

**A RESOLUTION OF THE CITY OF MILPITAS REDEVELOPMENT AGENCY ADOPTING
FINDINGS PURSUANT TO CALIFORNIA REDEVELOPMENT LAW
SECTION 33334.2(g) (1) FOR THE USE OF SET-ASIDE HOUSING FUNDS
OUTSIDE THE REDEVELOPMENT PROJECT AREA**

WHEREAS, the City of Milpitas is facing an acute housing crisis which specifically impacts low and moderate income renters and homeowners, and their ability to find affordable housing; and

WHEREAS, the Redevelopment Agency of the City of Milpitas (“Agency) and City staff have reviewed several sites inside and outside the Milpitas Redevelopment Project Area (“Project Area”) in seeking to increase the production of affordable housing units; and

WHEREAS, the Housing Element of the General Plan for the City has been certified by the Department of Housing and Community Development and identifies a Regional Housing Needs Allocation of 2,487 dwelling units for the City of which 1,551 dwelling units are needed for very low, low and moderate-income households; and

WHEREAS, the Agency has provided funding to financially support 1,248 affordable housing units; and

WHEREAS, additional affordable housing units are still needed to meet the needs of Milpitas residents and employees; and

WHEREAS, Senior Housing Solutions, a California public benefit corporation (“Senior Housing Solutions”), purposes to acquire and rehabilitate a single-family residence outside of the Project Area to accommodate five (5) extremely low-income seniors (the “Project”); and

WHEREAS, the Senior Housing Solutions will be seeking other funding resources such as Housing Trust Fund of Santa Clara County and Community Development Block Grant funds to financially assist with the acquisition and rehabilitation of the project; and

WHEREAS, Health and Safety Code Section 33334.2 (g) (1) permits the expenditure of Set-Aside funds outside of the Project Area upon adoption of the City Council and Agency of a finding that the use of the Set-Aside Funds will be of benefit to the Project Area; and

WHEREAS, the Project and the terms and conditions for the provision of the Agency Grant are more particularly described in a Grant and Development Agreement (the “Grant Agreement), which will be executed upon the purchase of the single-family home; and

WHEREAS, pursuant to the Grant Agreement Senior Housing Solutions and Agency will enter into an Affordable Housing Regulatory and Declaration of Restrictive Covenants (“Regulatory Agreement”) which will restrict Project rents at levels affordable to extremely low-income senior households for a period of ninety-nine (99) years, and Senior Housing Solutions will execute a Deed of Trust, Assignments of Rents, Security Agreement and Fixture Filing (the “Deed of Trust”) pursuant to which the Agency will be provided a security interest in the Project to secure compliance with the affordability and other requirements of the Regulatory Agreement; and

WHEREAS, Senior Housing Solutions and City staff have determined that it will not be economically feasible to operate the Project at the proposed level of income-targeting and affordability without financial assistance from the Agency, and despite good faith efforts on the part of Senior Housing Solutions, no other reasonable means of private or commercial financing is reasonably available to finance the Project at such affordability and income levels.

NOW, THEREFORE, the Redevelopment Agency of the City of Milpitas does hereby find, determine and resolve the following:

1. Finds that the expenditure of Set Aside Funds in accordance with the executed Grant and Development Agreement will increase the availability of affordable housing in the City which will be of benefit to the Project Area, will further the goals of the Redevelopment Plan and will be consistent with the implementation plan adopted in connection therewith.
2. Finds that the Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301 because the Project involves the acquisition of an existing structure to provide affordable housing to low-income households.
3. Authorizes the City Manager to take such actions as necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this ____ day of _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

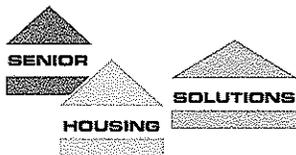
APPROVED:

Mary Lavelle, City Clerk

Jose S. Esteves, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney



Welcome home!

