



2017 Annual Report



Our Mission

The mission of Housing Choices is to enhance the lives of people with developmental disabilities by creating quality, affordable housing opportunities. We primarily serve people with developmental disabilities in the counties of Monterey, San Benito, Santa Clara and Santa Cruz.

Our Story

A little more than twenty years ago, a dedicated group of consumers, parents and service providers came together to persuade San Andreas Regional Center to help launch a nonprofit organization that would expand community living opportunities for people with developmental disabilities by focusing on the foundation for living in the community—a quality, affordable home of one’s own. Housing Choices is indebted to San Andreas Regional Center and our founders for having the vision to see beyond the limited range of residential options that existed for people with developmental disabilities in 1997.

Our 20th anniversary has been a pivotal moment for celebrating our successes (see page 2) and taking stock of challenges. We remain inspired by the power and the freedom that result from controlling the key to one’s own home. With control of one’s housing comes the ability to replace an unreliable caregiver, to stay up late, to invite a friend to spend the night, to marry and have children. As we set our course for the next twenty years, Housing Choices remains dedicated to the many freedoms, large and small, that affordable housing makes possible for people with developmental disabilities.

Our Board of Directors (12/31/17)

Sam Dennis, Chair
 Ron Soto, Vice-Chair
 Kathy Weitsman, Secretary
 David Pope, Treasurer
 Andrea Boock, Member
 Rick Dill, Member
 Victor Lecha III, Member
 Todd Marans, Member
 Michael Ojeda, Member
 Linda Siino, Member

Summary of Our Finances (FYE 6/30/17)

Assets and Liabilities		Revenue and Expenses	
Cash	\$ 982,995	Service Fees	\$2,427,793
Other Current Assets	316,656	Rental Income	93,617
Property & equipment	20,489	Contributions & In-Kind	107,453
Other Assets	86,710	Other Income	18,256
TOTAL ASSETS	\$1,406,850	Net Assets Released	29,936
Current Liabilities	184,436	TOTAL REVENUE	\$2,677,055
Long-term Liabilities	15,151	Program Expenses	\$2,158,846
TOTAL LIABILITIES	\$ 199,587	Mngmt&Gen'l Expenses	187,431
Unrestricted Net Assets	\$1,204,080	Fundraising Expenses	525
Restricted Net Assets	3,183	TOTAL EXPENSES	\$2,346,802
TOTAL NET ASSETS	\$1,207,263	CHANGE IN NET ASSETS	\$330,253
TOTAL LIABILITIES/NET ASSETS \$1,406,850			



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Our Impact



Affordable Housing Commitments Retained at 17 Partner Properties

Property	Community	Development Partner	Housing Impact
Rivertown Apartments	Santa Clara	Santa Clara Hsg. Authority	15 1, 2 and 3 BR units
Estancia Apartments	Santa Clara	Equity Residential	23 1, 2 and 3 BR units
Jasmine Square Apartments	Morgan Hill	Eden Housing	12 1, 2 and 3 BR units
Villa Esperanza Apartments	Gilroy	Eden Housing	20 1, 2, and 3 BR units
Monterey Villa	San Jose	Eden Housing	19 1 and 2 BR units
Edenvale Apartments	San Jose	Eden Housing	14 1 BR units
Gish Apartments	San Jose	First Community Housing	13 studio, 2 BR and 3 BR
Casa Feliz Studios	San Jose	First Community Housing	21 studio units
Fourth Street Apartments	San Jose	First Community Housing	29 1, 2, and 3 BR units
1585 Studios	Mountain View	First Community Housing	26 studio units
Japantown Senior Apts.	San Jose	First Community Housing	10 1 BR units for seniors
San Antonio Place	Mountain View	Charities Housing	7 studio units
Camden Co-operative	San Jose	Hope Services	Shared Home for 5
Briarwood Cooperative	Santa Clara	Hope Services	Shared Home for 5
De La Cruz Cooperative	Santa Clara	Hope Services	Shared Home for 4
Cabrillo Commons	Aptos	County of Santa Cruz	Shared Home for 2
Soledad Family Housing	Soledad	County of Monterey	2 3 BR and 4 BR homes

New and Pending Housing Commitments Secured

Property	Community	Development Partner	Projected Impact
Pippin Orchards Apartments	Watsonville	Mid-Pen Housing	6 of 46 family units
Water Street Apartments	Santa Cruz	For the Future Housing	8 of 42 family units
North San Pedro Studios	San Jose	First Community Housing	25 of 135 studio units
Block 15 Project	Sunnyvale	Related California	20 of 92 family units
950 West El Camino	Mountain View	Palo Alto Housing	15 of 71 studio units

Housing Stability

In FY 2017, Housing Choices supported 252 residents of our Partner Properties to retain their homes and live successfully in integrated community housing.

Only 2 residents lost their housing involuntarily.

More than 20 residents were helped to secure reasonable accommodations for a disability.

Housing Access

In FY 2017, Housing Choices supported more than 1,400 people with developmental disabilities to create long-term housing plans for living in the community.

More than 140 people with developmental disabilities were assisted to move into their own homes.

60 evictions were delayed or prevented.