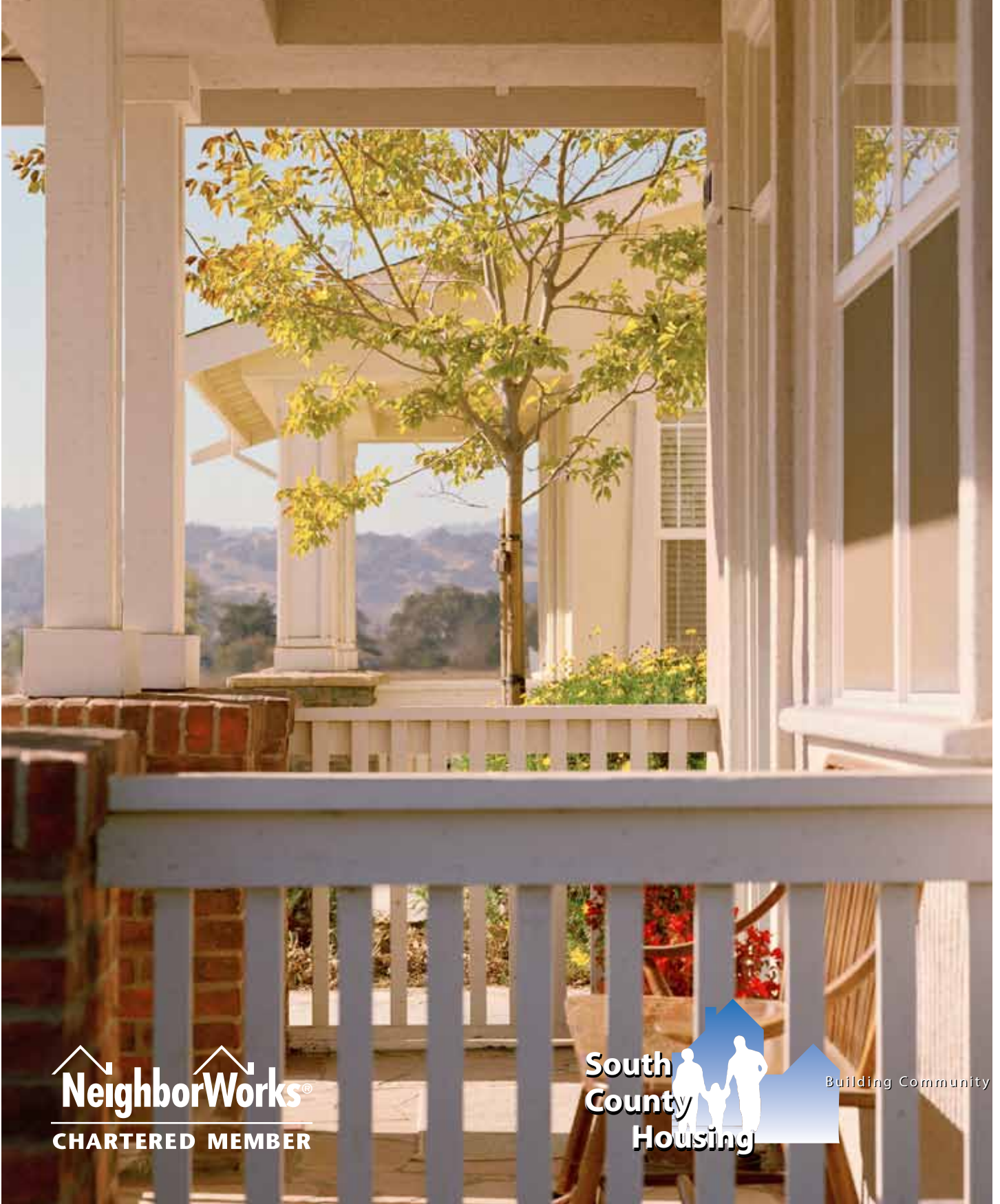


South County Housing



 NeighborWorks®
CHARTERED MEMBER

South
County
Housing



Building Community



**It is the mission of South County Housing
"To promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and neighborhood services."**

Board of Directors

Douglas Kuerschner, Chairman

Joseph M. Postigo, Vice-Chair

J. Allen Hayes, Treasurer

Maria Skoczylas, Secretary

Directors

Augie Bertao

Sandra Fishler

Barbara Mendoza

Andy Payne

Roger Wong

SCH's governing board is made up of local volunteers representing the broad economic and social spectrums of the communities we serve. This Board is dedicated to building community by using affordable housing, support services, and neighborhood development as a comprehensive recipe for inclusive and strong communities.



