



COLLABORATIVE INNOVATION IN HOUSING ACCESS

Solutions for Quality, Sustainability, and Accessible Homes



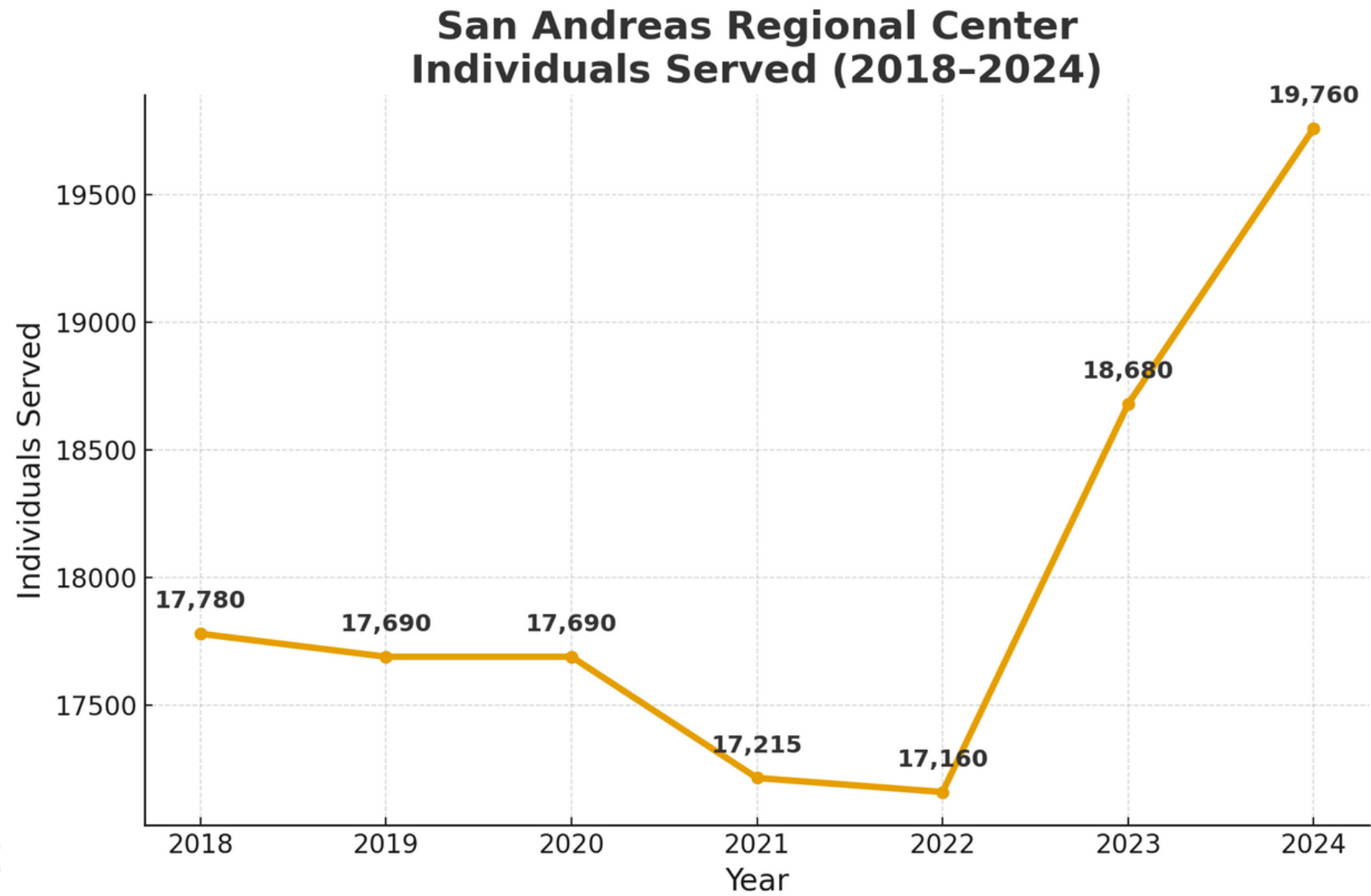
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Associate Director, Community Services

October 20, 2025

San Andreas Regional Center

Serving 19,760 individuals within 4 counties





**BUILDING HOUSING
THROUGH
STRATEGIC PARTNERSHIPS**



DANCO



**CRP AFFORDABLE HOUSING &
COMMUNITY DEVELOPMENT**



ROEM



BAY AREA HOUSING CORPORATION



32 BAHP HOMES

- 13 ARFPSHN Homes
- 9 Specialized Residential Homes
- 10 Family Teaching Model Duplex

10 EBSH/CCH/Level 7 HOMES

- 10 Enhanced Behavioral Support Homes
 - o 3 Children / 7 Adult
- 1 Community Crisis Home
- 1 Level 7 Home

1 TRANSITIONAL PROPERTY

- 2-units (3 bedrooms each unit)

Creates and sustains inclusive housing for people with intellectual and developmental disabilities (I/DD) by acquiring and adapting homes, ensuring supportive environments that foster independence, dignity, and community belonging.