512 Valley Way, Milpitas, CA 95035
408-416-0271 fx: 408-416-0278 www.srhousingsolutions.org

October 8, 2008

Mr. James Lindsay
Planning Director
City of Milpitas
455 East Calaveras Boulevard
Milpitas, California 95035

RECEIVED

OCT 9 8 2008

HMP DIVISION

Dear Mr. Lindsay,

Senior Housing Solutions is planning to develop 5 units of affordable housing for extremely low-income seniors in the City of Milpitas. This will be our second Milpitas Project. I have spoken to Felix Reliford and Gloria Anaya about the project and they recommended I write to you about our project. The purpose of this correspondence is to solicit \$750,000 of support for the project from the City of Milpitas Redevelopment Agency. I am hoping that you would be willing to agenize this item before the Milpitas Redevelopment Agency, in order to determine the level of support for the project.

The mission of Senior Housing Solutions (SHS) is simple: To develop affordable housing to help extremely low-income seniors improve their quality of life. Our innovative model combines housing, property management and case management to achieve positive health and quality of life outcomes for our residents. Toady the Senior Group Residence Program provides 42 units of affordable housing for extremely low-income seniors in nine single-family homes throughout Santa Clara County. And we are growing – between now and February 2009 we will have opened three new houses, one in Sunnyvale, one in Campbell and our newest on Anne Way in Los Gatos. These homes will increase our services to seniors by 35% over the next 7 months.

Today the average age of current residents is 72 years; the average monthly income is \$1,000. Rent, including utilities, laundry facilities, phone and cable is just \$301 a month. Our web site is www.srhousingsolutions.org if you'd like more information.

For the proposed Milpitas Senior Residence Project we plan to purchase a 3-5 bedroom home and rehab it so that it is appropriate to house 5 extremely low-income seniors. Rents would be held at 30% of the senior's income. Our target is City of Milpitas residents who are seniors 60 years of age and older who function independently and whose income is \$1,000 per month or less. We would propose to finance the project with a combination of funding sources including Milpitas Redevelopment Agency, Milpitas Rental Rehab Program funds and the Housing Trust of Santa Clara County (sources and uses attached).

We've used this formula successfully in most of our Senior Residences mentioned above – most recently, for the Vasona Senior Residence Project in Milpitas which reached 100% rent up in October 2007. We're hoping our request for \$750,000 could be approved in the form of a grant prior to submitting our application for Milpitas Rental Rehab and Housing Trust Funds. Such a commitment from the Redevelopment Agency would provide adequate leverage to gain buy-in from the other source we are seeking. We have obtained loans from the Trust on several of our past projects including the Vasona project in Milpitas. I have attached our "Historical Sources List" which illustrates the sources for purchase and bricks and mortar and total project costs for our past ten projects for your information. All of the loans identified are residual receipt or deferred simple interest and principle. Grants are identified as such. Affordability periods range from 15 to 99 years.

The process is to obtain funding commitments for the project from the City of Milpitas Redevelopment Agency (not later than December). With that commitment in place we will work to gain approval of funds from the Milpitas Rental Rehab Program and Housing Trust. With funding commitments in hand we will go out on the market and secure an appropriate single-family home. I've attached a copy of 3 properties currently on the multiple listing. They range in price from \$525,000 to \$699,900. For the purposes of this request I have used the property at 581 Printy Avenue in Milpitas as an example of the type of property we would seek: one story, 4 bdrm 2½ bath, within walking distance of a bus stop, convenience shopping nearby. I have targeted \$650,000 as the purchase price though this house actually lists at \$699,900. On this particular property we would plan to add one bedroom and a full bathroom. This particular property is in a little worse shape as the property we purchased on Vasona Avenue in Milpitas in 2006 (please refer to the Historical Sources List). Of course chances are that these particular houses will not be available once funds are committed. The example properties are intended to show that, although we do not currently have site control, once funds are approved there are several properties available. We could enter into a purchase agreement and close escrow within 45 days.

