

Alma Point at Foster Square, Foster City. Photo by Doug Dun. (inset) Residents at Ortizuka Crossing, Sunnyvale. Photos courtesy of MidPen Housing.

# The California Housing Partnership Celebrates 30 Years





# WHAT MAKES US UNIQUE



Created by the Legislature in 1988 as a private nonprofit organization with a public mission and board appointed by the Governor and Legislature without state funding, the California Housing Partnership plays a unique role in California’s struggle to provide housing that is affordable for working families, homeless, veterans, seniors and the disabled. The Partnership is a unique “do-and-think-tank” that uses the experience gained from helping our nonprofit and local government partners create affordable homes over the past 30 years. We are the trusted advisor to these organizations, helping them envision and execute financing plans for affordable rental housing involving the layering of a dozen or more private and public sources of funding. This deep transactional experience informs our policy and research work as well as our ideas for improving existing funding programs and creating new ones.

When I joined the Partnership in 2002, we were a small team of eight focused on providing technical assistance on housing finance transactions. Today, we are a team of 29 providing a wide range of services including training and technical assistance as well as policy research, education and leadership. I am excited to be leading this extraordinarily talented team of dedicated professionals into our fourth decade as we find more ways of partnering with mission-driven housing providers and policy makers. ~ **Matt Schwartz, President and CEO**

## OUR PARTNERS

### GOVERNMENT AGENCIES

- California Department of Housing
- California Housing Finance Agency
- Ventura Housing Authority
- Los Angeles City & Housing Authority
- Los Angeles County & Housing Authority
- Mountain View
- Oakland Housing Department
- San Jose Housing Department
- Fresno Housing Authority
- Metropolitan Transportation Commission
- Oakland Housing Authority
- Richmond Housing Authority
- Santa Clara County Housing Authority
- San Francisco’s Mayor’s Office of Housing
- San Joaquin County Housing Authority
- San Luis Obispo Housing Authority
- Sutter County Housing Authority
- Ventura County Housing Authority

### NONPROFIT HOUSING DEVELOPERS

- A Community of Friends
- Abode Communities
- BRIDGE Housing
- Burbank Housing
- Cabrillo Economic Development
- Century Housing
- Century Villages at Cabrillo
- Charities Housing
- Chinatown Community Development Ctr.
- Christian Church Homes
- Clifford Beers Housing
- Community Corp. of Santa Monica
- Community Housing Development
- Corp. of North Richmond
- Community Housing Improvement Project
- Community Housing Partnership

- Community HousingWorks
- Corporation for Supportive Housing
- EAH Housing
- East Bay Asian Local Development
- East Los Angeles Community
- Eden Housing
- First Community Housing
- HIP Housing
- Hollywood Community Housing
- Jamboree Housing
- LA Family Housing
- LINC Housing
- Los Angeles Housing Partnership
- Mammoth Lakes Housing
- Many Mansions
- Menorah Housing Foundation
- Mercy Housing California
- MidPen Housing
- Mission Economic Development Agency
- Mission Housing Development
- Mutual Housing California
- Napa Valley Community Housing
- National Church Residences
- National CORE
- New Economics for Women
- PATH Ventures
- Penny Lane Centers
- People’s Self-Help Housing
- Petaluma Ecumenical Properties
- Resources for Community Development
- San Francisco Housing Development
- Satellite Affordable Housing Associates
- Self-Help Enterprises
- Skid Row Housing Trust
- Spanish Speaking Unity Council
- Tenderloin Neighborhood Development
- Townpeople

- Visionary Home Builders
- Wakeland Housing
- West Hollywood Community Housing

### REGIONAL & STATE ASSOCIATIONS

- California Coalition for Rural Housing
- California Housing Consortium
- East Bay Housing Organizations
- Housing California
- San Mateo County Housing Leadership Council
- Kennedy Commission
- Local Initiatives Support Corp.
- Non-Profit Housing Association of Northern California (NPH)
- Palo Alto Housing
- Sacramento Housing Alliance
- San Joaquin Valley Housing Partnership
- Silicon Valley @Home
- Southern California Association of Non-Profit Housing (SCANPH)

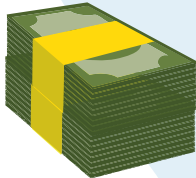
### FUNDERS

- Bank of America Foundation
- Bank of the West Foundation
- California Community Foundation
- Chan Zuckerberg Initiative
- Citibank Foundation
- Energy Foundation
- Grid Alternatives
- NeighborWorks
- Resources Legacy Fund
- The San Francisco Foundation
- Union Bank Foundation
- US Bank Foundation
- Wells Fargo Foundation

# WHAT WE HAVE ACCOMPLISHED



Over the past 30 years, the California Housing Partnership has helped more than 100 nonprofit & local government partners throughout California –



