

To: [REDACTED]
Address: 3980 El Camino Real, Space [REDACTED] Palo Alto, CA 94306
From: Santa Clara County Housing Authority and Poco Way HDC
Date: October 11, 2024
Re: Revocation of Government Code Section 7267.2 Offer to Purchase Coach
dated July 26, 2024

Dear Buena Vista Resident:

For the past several years, the Santa Clara County Housing Authority (Housing Authority, together with its affiliate, Poco Way HDC (Poco), has been working with you, the owners, at Buena Vista Mobile Home Park (Park), and its partners on a redevelopment plan that would make much needed improvements and ensure the Park's viability for years to come. The main goals of that plan included preserving housing affordability and homeownership, updating infrastructure and amenities, and most importantly, providing a quality home for all current residents of the Park. Most residents have been engaged with us over the last two years, helping to inform the plan that met our collective goals of affordability, sustainability, and improvement. Most importantly, the plan was reflective of the residents housing choices that were made in 2023. This plan was then approved by City Council in August 2024.

Unfortunately, as we have moved forward with those plans, the response has not been as expected. Our goal has always been to do our best to meet the expectations of our residents, but as of last week, very few residents have taken the necessary steps to enable us to move forward with the redevelopment plan within the budgetary and space constraints of the project. Some residents have discussed their concerns with us, which we appreciate. Some residents did respond with counter offers, which we welcomed, however, the large gap between the Housing Authority appraisals and the ones we received from residents significantly increased the cost of the project.

Given the variety of ongoing concerns from the majority of residents, including the lack of responses to our offers, strict timelines required by our funding sources, and the escalating costs, we will not be able to meet our mandatory construction start date in 2025. Therefore, the Housing Authority has made the difficult decision to pause the redevelopment project as we consider the best steps forward to implement the residents' desires and the Housing Authority's goals.

Accordingly, by this letter, the Housing Authority and Poco Way HDC (Poco) hereby revoke, as of the date of this letter, the Government Code Section 7267.2 Offer to Purchase Coach dated July 26, 2024 and sent to you on or about July 26, 2024. If you received any other offer to purchase your mobile home from the Housing Authority or Poco, this letter serves as revocation of all such other offers. Any counteroffer you may have provided is rejected.



Santa Clara County Housing Authority
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San José, CA 95110
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The Housing Authority remains committed to preserving affordable housing at the Park. We will continue to own and manage the Park as a mobile home park. Please continue to abide by your lease agreement and be advised that if you choose to vacate the Park prior to any possible future issuance of a Notice of Eligibility/Notice to Vacate, made by the Housing Authority, you will not be eligible to receive relocation assistance.

As we pause on our current redevelopment plans, we want to assure you that you will not be required to relocate due to redevelopment during this school year. We will be working over the next several months to determine the best and most feasible path to continue improvements at Buena Vista Mobile Home Park and will communicate again with all residents in early 2025.

Residents remain at the center of everything we do at Santa Clara County Housing Authority, and we look forward to working with everyone again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Preston Prince", written in a cursive style.

Preston Prince
Executive Director

Please note: The responses below are subject to change. As the redevelopment planning evolves, these answers might become outdated or no longer applicable. In these cases, the Housing Authority and its partners will release updated information.

**Frequently Asked Questions
for the current pause on Buena Vista Redevelopment**

Question	Answer
<i>Has the project stopped?</i>	<i>No. The project hasn't stopped. The Housing Authority is pausing the project while it assesses project costs, the project schedule, and development options.</i>
<i>Are residents required to move?</i>	<i>Residents are not required to move due to the redevelopment at this time. We encourage all residents not to move. If a resident chooses to move before receiving a notice to vacate, they will not be eligible to receive moving or housing assistance.</i>
<i>When will I have more information?</i>	<i>The Housing Authority will contact residents in early 2025 to share what it has learned about funding and a new development plan.</i>
<i>What if I already signed an agreement?</i>	<i>The Housing Authority will contact all residents who have already signed an agreement and will work with those residents to determine the best path forward.</i>
<i>What about my current coach and rental agreement?</i>	<i>You can continue to live at the Park in accordance with your lease agreement.</i>
<i>Will I still get reimbursed if I did my own appraisal?</i>	<i>Yes. The Housing Authority will reimburse the cost of an appraisal if the appraisal was ordered before October 10, 2024. Please make sure to get a copy of your bill and W-9 to your BV Advisor so they can process the reimbursement.</i>