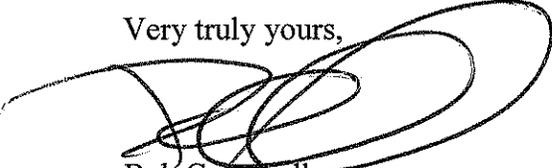
We'll check out the roof, internal and external paint, landscaping, available storage, condition of heating/cooling system, hot water heater, kitchen layout and other amenities that, when construction is complete, would both secure the major property maintenance for several years as well as make the house comfortable for 5 seniors to share. We're assuming our usual rehabilitation activities which include new roof, gutters, double pane windows, window coverings, floor covering, interior and exterior paint, new HVAC system as well as modifications and remodel of the kitchen and common areas in the house. Once we decide on the actual property we want we will make an offer on the property just as a private buyer of a single-family home would do. We'd need to be able to work within the structure of a 30-45 day escrow period. An escrow account would be established and all the loan documents would be signed at the close of escrow and recorded. During the escrow process we would engage an architect to have initial drawings completed. We would then select a General Contractor and begin construction. Our projects usually are completed within 6 months of the start of construction.

Tenancy would begin with affirmative marketing within the City of Milpitas approximately 3 months prior to completion of construction to ensure Milpitas residents got the first shot at renting the new units. We would give Milpitas residents priority during the initial rent up but

would fill the house as soon as possible to meet operating costs. We currently have a waiting list of 130 individual seniors of which 10 are residents of the City of Milpitas.

Thank you for taking time to review this correspondence and the attached materials. I really hope you find our project worthy of your support and the support of the City of Milpitas.

Very truly yours,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Bob Campbell
Executive Director

**SENIOR HOUSING SOLUTIONS
MILPITAS SENIOR RESIDENCE PROJECT
SOURCES AND USES**

**Purchase and Rehab
To Develop a 5 Bedroom, 3 bath home
Milpitas Senior Residence**

| | City of Milpitas Redevelopment | Milpitas Rental Rehab | Housing Trust of SCC | Senior Housing Solutions | TOTALS |
|--------------------------------------|--------------------------------|-----------------------|----------------------|--------------------------|------------------|
| Acquisition | 592,026 | | 57,974 | | 650,000 |
| Rehabilitation | 67,931 | 150,000 | | | 217,931 |
| Closing Costs & Fees | 68,943 | | 31,526 | | 100,469 |
| appraisal & inspections | 2,575 | | | | 2,575 |
| escrow & title | 1,000 | | 1,694 | | 2,694 |
| prepaid insurance | 768 | | 1,332 | | 2,100 |
| permanent loan admin fee | 0 | | 0 | | 0 |
| temp loan fees & interest | | | | | 0 |
| Developer Fee | 64,600 | | 28,500 | | 93,100 |
| Vacancy reserve | 4,200 | | | 4,200 | 4,200 |
| Predevelopment & Start-up | 21,100 | | 10,500 | 3,750 | 35,350 |
| program supplies | 0 | | | 3,000 | 3,000 |
| communications & cable | 0 | | 0 | 750 | 750 |
| Equipment/House Furnish purchase | 3,950 | | 4,000 | 0 | 7,950 |
| A&E Contract Services | 15,400 | | 6,000 | | 21,400 |
| utilities | 1,750 | | 500 | | 2,250 |
| TOTAL | 750,000 | 150,000 | 100,000 | 7,950 | 1,007,950 |
| STATUS OF FINANCING | <i>Pending</i> | <i>Planned</i> | <i>Planned</i> | <i>Committed</i> | |
| TYPE OF FINANCING | <i>Grant</i> | <i>*Loan</i> | <i>* Loan</i> | <i>Cash</i> | |

* LOAN REQUIREMENTS - All loans will be deferred or residual receipts

| REVENUES | | EXPENSES | |
|----------------------------|---------------|-------------------------------------|---------------|
| Rental Income (5rms @ 295) | 17,700 | Personnel | 7,500 |
| Grants & Contributions | 7,500 | Professional | 0 |
| 5% Vacancy Allowance | -885 | Supplies (incl phone & bkgrnd chks) | 600 |
| TOTAL REVENUE | 24,315 | Occupancy | 14,410 |
| | | Equip | 0 |
| | | Printing | 0 |
| | | Reserves(5%) | 1,216 |
| | | Other | 500 |
| | | Total Expenses | 24,226 |
| | | Revenue/Expenses | 89 |