South County Housing Corporation (SCH), incorporated in 1979, is a 501 (c)(3) non-profit public benefit corporation created to provide housing for low-income farm worker families in southern Santa Clara County. Over time, the target population we serve has broadened to include lower income seniors, disabled adults, single parents, families and the homeless, and our service area has broadened to the neighboring counties of San Benito, Santa Cruz and Monterey.

Since 1979, SCH has constructed or rehabilitated 2,873 affordable housing units including rental apartments and single-family, self-help, co-housing, single room occupancy, emergency and transitional housing, community facilities, and mixed-use and mixed-income housing. We anticipate completing another 182 units within the next two years.

Over our 35-year history we have learned that we must provide people with more than a roof. We achieve our mission

About Us

and what we do

level of commitment to residents, neighborhoods and communities.



by building affordable housing and providing services, but the true measure of our success lies in the positive and permanent changes made in the lives of our residents and homeowners.

SCH is a well-respected developer of affordable housing and maintains a high



SCH Development History

Year Complete	Project Name	Number of Units
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Monterey County 454 Units

Multifamily

2006	Jardines de Boronda	15
2006	Nuevo Amanecer	63
2006	Vista Point Apartments	49
1998	Cypress Gardens Apartments	96
1998	Charles Apartments	105

Single Family

2005	Boronda Oaks	22
2005	Kents Court	19
2001	Campo Lindo of Moro Cojo	50
2000	Las Tres Palmas	24
1999	New Beginnings	11

San Benito Co. 485 Units

Multifamily

2011	Gateway Palms	31
2011	Vista Meadows	72
1996	Westside Terc.	16
1994	Rancho Park	54
1993	Rustic Garden	19

Single Family

2011	Hillview	25
2002	Riverview	28
1999	Bridgevale	59
1997	Primavera	90
1995	Sherwood Forest	51
1993	Rustic Court	14
1992	Chaparral Court	26

Santa Clara County 1,404 Units

Child Care

2005	Jasmine Square Child Develop. Cntr	
2002	Los Arroyos Child Development Center	

Multifamily

2013	Gilroy Sobrato Apartments	26
2007	Royal Court	55
2006	Sobrato Transitional Apartments	60
2005	Jasmine Square	72
2002	Monticelli Apartments	52
2001	Villa Ciolino	42
2000	Villa Esperanza	21
1999	Connell Apartments	28
1998	San Martin Family Living Center	26
1997	Monterra Village Apartments	34
1996	Skeels Hotel	13
1995 & 2013	Crest Avenue Apts	50
1995	Depot Commons	13
1993	Wheeler Manor Apartments	110
1992	Willows Apartments	20
1992	Redwoods Apartments	24
1989	Sycamore Glen Apartments	20
1987	Rodriquez Migrant Labor Camp	37

Year Complete	Project Name	Number of Units
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1987	Aspen Grove Apartments	24
1984	Maple Gardens Apartments	18
1982	Trees Apartments	14

Single Family

2011	Madrone Plaza	78
2009-2013	Alexander Place	32
2007	Forest Park	39
2006	Royal Court--Phase I	12
2006	Morgan Station	17
2006	Viale	10
2004	Trimble Court	13
2004	La Maestra	12
2003	Los Arroyos IV	22
2002	Los Arroyos III	84
2001	Los Arroyos II	24
2000	Los Arroyos I	47
1999	Summerhill	65
1997	Alderwood	60
1996	Glenbrook	65
1994	Sunrise	60
1989	Jasmine	16
1987	Laurelwood	16
1984	Preservation	29
1983	Heritage Park	12
1982	Chestnut Sqr.	4

