



STAFF QUALIFICATIONS

Each member of our staff brings a deep commitment to our mission and an average of fifteen years of experience in the development, financing, and advocacy in support of the preservation and expansion of affordable homes for lower-income Californians.

MATT SCHWARTZ, PRESIDENT & CEO – SAN FRANCISCO

Matt Schwartz has been with the California Housing Partnership since 2002. As President & CEO, Matt assists local government and nonprofit organizations with the preservation and creation of affordable homes through policy advocacy, technical assistance, training and financial consulting. Matt has worked in the development, planning and financing of affordable housing in both the private and public sectors and has extensive experience with most government funding programs as well as with syndicating Low Income Housing Tax Credits and issuing tax-exempt bonds. Matt also plays a leadership role in shaping California legislation and regulations to expand the resources available to preserve and create affordable homes in the state.

Prior to joining CHPC, Matt worked as a regional nonprofit developer in the San Francisco Bay Area, where he was responsible for the development and financing of 1,000 affordable apartments. As a redevelopment official in San Francisco, Matt worked closely with CHPC and its clients to preserve more than 1,000 apartments with project based Section 8 while also being responsible for planning and financing hundreds of new affordable apartments.

Matt is a past President of the Board of Housing California, a member of the board of Governors of the National Housing Conference, and is an active participant in the National Affordable Housing Preservation Working Group developing federal legislation to renew and preserve the nation's existing affordable rental homes and to protect extremely low-income families from displacement. He received a Master of Public Policy from the John F. Kennedy School of Government, Harvard University, and a bachelor's degree from Stanford University.

RICHARD MANDEL, DIRECTOR OF FINANCIAL CONSULTING – SAN FRANCISCO

Richard Mandel has been with CHPC since 1990. As Director of Financial Consulting he provides technical assistance and training to nonprofit and local governmental entities in affordable housing finance. Richard has particular expertise in structuring financing packages for projects utilizing Low Income Housing Tax Credits, tax-exempt bonds, Multifamily Housing Program (MHP), HUD/FHA, CalHFA, Section 8 project-based assistance, Federal Home Loan Bank Affordable Housing Program (AHP), and other state and local housing programs. He has assisted nonprofits in the financing of thousands of apartments, including new construction and acquisition/rehabilitation projects serving families, seniors, special needs and other populations.

Prior to joining CHPC, Richard was a Project Manager with the Mid-Peninsula Housing Coalition, a major

SAN FRANCISCO

369 Pine Street
Suite 300
San Francisco, CA 94104
Tel: (415) 433-6804
Fax: (415) 433-6805

LOS ANGELES

600 Wilshire Blvd.
Suite 890
Los Angeles, CA 90017
Tel: (213) 892-8775
Fax: (213) 892-8776

SACRAMENTO

Tel: (916) 683-1180
Fax: (916) 682-1194

nonprofit development corporation serving San Mateo and Santa Clara counties. For many years, Richard has been very active in the area of preservation of federally assisted housing. He has spoken at numerous conferences, workshops and legislative hearings on this issue and has written several articles and studies. He served as Chair of the Preservation Working Group of the Nonprofit Housing Association of Northern California. Richard received a Master of City Planning from the University of California, Berkeley.

PAUL BEESEMYER, DIRECTOR, SOUTHERN CALIFORNIA – LOS ANGELES

Paul Beesemyer joined CHPC in 2000. As the Southern California Program Director, he assists Southern California’s nonprofit housing community and public agencies in the areas of affordable housing finance, real estate development, preservation of at-risk housing, and general housing policy. His career in housing began in 1996 and since then he has conducted numerous seminars and trainings and authored several publications, including *The Tax Credit Turns Fifteen*, a risk analysis of California’s early Tax Credit portfolio. In addition, Paul has worked with the City of Los Angeles Housing Department to develop a comprehensive policy for the preservation of at-risk housing and has advised the City on the creation and implementation of a new preservation ordinance.