**Senior Housing Solutions Acquisition/Rehabilitation
Historical Sources List**

| Project | Date | Sources | Purchase Price | Bricks & Mortar |
|---|-------------|--|-----------------------|----------------------------|
| Vasona City of Milptias 5 bdrm 3 bath Rehab to turn key Total Project \$1,186,048 | 2006 | City of Milptias Redevelopment (Grant) CDBG (Grant) Rental Rehab Program Housing Trust County of Santa Clara Rental Rehab Program | \$715,000 | \$355,191 |
| Llewellyn City of Campbell 3 bdrm 2 bath adding 2 bdrms and 1 bath rehab to turn key Opening Jan 2009 Total Project \$1,324,700 | 2007 | City of Campbell Redevelopment (Grant) Rental Rehab Program County of Santa Clara HOME Funds Housing Trust (Grant) Housing Trust Rental Rehab Program | \$735,000 | \$480,000 |
| Socorro City of Sunnysvale 5 bdrm 3 bath rehab to turn key Opening Feb 2009 Total Project \$1,122,988 | 2008 | City of Sunnysvale HOME Housing Trust (Grant) | \$700,000 | \$318,088 |
| Anne Way Town of Los Gatos 4 bdrm 3 bath adding 1 bdrm and 1 bath rehab to turn key Opening Dec 2008 Total Project \$1,447,897 | 2008 | Town of Los Gato Redevelopment (Grant) Housing Trust County of Santa Clara CDBG Funds | \$1,100,000 | \$220,000 |

**Senior Housing Solutions Acquisition/Rehabilitation
Historical Sources List**

| Project | Date | Sources | Purchase Price | Bricks & Mortar |
|---|-------------|---|-----------------------|--|
| Fairlands Ct City of Campbell 4 bdrm 2bath added 1 bdrm 1 bath & rehab to turn key Total Project \$366,500 | 1993 | City of Campbell Redevelopment CDBG County of Santa Clara HOME | \$324,970 | \$33,000 |
| Homestead Rd City of Santa Clara 4 bdrm 2 bath rehab to turn key total Total Project \$257,406 | 1993 | City of Santa Clara Redevelopment HOME | \$257,406 | Rehab work done by City Public Works Dept. |
| Klee Ct. City of Sunnyvale Duplex 5 bdrm 3 bath Rehab to turn key Total Project \$575,220 | 1994 | City of Sunnyvale CDBG HOME | \$356,184 | \$25,066 |
| Wolfe Rd City of Sunnyvale 3 bdrm 1 bath added 1 bdrm 1 bath & rehab to turn key Total Project \$448,850 | 1997 | City of Sunnyvale HOME City of Mt. View HOME City of Los Altos Hills CDBG (Urban Cnty Grant) City of Los Altos CDBG (Urban Cnty Grant) | \$315,257 | \$45,000 |
| Pollard Rd City of Campbell 3 bdrm 2 bath added 2 bdrm 1 bath & rehab to turn key Total Project \$734,357 | 2001 | City of Campbell Redevelopment (Grant) CDBG County CDBG Rental Rehab Program Housing Trust | \$450,000 | \$256,257 |
| Blossom Hill Town of Los Gatos 5 bdrm 3 bath Rehab to turn key Total Project \$800,358 | 2003 | Town of Los Gatos Redevelopment CDBG Housing Trust County of Santa Clara HOME CDBG Rental Rehab Program | \$564,000 | \$193,477 |

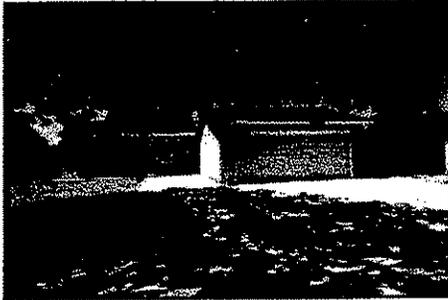
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Photo Report

