entering the Silicon Valley housing market, one of the most expensive in the entire United States

377 at-risk or homeless individuals given security deposit grants from Housing Trust Silicon Valley’s Finally Home Program, enabling them to move out of homelessness

Over 1,700 Affordable Housing Opportunities Created

376 households will move into affordable rental homes created with the help of loans from Housing Trust Silicon Valley’s Multifamily Lending Department

$7.3 million invested in the development of affordable rental homes throughout the Bay Area and up to Napa County

1 Nonprofit CFO of the year award from the Silicon Valley Business Journal,

2 New Hires

and

1 New Baby
The Ly Family

The Ly family came to the United States from Vietnam in 1990, leaving everything behind to give their son Ken an opportunity at a better life. The family worked paycheck to paycheck to rent an apartment in the Silicon Valley until, not long after they settled in, their apartment complex was destroyed in a fire. The Lys, having lost everything, found themselves starting over for a second time.

“Our lives were never easy, we’ve been through many hardships but we stayed strong,” Ken told Housing Trust, “From 1990 to 2013 – we have moved a total of 7 times; not because we wanted to, but because we had to. From apartment to apartment, from house to house, we’ve been renting for 23 years.”

The Ly family received a loan from the Housing Trust to assist them with their mortgage on a below-market rate home in Sunnyvale. The Ly family settled into their new home in March of 2014. “Finally,” Ken said, “We are moving because we want to and to a house that we can now call our home.”

The Gartman-Guerrero Family

A Family of Seven is Finally Home

After living in their home for 10 years, Daniel Gartman, Nicole Guerrero and their seven children were forced to move because of a sudden rent increase. They moved to a new neighborhood, where their children’s safety became a concern, as gang activity was on the rise.

Fortunately, Daniel found steady employment in San Jose, which, combined with a security deposit grant from Housing Trust's Finally Home Program and other wrap-around services, allowed him to secure an apartment for his family in a safe neighborhood in San Jose. Their new apartment complex also offered on-site childcare so Nicole was able to return to work.

"I love knowing that my family is safe," Daniel said. “I can take my family on walks without being concerned for their safety. We lived in a really bad neighborhood and wanted to move a long time ago but didn't have the means to do so. Thanks to your organization, we were finally able to take that step.”
On April 17th 2015, Housing Trust Silicon Valley will be celebrating our 15th anniversary at our annual Investor Briefing. This luncheon event informs Silicon Valley business leaders, elected officials, and housing advocates of the state of affordable housing in our community. This year we’ll take a special look back at the past decade and a half of Housing Trust’s efforts to make Silicon Valley a more affordable place to live.

Housing Trust Silicon Valley expects to celebrate another milestone in 2015, in addition to our 15th anniversary - our 20,000th person assisted! Since inception, our homeownership, multifamily lending, and homelessness assistance programs have served over 18,000 individuals and we know that 2015 will see us reaching many more.

To commemorate 15 years of working to make Silicon Valley a more affordable place to live, Housing Trust Silicon Valley will launch a new multifamily development loan pool in the amount of $15 million. Our previous loan pool of $8 million helped fund the creation or rehabilitation of over 700 affordable homes.
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Investor Briefing

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Silicon Valley Community Foundation | Summerhill Homes | Technology Credit Union | Silicon Valley Business Journal | Charities Housing Development Corporation | City of San Jose Housing Department
Eden Housing, Inc. | Healthier Kids Foundation | MidPen Housing | Neighborhood Housing Services
Silicon Valley | Palo Alto Housing Corporation | Town of Los Gatos

Silicon Valley Good Eats & Treats

MidPen Housing | The Core Companies | Focus Business Bank | California Apartment Association, Tri-County Division | Bill Wilson Center | Charities Housing Development Corporation | Eden Housing, Inc. | For the Future Housing | Neighborhood Housing Services | Silicon Valley | Palo Alto Housing Corporation | San Jose City Councilmember Donald Rocha | San Jose City Councilmember Kansen Chu

Program and Operating Support

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