**\$18 BILLION**  
public and private  
funding obtained



**70,000 HOMES**  
for low-income Californians  
created and preserved



**234,000 LOW-INCOME  
HOUSEHOLDS LIVING  
IN 42 COUNTIES SERVED**



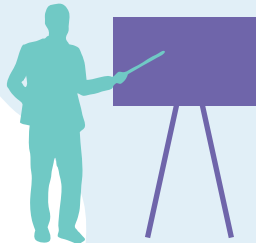
**\$1.45 BILLION**  
clean energy financing  
accessed



**1.7 MILLION  
METRIC TONS**  
of greenhouse gas  
emissions reduced



**DOZENS OF LAWS**  
and housing programs  
contributed to



**20,000  
PEOPLE**  
trained on affordable  
housing finance and  
policy



# COMBATING CLIMATE CHANGE

## Affordable Homes near Transit and Jobs



Armstrong Place Senior Housing, San Francisco. Courtesy of BRIDGE Housing.

funding and are in various stages of development. Overall, the AHSC program has now funded 77 developments across the state, allocating more than \$701 million into new affordable housing and transit investments.

In 2014, with support from the Ford Foundation and assistance from TransForm, the California Housing Partnership commissioned the research that helped persuade State leaders to fund the ground-breaking Affordable Housing and Sustainable Communities (AHSC) program from Cap-and-Trade auction revenues. Today, the AHSC program invests \$500 million annually in creating affordable homes and transit-related infrastructure to benefit underserved Californians.

Since the program was formed, the Partnership has provided technical assistance to 153 AHSC applications – 24 of which have received \$167 million in

### When fully operational, these AHSC developments will:



Reduce more than 1.6 million metric tons of CO2



Remove approximately 11,745 cars annually from the road and reduce car travel in California by 134 million miles



Fund 6,443 high-quality, affordable homes for low income Californians



Fund 86 miles of new or improved bike lanes and 671 new or improved crosswalks



Create and support more than 18,780 jobs, \$1.5 billion in wages and business income, and \$464.1 billion in revenue for State and local government during and after construction

## Advancing Equity in Clean Energy

After leading successful education efforts that led to the creation of the \$1 billion Solar On Multifamily Affordable Housing (SOMAH) program, the California Housing Partnership was selected as part of a nonprofit team selected by the California Public Utilities Commission to manage it over the next decade. SOMAH will bring many benefits to low-income Californians living in affordable rental housing including:



Goshen Village II, Goshen. Courtesy of Self-Help Enterprises.



\$100 million annually for 10 years to fund solar photovoltaic energy installations



300 megawatts of solar photovoltaic panels installed by 2030



Financial benefits to an estimated 255,000 low-income households across the state

Launched in 2016, California's Low Income Weatherization Program for Multifamily Properties (LIWP) has made a substantial impact, reducing greenhouse gas emissions in multifamily properties and saving millions of dollars on energy bills for residents. The program has received \$192 million to install energy efficiency measures as well as rooftop solar photovoltaic and solar hot water heating systems for low-income households. In collaboration with the Association for Energy Affordability and California Community Services Development, the California Housing Partnership has helped LIWP achieve:



9,500 low-income households (19,000 individuals) served



44% reduction in energy usage



151,000 metric tons of CO2 reduced



100% benefits to residents in Disadvantaged Communities



\$90 million in energy bill savings



\$5 million for farmworker housing



# HOUSING RESEARCH AND POLICY LEADERSHIP



Island Village Apartments, San Diego. Courtesy of Housing Development Partners and East Village West LP.

and county level. We publish research and policy recommendations that affirmatively furthers fair housing by promoting the development of affordable family housing in communities of opportunity as well as increased protections for low-income people of color against displacement.

In recognition of the need for more evidence-based research in the field of affordable housing, the California Housing Partnership has developed a capacity to do original research often in partnership with academic and nonprofit partners.

To help policy makers understand the depth of the affordable housing crisis in all parts of the California and the need to increase investment in affordable housing, the Partnership publishes easy-to-understand housing need reports annually at the state

**In the past five years, we provided technical assistance that has led to important policy changes at the state and federal level including:**

LIHTC  
HOTMA

Increasing the value of the State Low-Income Housing Tax Credit program by \$20 million annually by creating a new option to certificate housing credits;

Improving the federal project-based voucher program by contributing important ideas to the Housing Opportunity Through Modernization Act passed by Congress in 2016;

Providing talking points and technical assistance to \$10 billion in successful state and local affordable housing ballot measures, including State Propositions 1 and 2 in 2018;

Obtaining \$20 million more for the Cap-and-Trade Low Income Weatherization Program;

Helping to develop the \$1 billion Solar on Multifamily Affordable Homes program;

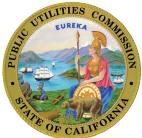
Implementing research that helped persuade the State Legislature to establish and fund the Affordable Housing and Sustainable Communities program with 20% of the Cap-and-Trade auction revenues;

Persuading the California Public Utilities Commission to force investor utilities to spend more resources on improved energy efficiency programs to benefit low-income renters; and

Helping persuade the Los Angeles Department of Water and Power to commit \$100 million to increasing access to clean energy by low-income renters.