581 PRINTY AV

Area 6 - Milpitas

County SCC



List Price: \$699,900 #Bed: 4 Mls# 830359 DOM: 8 CDOM: 8
 X Street: Park Victoria #Bath: 2 1/2 Status: Active
 Tract: Age: 37 Zoning: R1
 Builder: APN#: 029-10-054
 Stories: 1 Story Barclay: Pg. 17 Hz. 39 Vt. 83
 Gar: 2 Car Garage Thomas: Pg. 794 Grid C5
 Fireplace: Fireplace Appx. Lot Size: 5662.00 SF Sq Ft: 1739
 Pool:
 Lot Description 4,500+ to 6,500 SqFt Level Lot
 View:
 Schools ES ED 479 MS HD 479 HS

Virtual Tour:

Type: **Detached Single Family**

Style: **Contemporary**

Dining

Rooms

Areas

Heating/Cooling

No Formal Dining Area

Den or Study

No Cooling

Family Rm

Central Forced Air Heat

Family Room Kitchen

Fenced Yard

What an opportunity to own this bank owned beauty! Single level 4 bedrooms, 2.5 bathroom with laminate flooring, dual pane windows, & granite countertops in the kitchen. Great location close to freeway access! BEAR/J.RockcliffRealtors/40365244* Bank Owned! Use lockbox code 4535. Must pre-qual w/Jim Black of Countrywide 925-285-4898. Please email Alex Tse for all offer instructions - atse@rockcliff.com or 925-788-1432.

| | | | | | |
|-----------------------------|---------------------|----------------|----------|---------|-------------|
| Out of Area Office | Joe Frazzano | 925-735-7653 | CR: 3.50 | Percent | T1: |
| Listing Type Desc.: | Occupied By: Vacant | Occupant Name: | | | T2: |
| Exclusive Right to Sell(ER) | LD: 08/27/2008 | XD: 11/24/2008 | | | TourAssoc1: |
| Combination Key Box | | | | | TourAssoc2: |

Confidential - This information is believed to be accurate but is not guaranteed - Confidential

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Photo Report

1199 TRAUGHBER ST

Area 6 - Milpitas

County SCC



| | | | | |
|---|----------|-------------------------|----------|-------------|
| List Price: \$565,000 | #Bed: 5 | Mls# 780027 | DOM: 195 | CDOM: 280 |
| X Street: Park Victoria | #Bath: 3 | Status: Active | | |
| Tract: | Age: 38 | Zoning: R1 | | |
| Builder: | | APN# 029-09-026 | | |
| Stories: 1 Story | | Barclay: Pg. 17 | Hz. 39 | Vt. 83 |
| Gar: 2 Car Garage | | Thomas: Pg. 794 | Grid C5 | |
| Fireplace: No Fireplace | | Appx. Lot Size: 6000.00 | SF | Sq Ft: 1523 |
| Pool: | | | | |
| Lot Description 4,500+ to 6,500 SqFt | | Level Lot | | |
| View: View of Mountains | | | | |
| Schools ES 279 ED 479 MS291 HD 479 HS 293 | | | | |

Virtual Tour:

Type: **Detached Single Family**
 Dining
 Living Rm/Dining Rm Combo

Style: **Traditional**

Rooms

Areas

Heating/Cooling
 Room Air Conditioner(s)

Family Rm
 No Family Room

Central Forced Air Heat

Patio or Deck Covered
 Fenced Yard

Almost lender approved short sale, AS-IS sale, Long side access, Beautifully remodeled 5B/3b on a single level, Gorgeous hardwood & laminated wood floorings thru-out, New copper piping, Great location & come see to believe it. Waiting for final approval, Commission to be split 50/50, COE to be 9/26/08.

| | | |
|-----------------------------|--|-------------|
| Realty Experts | Josephine Lim 408-203-9621 CR: 3.00 Percent | T1: |
| Listing Type Desc.: | Occupied By: Vacant Occupant Name: | T2: |
| Exclusive Right to Sell(ER) | LD: 02/22/2008 XD: 11/29/2008 | TourAssoc1: |
| Supra Keysafe | | TourAssoc2: |
| Go Direct | | |

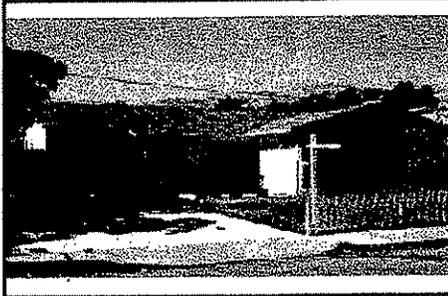
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Photo Report