- Secures and preserves set-aside units for people with I/DD
- Builds new commitments with developers across the region
- Coordinates services to help residents lease and maintain homes
- Advocates for I/DD inclusion in new housing projects
- Leverages vouchers and HUD programs to keep units affordable
- Expands sustainable, inclusive housing through education, engagement, and partnerships

HOUSING CHOICES

HOUSING
DEVELOPMENT

LEASE-UP

RESIDENT
COORDINATION

MASTER LEASE
HOLDER



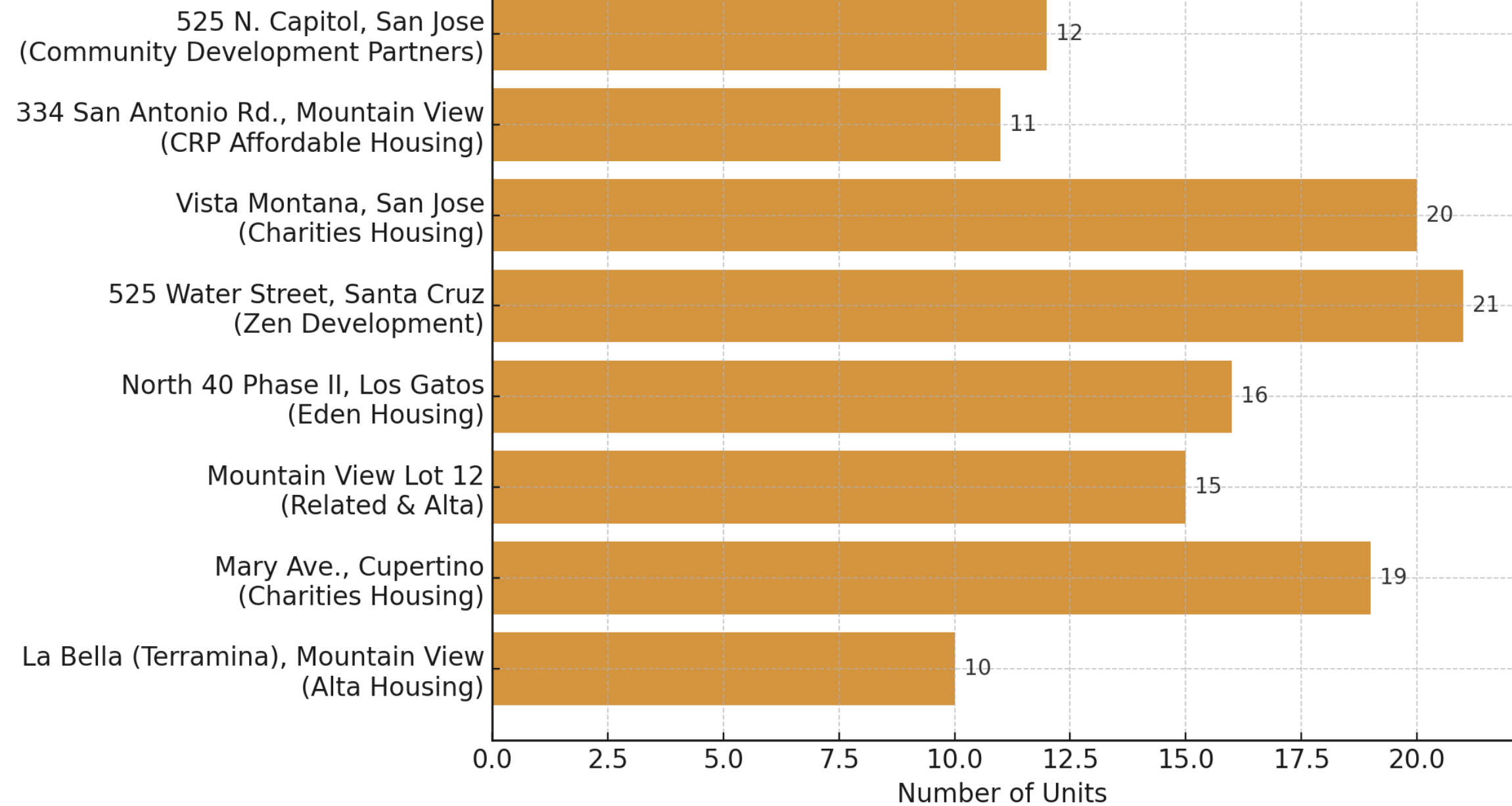
HOUSING DEVELOPMENT PROJECTS

399
UNITS
ESTABLISHED

IN PARTNERSHIP
WITH



124
ADDITIONAL
ARE IN DEVELOPMENT



SUNNYVALE BLOCK 15 - MULTI-FAMILY



- Downtown Sunnyvale – 1.44-acre city-owned site at W. Iowa & S. Mathilda Avenues
- 90 affordable family units serving households at 30%–80% AMI
- 23 units set aside for households with intellectual & developmental disabilities (IDD) at 30% AMI
 - Units Studio, 1 bedroom, 2 bedroom and 3 bedroom
 - Fully leased
- Funded through **Community Resource Development Fund**
 - \$1,000,000.00

 **RELATED**

525 N. CAPITOL - MULTI-FAMILY

- 525 N Capitol Ave, East San Jose — near McKee VTA Orange Line Station
- 160 affordable units in a 5-story building
- 12 units total
 - 10 studios (30% AMI) + 2 two-bedrooms (60% AMI) for households with developmental disabilities
