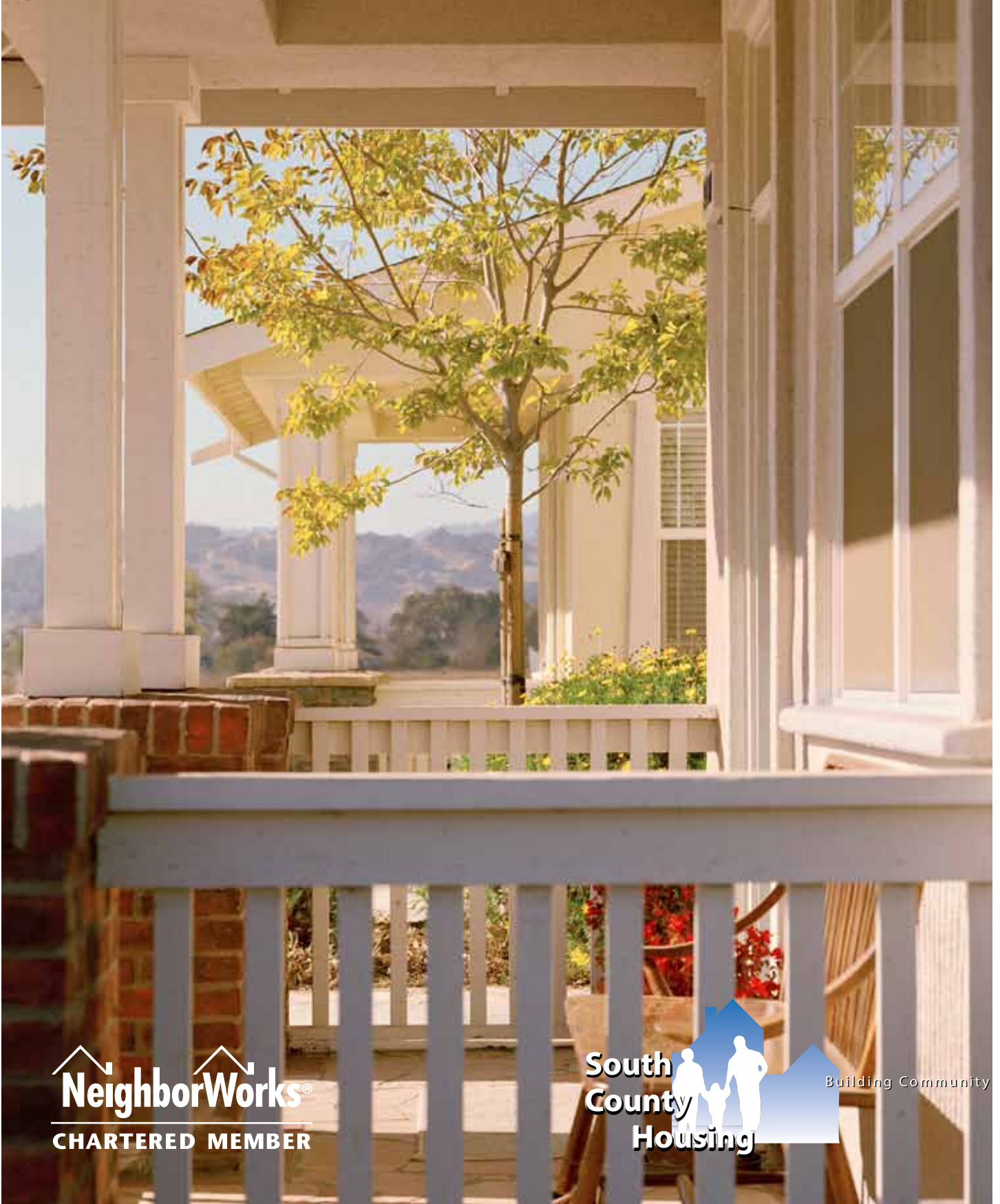


# South County Housing



 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 36-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



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

level of commitment to residents, neighborhoods and communities.



# SCH Development History

**Year Complete    Project Name    Number of Units**

**Monterey County 562 Units**

**Multifamily**

- 2014 University Village 108
- 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. 515 Units**

**Multifamily**

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

**Single Family**

- 2014 Hillview II 30
- 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 1,476 Units**

**Child Care**

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

**Multifamily**

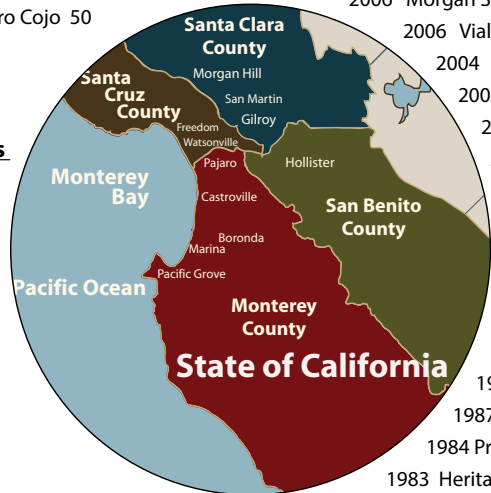
- 2013 Gilroy Sobrato Apartments 26
- 2007 Royal Court 55
- 2006 Sobrato Transitional Apartments 60
- 2005 Jasmine Square 72
- 2002 Monticelli Apartments 52
- 2001 Villa Ciolino 42
- 2000 Villa Esperanza 21
- 1999 Connell Apartments 28
- 1998 San Martin Family Living Center 26
- 1997 Monterra Village 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

**Year Complete    Project Name    Number of Units**

- 1989 Sycamore Glen Apartments 20
- 1987 Rodriquez Migrant Labor Camp 37
- 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 456 Units**

**Child Care**

- 2003 Vista Verde Child Development Center

**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**

- 2013 Canterbury Park 19
- 2004 Corralitos Creek Townhomes 35

**3,009 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 Management**

Dennis Lalor, President and CEO

John Cesare, Chief Financial Officer



## **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