1851 BURLEY DR

Area 6 - Milpitas

County SCC



List Price: \$525,000 #Bed: 5 Mis# 812895 DOM: 93 CDOM: 93
 X Street: S. TEMPLE DR #Bath: 3 Status: Active
 Tract: Age: 48 Zoning: R16
 Builder: APN#: 088-15-041
 Stories: 1 Story Barclay: Pg. 17 Hz. 41 Vt. 82
 Gar: Attached Thomas: Pg. 794 Grid D6
 Fireplaces: Fireplace Appx. Lot Size: 6000.00 SF Sq Ft: 1850
 Pool:
 Lot Description 4,500+ to 6,500 SqFt
 View: View of Mountains Neighborhood View
 Schools ES ED 479 MS HD 479 HS

Virtual Tour:

Type: **Detached Single Family**

Style: **Contemporary**

Dining

Rooms

Areas

Heating/Cooling

No Formal Dining Area

Laundry Area - Garage

No Cooling

Family Rm

Central Forced Air Heat

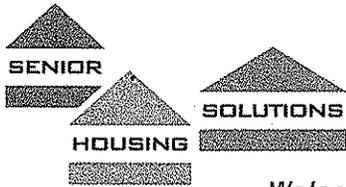
Dining Area in Family Room

**Sprinklers - Front
 Barbecue Area
 Fenced Yard**

This is a good size home for a large family, and has been set up for a care home facility has fire alarm installed. Has many potentials is listed to sell. Convenient location close to 680 freeway off of Calaveras Blvd. lots of shopping restaurants and close to schools. Short Sale and gross commission subject to lender approval, and any reduction to be split 50/50.

| | | | | |
|-----------------------------|---------------------|----------------|------------------|-------------|
| RE:MAX Westlake | Juanita Shockley | 415-465-6489 | CR: 2.50 Percent | T1: |
| Listing Type Desc.: | Occupied By: Vacant | Occupant Name: | | T2: |
| Exclusive Right to Sell(ER) | LD: 06/03/2008 | XD: 10/31/2008 | | TourAssoc1: |
| Supra Keysafe | | | | TourAssoc2: |
| Call Listing Agent | | | | |

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Welcome home!

Shared housing for low income *Seniors*

Campbell • Los Gatos • Milpitas • San Jose • Santa Clara • Sunnyvale

Issue 1 - 2007

30th anniversary of helping seniors find housing

Senior Housing Solutions is celebrating its 30th anniversary this year.

Originally known as Project Match, it was one of the first nonprofit agencies in the U.S. to explore home sharing as an effective way to meet the housing needs of low income seniors and enhance their quality of life by allowing them to live independently and with dignity for as long as possible.



Residents of homes operated by Senior Housing Solutions, like Zhang, are happy to have a secure and friendly place to live that they can afford.

It is estimated that one in four seniors over the age of 65 in Santa Clara County lives alone, often without friends or family nearby. More than 60,000 seniors have monthly income less than \$1,250.

“The seniors we serve typically have an income of less than \$1,000 per month,” said Bob Campbell, Executive Director of Senior Housing Solutions. “There is no way they can afford to pay the rent

of even a studio apartment which is usually more than \$1,000 a month in this area.”

The organization's initial effort at home sharing was in the 1980s when it rented a six-bedroom home in San Jose, furnished the common areas of the house, installed phone and cable television and rented rooms at affordable rates to seniors. Senior Housing Solutions now has nine neighborhood homes in Campbell, Los Gatos, Milpitas, San Jose, Santa Clara, and Sunnyvale, and expects to open two additional houses in the next year.

“Sharing a home provides our seniors with a safe and supportive environment, companionship and friends, and the chance to live independently and with dignity for as long as they can,” Campbell explained.

“Our capped rents assure our residents that they will always have a place to live that they can afford, without fear of a rent increase that would force them

from their home. The need is great and the Milpitas house will provide five more seniors, who have contributed so much to our community through the years, a safe and comfortable place to live,” he added.



