

October 11, 2024

Dear Community,

The Santa Clara County Housing Authority has worked with the residents of the Buena Vista Mobile Home Park (Park) for nearly two years on a redevelopment plan. The collective goals of this effort were to preserve affordable housing and homeownership, update infrastructure and amenities, and provide a home to all current residents. The result of this unprecedented resident engagement effort was an equally unprecedented plan that accomplished these goals. While mobile home parks across the State are shuttering, the Housing Authority put forth a plan that preserved the Park while increasing affordable housing through a hybrid redevelopment concept.

Today, we reluctantly announce that the project is not currently viable. There are several reasons why the Housing Authority has reached this unfortunate conclusion. The main drivers include an uncertain regulatory environment, rising costs associated with the inability to meet resident expectations around larger homes and larger purchase offers for their current mobile homes, and funding implications due to schedule delays. Therefore, we are pausing the project.

Since the beginning of redevelopment, we have worked to keep the residents at the heart of everything we do. When we set out to develop and design the future Park, we knew we had an ambitious effort in front of us. However, we also knew that working together was the only path forward and that we needed to find workable housing solutions for each current resident. We held many community meetings and design workshops to get feedback on desired design layouts, colors, and amenities like play areas for families, community space and a dog park. We created a below-market-rate loan program, where the Housing Authority was able to provide 0% interest, no money down and deferred payment loans to all homeowners to purchase their new home. We presented each household with housing options in the redeveloped Park. We also engaged with the Palo Alto City Council and presented at City Council meetings to advance toward a shared vision for the Park and its residents.

We have spent the last several weeks understanding residents' concerns. We've explored the proposed project from every angle to see if we can balance the numerous paths to success, including the needs and expectations of existing residents, available funding, timing, relocation, open space, and schools in proposing a redevelopment project.

As a public agency serving over 20,000 families with affordable housing, we take resident input seriously. We would not force a project to be completed when we are not meeting the majority of the residents' expectations, and we certainly do not want residents to feel like they are being forced to move out of their homes.

We proposed this redevelopment plan because it balanced many priorities. The voices of the residents, the community, and the City were heard often and clearly. Considering the space limitations, funding, and fairness and equity for residents, we worked to make this redevelopment happen to the best of our ability.



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We are disappointed to pause the project but feel that, as stewards of public funds and our commitment to serve with a resident-centered approach, it is our only option. We will be working over the next several months to determine the best and most feasible path to continue improvements at the Park and will communicate and engage with residents in early 2025.

Residents will remain the center of everything we do at Santa Clara County Housing Authority. We will continue to ensure equity and justice in our housing developments and agency's culture as we continue to address the affordable housing shortage in Santa Clara County.

Thank you for your partnership.

Sincerely,

A handwritten signature in blue ink, appearing to read "Preston Prince".

Preston Prince  
Executive Director