Prior to joining CHPC, Paul developed affordable housing as senior project manager for the Los Angeles Community Design Center, where he managed affordable housing and community development projects serving families, seniors, and various special-needs populations. He is knowledgeable in the use of a wide range of community development financing tools, including Low Income Housing Tax Credits, tax-exempt bond financing, and a variety of public funding programs administered at the local, state, and Federal levels. Paul received a Bachelor of Arts in Landscape Architecture from the University of California, Berkeley.

LAURA KOBLER, DIRECTOR, SACRAMENTO REGION - SACRAMENTO

Laura Kobler joined CHPC in 2003. As Director, Sacramento Region she provides development and financial technical assistance and training opportunities to nonprofit corporations and public agencies throughout Northern California. Previously, Laura served as the Director of Housing Development for Sacramento Mutual Housing Association (SMHA) (renamed, Mutual Housing of California), where she oversaw the organization’s development of new rental housing and acquisition and rehabilitation of existing properties. Prior to joining SMHA, Laura was Housing Program Manager and Project Manager at Rural California Housing Corporation (now part of Mercy Housing California), where she was responsible for the development of 27 multi- and single-family affordable housing developments.

With more than 25 years of experience, Laura brings particular expertise in the development of mutual and rental housing and the regulations governing the competition for Low Income Housing Tax Credits. She is the Vice Chair of the California Coalition for Rural Housing and the past chair of the Sacramento Reinvestment Committee. Laura received a Bachelor of Arts in English from California State University, Sacramento, and is a graduate of the LISC Housing Development Training Institute. In her dual role as Director of Training, Laura is now the lead trainer for the LISC Housing Development Training Institute.

MEG MCGRAW-SCHERER, SENIOR HOUSING FINANCE CONSULTANT, SAN FRANCISCO

Meg McGraw-Scherer joined CHPC in 2000. As Senior Housing Finance Consultant she provides development and financial technical assistance to nonprofit corporations and public agencies in Northern California. Meg’s experience includes structuring financial packages using Low Income Housing Tax Credits, tax-exempt bonds, and numerous other federal, state, and local financing sources to produce new construction and acquisition/rehabilitation projects serving families, seniors, and special needs populations. Prior to joining CHPC, she worked for two years at the National Equity Fund, a nonprofit tax credit

syndication organization that provides millions of dollars in tax-credit equity to California projects. There she worked as an underwriter on numerous Low Income Housing Tax Credit projects sited in Seattle and the San Francisco Bay Area. Previously, she spent over three years at the King County Housing Authority in Seattle, Washington, as an intern, Housing Programs Coordinator, and Housing Developer in the Housing Authority's Planning and Development Department. She worked on the development of projects using Low Income Housing Tax Credits, tax-exempt bonds, and various federal and local financing programs. Currently, Meg is a member of the Board of the California Reinvestment Coalition. Meg received a Master of Public Administration from the University of Washington in Seattle and a bachelor's degree from Boston College.

GREG CHIN, SENIOR HOUSING FINANCE CONSULTANT, SAN FRANCISCO

Greg Chin joined CHPC in 2008. As Senior Housing Finance Consultant, Greg provides financial consulting assistance and training to CHPC's government and nonprofit clients. He has 22 years of experience in affordable housing finance and development. Greg has assisted numerous housing developers, cities, and counties as a consultant on affordable housing projects that included financing with Low Income Housing Tax Credits, tax-exempt bonds, redevelopment agency funds, HOME funds, the Federal Home Loan Bank Affordable Housing Program, and other programs. Greg has also assisted public agencies with the creation of affordable housing programs and policies, including inclusionary housing programs and commercial linkage fees that benefit affordable housing. Greg received a Master of Public Policy from the Goldman School of Public Policy at the University of California, Berkeley, and a Bachelor of Arts in Economics from the University of California, Berkeley.