Add holiday cheer to our homes

Donations of holiday decorations, gift baskets, and small gift items are enthusiastically accepted on behalf of our residents. If you would like to provide Senior Housing Solutions homes with a little extra holiday cheer, please contact us for details by calling 408-416-0271. Tax deductible financial contributions to support the work of Senior Housing Solutions are accepted all year long.

New home opens in Milpitas

Milpitas joined five other cities in the Santa Clara Valley in September as the site of a Senior Housing Solutions home – a shared housing option for low income seniors who cannot afford to rent a place of their own.

The City of Milpitas invested \$717,000 towards the purchase and remodel of a single family home, along with contributions from other organizations and private donations. Other financing was provided

continued on page 2



Ribbon-cutting honors at the new home in Milpitas are handled by Felix Reliford, City of Milpitas Planning Director. Joining the festivities are (from left): Lermanida Generoso and Hue Tchong, new tenants; Senior Housing Solutions Board Members Nancy Smith and Greg Stowers; Executive Director Bob Campbell; and Dan Amend and Chris Ray of the Board of Directors.

Autumn picnic celebration in Los Gatos

Los Gatos community leaders helped to celebrate the fourth anniversary of the opening of a Senior Housing Solutions residence in Los Gatos, and the 30th anniversary of the organization, at a picnic in October. The five-bedroom home in Los Gatos was partially funded by a donation from the Town's Redevelopment Agency.



State Assemblyman Ira Ruskin congratulates Executive Director Bob Campbell on the accomplishments of Senior Housing Solutions in providing an appealing housing alternative to low income seniors.



Community leaders joined residents, board members and staff of Senior Housing Solutions at the Los Gatos home to celebrate the organization's 30th anniversary. Guests included (left to right): "Front row" Alex Kobayashi, Staff Representative for State Assemblyman Ira Ruskin; Larry Gott, resident; Baofen Zhang, resident; Nancy Smith, Senior Housing Solutions Board Member; Sylvia Kessler, resident; "Second row" Diana Bautista, Staff Representative for State Senator Abel Maldonado; Ron Smith, resident; State Assemblyman Ira Ruskin; Joe Pirzynski, Los Gatos Mayor; Mike Wasserman, Los Gatos Councilmember; Chris Ray, Senior Housing Solutions Board Member; "Back row" Bob Campbell, Senior Housing Solutions Executive Director; and Dan Gonzales, former Senior Housing Solutions Board Member.



Mayor Joe Pirzynski presented a Commendation from the Town of Los Gatos to Greg Stowers, Chair of the Senior Housing Solutions Board of Directors, at an October Town Council meeting.

New home opens in Milpitas continued from page 1

by the Santa Clara County Office of Affordable Housing, the Housing Trust of Santa Clara County, Lenders for Community Development, and the Sobrato Affordable Housing Fund. In-kind donations were made by the Housing Industry Foundation and KB Home.

The five-bedroom house, located a short walk from public transportation and a neighborhood shopping center, was remodeled by Senior Housing Solutions into a comfortable and safe home for five seniors. The residents have a private bedroom and share the living room, kitchen, baths, dining area, laundry



A private deck in the backyard of the new home in Milpitas provides residents with opportunities for fresh air, sunshine and exercise – all of which contribute to an active and healthy lifestyle.

facilities, outdoor deck and yard. Yard maintenance and household repairs are handled by the organization which also provides a case manager to make sure residents get access to the resources they need such as health care, transportation and other outreach services for the elderly.

Each senior will pay rent of approximately \$265 per month, about 30% of their income.

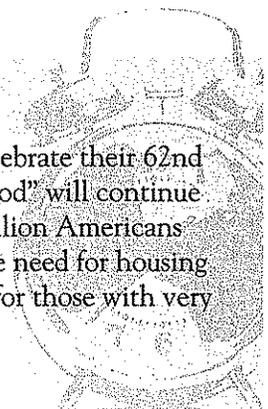
Financial support from the City of Milpitas included \$250,000 from the Redevelopment Agency, \$150,000 in CDBG funds, and \$317,000 from the Rental Rehab Program.