Santa Cruz County 438 Units

Child Care

2003	Vista Verde Child Development Center	
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Mobile Home Parks

2009	Pleasant Acres	65
2009	Pacific Family	34
2007	Riverside	25

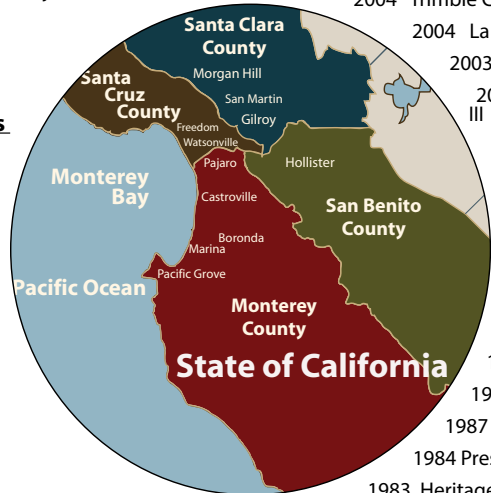
Multifamily

2007	Nuevo Sol	14
2006	Seacliff Highlands	39
2004	Corralitos Creek Apartments	64
2001	Vista Verde Townhomes	76
2000	Lincoln Square	18
1999	Pacific Terrace	28
1994	Tierra Linda	18
1993	Pajaro Court	10
1990	Ford Street	12

Single Family

2004	Corralitos Creek Townhomes	35
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2,873 Housing Units Developed Since 1979



Mobile Home Park Development

During the 1930s to the 1950s, mobile home parks were developed in Santa Cruz County for summer vacation housing. Eventually, as the population grew and housing became more expensive, many of these mobile home parks became permanent year round housing for lower income families. The original infrastructure of these parks was not built for year round use, yet the low cash flow from space rents prohibited the upgrading of infrastructure or coaches.

SCH completed restructuring ownership, rehabilitating infrastructure and facilitating new coaches for two such parks in 2009. SCH worked with the County of Santa Cruz and the County of Santa Cruz Redevelopment Agency (RDA) to purchase **Pleasant Acres and Pacific Family Mobile Home parks**, and to ensure that the newly renovated parks will remain affordable to lower income households for years to come. Not only were new roads, sewer and plumbing provided, but many households were able to purchase new affordable coaches, and a new community center and laundry facility was constructed at each site.

Funding was provided by the County and the RDA, MPROP, LISC, NeighborWorks® America, Federal Home Loan Bank AHP, Joe Serna Jr Farmworker Program and HOME.

SCH 2013 - 2015 Pipeline

Year Complete	Project Name	Development Phase	No. of Units
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Monterey County

Multifamily

2014	University Village	Construction	108
2015	Camphora	Predevelopment	44
2015	Charles Rehab	Feasibility	105
2015	Cypress Rehab	Feasibility	96

San Benito County

2014	Hillview 2	Construction	30
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Santa Clara County

Multifamily

2013	Gilroy Sobrato	Completed	26
2013	Crest	Completed	50

Single Family

2013	Alexander Place	Completed	24
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Santa Cruz County

Single Family

2013	Canterbury Park	Completed	19
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Vista Meadows Senior Apartment solar panels, Hollister, CA

A Little More About Some of Those Pipeline Projects

Hillview 2 Self-Help Homes

Hillview 1, twenty-five single-family homes, which began construction in 2010 and completed construction 2011, was so successful that SCH is completing a second subdivision right across the street. Hillview 2 began construction in September of 2013 and will complete in 2014.

Hillview 2 offers 30 three- and four-bedroom homes to households earning between approximately 40% of the area median income (AMI) and 70% AMI. The site is located on 4.8 acres in the City of Hollister in the County of San Benito. The City of Hollister is a significant partner in the project and is providing substantial financing to cover acquisition and predevelopment costs. USDA

Rural Development provided the first mortgages.

University Villages

The University Village Apartments is a 108 unit multi family rental development dedicated to serve families at 35-50% of the Area Median Income (AMI). The site is located on a 4.48 acre site in the City of Marina on the former Fort Ord Military Base. The apartments will be .75 miles from the Pacific Ocean and approximately 8 miles north of Monterey. Affordable apartments are a critical element of the City of Marina's Redevelopment efforts to serve all segments of the population. SCH has a for-profit partner, Marina Community Partners (Shea Homes), who is providing funding and land for this project. The project completed in 2014.



Left Gateway Palms Apts and below Vista Meadows Apts





SCH Management

Dennis Lalor, President and CEO

John Cesare, Chief Financial Officer

Dianne Dudek, Corporate Secretary and Director of Human Resources

John Van Dyke, Director of Construction



SCH Contributors

NeighborWorks® America

Local Initiatives Support Corporation (LISC)

Rural LISC

Rural Community Assistance Corporation (RCAC)

USDA Rural Development

US Department of Treasury, CDFI Fund

US Department of Housing and Urban Development

US Department of Labor

Wells Fargo Bank Foundation

Union Bank Foundation

US Bank Foundation