- Shovel Ready - construction start Spring 2025
- **Funded through Community Resource Development Fund**
 - \$1,000,000.00



**Community
Development
Partners**

UPCOMING!

MARY AVE VILLAS MULTI-FAMILY



- Cupertino – just a few blocks north of Stevens Creek Blvd and De Anza Community College
- 39 affordable family units
- 19 units set aside for households with intellectual & developmental disabilities (IDD) at 30%-50% AMI
 - Units Studio, 1 bedroom and 2 bedroom
- 25-26 will be funded through **Community Resource Development Fund**
 - \$1,500,000.00

UPCOMING!

TRANSITIONAL PROPERTY

859 N. 12TH STREET

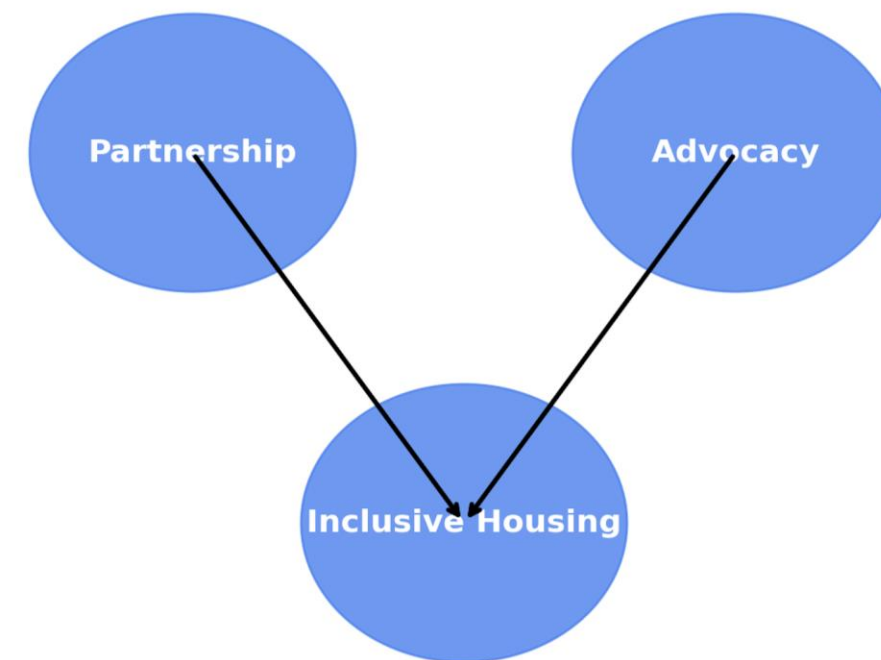
Bridging the Gap to Permanent Homes



- HCC to lease property from BAHC as master tenant
- HCC subleases units to individuals served by SARC who are at risk for homelessness
- HCC manages rent, subsidies, and reporting with SARC
- HCC provides tenancy supports (training, budgeting, conflict resolution)
- HCC conducts visits and inspections for lease compliance
- HCC coordinates with SARC/BAHC on issues and transitions

"When we build inclusive housing, we build stronger communities"

- Safe, sustainable, inclusive housing for all
- Homes that foster dignity, independence, and belonging



Thank you for your time & attention

Mia Garza, MS
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