"We enjoy meals together...baking...sing-alongs...jigsaw puzzles...shopping...walks...movies...doctor trips. It's like a micro-community. I am so fortunate to be here with good people and such a nice home to share."

A Senior Housing Solutions resident

Tick, Tock

Every day, 8,760 Baby Boomers celebrate their 62nd birthday. This rush into "seniorhood" will continue for the next 22 years for the 80 million Americans born between 1946 and 1964. The need for housing alternatives for seniors, especially for those with very low incomes, will grow every year.





They say that every wrinkle tells a story...



and our residents have a few to share



Victor, 85, has been a resident of a Senior Housing Solutions home for the past 10 years. He's a quiet, optimistic kind of guy who likes to lighten any situation – not surprising for someone who spent over 40 years working in public service.

Despite trying to remain positive in his approach to life, things have been increasingly difficult for Victor during the past year. He has asthma, diabetes and high blood pressure as well as hearing and vision problems. He is unstable on his feet.

One day Victor confided to the Senior Housing Solutions case manager that he sometimes felt confused and was worried he wasn't taking his medications as prescribed. It was hard

He's a quiet, optimistic kind of guy who likes to lighten any situation

A Senior Housing Solutions resident

for Victor to ask for help, but he loves where he lives and wants to be able to stay there.

The case manager took several action steps, beginning with arranging for a visiting nurse to help Victor manage his medications and provide medical check-ups at home. He scheduled a worker from the In-Home Support Services Program

to help Victor with daily life chores like shopping and cooking. And he obtained an electric cart for Victor so that he can once again leave the house and travel around the neighborhood.

Victor is once again enjoying his life, and feeling good about his situation and that he can continue to remain at home, where he is comfortable, cared for, and among friends.

I feel safe and comfortable in this house

How Senior Housing Solutions is funded

Financial support of Senior Housing Solutions is broad-based and represents many segments of the community – private donations, foundations, corporations, and government agencies. Rental proceeds account for just 52% of the annual budget.

Here is a partial list of funders of Senior Housing Solutions:

Foundations

Altos Foundation
Community Foundation Silicon Valley
Housing Trust of Santa Clara County
Los Gatos Community Foundation
Mission City Fund
Valley Foundation

Corporations

Adobe
AMD
Association of Silicon Valley Brokers
Bank of the West
Cisco Systems
IBM
NVIDIA
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"This is surely a wonderful solution for people alone with low income. Things are repaired soon and the companionship is wonderful."

A Senior Housing Solutions resident

Thank you to our donors

Senior Housing Solutions recently received grants from two foundations to support its work in providing a much-needed housing option for very low income seniors.

A grant of \$25,000 from the Valley Foundation and \$2500 from the Los Gatos Community Foundation will help Senior Housing Solutions continue its efforts to purchase and maintain single family homes that 4-5 seniors can share at a rent they can afford.



Welcome home!

Senior Housing Solutions
512 Valley Way
Milpitas, CA 95035
(408) 416-0271

Board of Directors

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www.srhousingsolutions.org

25% of seniors over the age of 65 live alone

Isolation increases health risks for seniors

Researchers have found that loneliness, lack of emotional support and lack of companionship or social support can increase the risk of heart problems among elderly men and women.

The health effects of social isolation maybe especially important among the elderly, since older adults commonly experience disruption of their personal relationships by death or illness, or may be removed from their social networks if they move into nursing homes, according to the Center for the Advancement of Health.

The research project, conducted at University of California, Irvine and published in the Journal Annals of Behavioral Medicine, found that every unit increase in loneliness increased threefold the odds of being diagnosed with a heart condition. Units of loneliness were measured by agreement or disagreement with statements like "I can't find companionship when I want it."

For more information, visit the website www.cfah.org.

"In many ways Senior Housing Solutions saved my life. Not a day goes by that I don't reflect on where I would be if I had not found Senior Housing Solutions housing. I can never adequately express my gratitude. Thank you Senior Housing Solutions and all the folks who make it possible."

A Senior Housing Solutions resident



Seniors like Paul, Wanda, Myra and Ken who live in one of the Senior Housing Solutions homes in Campbell can find companionship when they want it in the common areas of the house, and privacy when they want it in their own bedrooms.