DIEP DO, DEPUTY DIRECTOR, SOUTHERN CALIFORNIA - LOS ANGELES

Diep joined CHPC in 2013. As Deputy Director, Southern California, she provides financial consulting, technical assistance and training to our nonprofit and government clients throughout Southern California. Diep comes to CHPC with more than 15 years of high-level experience in nonprofit, affordable housing development and management. Prior to joining CHPC, Diep was the Interim Director of Housing Development for Satellite Housing where she was a member of the senior leadership team responsible for managing Satellite's merger with Affordable Housing Associates as well as overseeing Satellite's real estate development department. Prior to Satellite, Diep was Director of Housing Development at Tenderloin Neighborhood Development Corporation where she oversaw the development of more than 1,600 affordable homes for San Francisco's lowest income residents, totaling more than \$600 million in financing. In addition, Diep supervised a team of eight project management staff and played an active role in policy development both within TNDC and in the broader nonprofit housing community. Diep was selected as a Northern California Real Estate Woman of Influence by the San Francisco Business Times in 2011 and as a Young Leader in Affordable Housing by the Affordable Housing Finance Magazine in 2008. Diep received a M.A. in Urban Planning and a B.A. in Urban Studies from the University of California, Los Angeles.

DAVE KIDDOO, SENIOR HOUSING FINANCE CONSULTANT / DIRECTOR, PUBLIC HOUSING INITIATIVES - SAN FRANCISCO

Dave Kiddoo joined CHPC in 2013. As Senior Housing Finance Consultant and Director of Public Housing Initiatives, Dave provides financial consulting assistance and training to CHPC's government and nonprofit clients. Prior to joining CHPC, Dave served as a developer of affordable housing for ten years and managed the development or rehabilitation of over 1,000 units of housing and was responsible for over \$200 million in financing. Most recently, Dave served as the Director of Development for American Baptist Homes of the West (ABHOW). Prior to his time at ABHOW, Dave worked as a project manager with EAH and Citizens Housing Corporation. Dave has extensive experience with both HUD and Low-Income Housing Tax Credit financing. While at ABHOW, Dave worked with a number of smaller faith- and community-based nonprofits

on recapitalization strategies. He holds a Master's degree in City and Regional Planning from the University of North Carolina at Chapel Hill.

DEANNA BLIGH, HOUSING FINANCE CONSULTANT, LOS ANGELES

Deanna joined CHPC in 2015. As Housing Finance Consultant, she provides financial consulting, technical assistance and training to our nonprofit and government clients throughout Southern California. Prior to joining CHPC, Deanna developed low-income housing as Senior Project Manager for A Community of Friends where she managed the development of permanent supportive housing projects serving special-needs populations utilizing Low Income Housing Tax Credits, tax-exempt bonds, and various federal and local financing programs. Deanna is knowledgeable in the use of project-based operating subsidies, including project-based Section 8 and Shelter Plus Care. Deanna is also experienced with at-risk preservation and secondary market securitizations. Throughout her career, Deanna has been involved in the development of approximately 1,300 units of affordable housing totaling approximately \$150 million in financing. Deanna holds a Bachelor's Degree in Business Administration in Finance from James Madison University, Harrisonburg, VA. She has completed the LISC Advanced Housing Development Training Institute and is certified as a LEED Green Associate.

DAVID DOLOGITE, SENIOR HOUSING FINANCE CONSULTANT, SAN FRANCISCO

David joined CHPC in 2015. As Senior Housing Finance Consultant, David provides provides financial consulting and technical assistance to CHPC's government and nonprofit clients. Prior to joining CHPC, David served in real estate and community development roles for 14 years with nonprofit affordable housing development organizations in Seattle, San Francisco, Oakland and Boston. As Director of Real Estate with Capitol Hill Housing in Seattle David oversaw all the organization's real estate development activities as well as its neighborhood environmental sustainability programs. David has extensive experience in various community development financing programs including Low Income Housing Tax Credits, New Markets Tax Credit, private placement tax-exempt bonds, HOME/CDBG, the Federal Home Loan Bank Affordable Housing Program, CA MHP, and other programs, with a focus on complex, mixed-use transactions and joint ventures. David received a Juris Doctor from University of Michigan Law School and B.A. from Boston University. He has served on the KeyBank NMTC Advisory Board and is a past executive board member of East Bay Housing Organizations.

NICOLE NORORI, SENIOR HOUSING FINANCE CONSULTANT, LOS ANGELES

Nicole joined CHPC in 2015 as a Senior Housing Finance Consultant, bringing with her 15 years of direct affordable housing real estate development and finance experience. Nicole has worked on a variety and range of developments including new construction, acquisition/rehab, gut rehab, mixed-use, mobile home park relocation and replacement housing, and multifamily conversion of a historic building. She has worked in both non-profit and for-profit affordable housing development and brings intricate knowledge of local, state, and federal financing mechanisms along with development and construction processes. Before joining CHPC, Nicole worked as a Project Manager for Cabrillo Economic Development Corporation and oversaw the development of various non-rural, rural and farmworker family developments in both Ventura and Santa Barbara County. Nicole is experienced working on developments serving special needs populations, seniors, families, and farmworkers. She has also worked closely with local jurisdictions in Ventura County to implement affordable housing "friendly" zoning policies and ordinances and has worked extensively on reviewing and providing input for local Housing Elements. Nicole received a Masters of Arts in Urban Planning and Latin American Studies from the University of California, Los Angeles and a Bachelor of Arts in History and Latin American Studies from the University of California, Los Angeles.

SHERIN BENNETT, HOUSING FINANCE CONSULTANT, LOS ANGELES

Sherin joined CHPC's Southern California team in 2016. As a Housing Finance Consultant, she provides financial consulting, technical assistance, and training to our nonprofit and government clients. Prior to joining CHPC, Sherin was an underwriter with Chase Community Development Banking in New York City and Los Angeles, where she underwrote over \$200 million in construction and permanent loans, financing over 2,350 units of affordable housing in six states. As a Housing Fellow with New York City's Department of Housing Preservation and Development, Sherin created a database and methodologies to track funding sources and development outcomes of then-mayor Bloomberg's New Housing Marketplace Plan. With the NYC Housing Development Corporation, she helped to close construction financing on one of the first HUD RAD/IRP conversions in the nation.

Sherin earned a Master of Science in Urban Public Policy Analysis and Management from the Milano School of International Affairs, Management, and Urban Policy (The New School, NYC) and a Bachelor of Fine Arts in Stage Management from the University of Illinois Urbana-Champaign.

JULIA BENNETT, HOUSING FINANCE CONSULTANT, SAN FRANCISCO

Julia Bennett joined CHPC in 2016. Prior to joining CHPC, Julia worked for eight years developing affordable housing communities throughout the San Francisco Bay Area. During her time at BRIDGE Housing and Related California Julia contributed to the development of nearly 1,000 affordable rental homes. Julia has direct experience with a wide range of affordable housing finance tools including Low-Income Housing Tax Credits, tax-exempt bond financing, and a variety of public funding programs administered at the local, state, and federal levels. Julia brings expert knowledge in the use of project-based operating subsidies including project-based Section 8 and Rental Assistance Demonstration (RAD) vouchers.

Julia earned a Master in Urban Planning, with a concentration in Real Estate Development from Harvard University's Graduate School of Design and a Bachelor of Arts in Geography and Urban Studies, with High Honors, from the University of California, Berkeley.

JANELLE BROWN, SENIOR HOUSING FINANCE CONSULTANT, LOS ANGELES

Janelle joined CHPC in 2016 with more than ten years of experience leading affordable housing planning, development and financing deals in Illinois and North Carolina. Most recently, Janelle worked for more than five years as the Senior Development Officer for the Charlotte Housing Authority in North Carolina. Janelle has led the development and financing of multi-million-dollar mixed-use development projects from conception through stabilization including a \$100 million mixed-income HOPE VI redevelopment project. Prior to her work in North Carolina Janelle worked in both the government and non-profit sector. Her experience includes land acquisition, rehabilitation of multi-family units and development of new construction single family and special needs housing.

Janelle earned her Masters in Urban Planning and Policy from the University of Illinois in Chicago and her Bachelors of Business Administration with a concentration in Real Estate from Tennessee State University.