STRATEGIC GROWTH COUNCIL



# TECHNICAL ASSISTANCE AND CAPACITY BUILDING

Over the past 30 years, the California Housing Partnership has provided training and technical assistance to more than 20,000 affordable housing professionals in California in three main areas: rental housing finance programs and strategies, affordable housing preservation data and strategies, and information on clean energy incentive and financing programs.



Richard Mandel, Director of Financial Consulting, leads a housing finance training. Courtesy of the California Housing Partnership.

## Housing Finance

The California Housing Partnership is recognized nationally and in California as a leading trainer in multifamily affordable housing finance. The Partnership trains nonprofit organizations as well as local, state and federal government agencies on a wide variety of topics related to affordable housing finance. Our experienced staff has developed techniques for making even complex topics like tax credits and tax-exempt bond financing understandable and accessible to professional housing staff and nonprofit board members alike. We build capacity by helping nonprofit and local government partners understand the details of each federal and state funding program and how various funding sources can be combined.

## Housing Development Training Institute

For the past 18 years, the Partnership has been the lead trainer for the Local Initiatives Support Corporation (LISC) California Housing Development Training Institute, an intensive year-long training program for new project managers. In this capacity, the Partnership has provided intensive training for more than 200 staff, many of whom form the backbone of the nonprofit housing development industry today.

## Affordable Housing Preservation Technical Assistance

The Partnership maintains the most comprehensive database of existing affordable housing in the State. We use this database to help local governments assess the risk of loss of this housing as well as to provide information about best practices to preserve their at-risk housing.

## Clean Energy Resources for Low-Income Renters

The Partnership has helped lead the development of new and improved utility programs to support increased energy efficiency and use of clean energy by owners of nonprofit low-income rental housing. Examples include the development of the comprehensive Cap-and-Trade-funded Low Income Weatherization Program benefitting low-income households living in Disadvantaged Communities and the Solar On Multifamily Affordable Homes program.



Boulevard Court Apartments, Sacramento. Photo by Michael O'Callahan. Courtesy of Mercy Housing California.



Triangle Court Development, Richmond. Courtesy of Richmond Housing Authority.

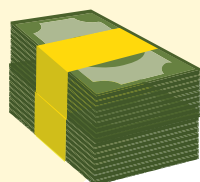


# HELPING COMMUNITIES TRANSFORM PUBLIC HOUSING



Ping Yuen resident Barbara Thomas with her son on the apartment courtyard. Courtesy of Chinatown Community Development Center.

With the help of the California Housing Partnership, the City of San Francisco and its development partners completed the first and largest revitalization of an older public housing portfolio in the nation's history. The Partnership used its deep expertise in federal programs to help the City negotiate new flexibilities in the U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program.



**\$1.2 BILLION**  
in new funding secured

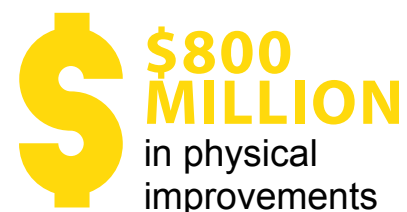


Photo by Kevin Ng, courtesy of FineLine Construction. Courtesy of BRIDGE Housing.

## Alemaný Apartments, Bernal Heights

**Developer:** BRIDGE Housing and Bernal Heights Neighborhood Center

**Beneficiaries:** 150 families

**Affordable** to households earning 50% area median income

**Project status:** Expected to complete rehab by March 2019

## Rosa Parks, Western Addition

**Developer:** Tenderloin Neighborhood Development Corporation

**Beneficiaries:** More than 203 seniors and disabled residents

**Affordable** to households earning 50% area median income

**Project status:** Completed rehab in December 2018



Photo by Bernard Andre Photography, courtesy of Levy Design Partners. Courtesy of the Tenderloin Neighborhood Development Corporation.

## Ping Yuen, Chinatown

**Developer:** Chinatown Community Development Center

**Beneficiaries:** More than 434 seniors and families

**Affordable** to households earning 30% area median income

**Project status:** Expected to complete rehab by September 2019



Photo by Brendan Dwyer, Gelfand Partners Architects. Courtesy of Chinatown Community Development Center.



# PARTNERING TO BRING AFFORDABLE HOMES TO CALIFORNIA



Courtesy of Abode Communities | Architecture.

## **Rolland Curtis Gardens, Los Angeles**

*Community renewal and expansion*

**Developer:** Abode Communities

**Homes:** 140

**Affordable** to households earning 30-60% area median income (AMI)

**Population served:** Families

**Financing:** \$63 million

**Amenities:** Health center, retail, car sharing, community garden, bike parking and children's play area

**Scheduled to Open:** January 2019



Photo by Frank Domin. Courtesy of Mutual Housing.

## **Spring Lake, Woodland**

*Zero Net Energy Homes for Yolo County*

**Developer:** Mutual Housing California

**Homes:** 62

**Affordable** to households earning 0-60% AMI

**Population served:** Agricultural workers and their families

**Financing:** \$22 million

**Amenities:** Basketball court, community garden, children's play area, bike parking, community center and a computer lab

**Opened:** February 2015



Courtesy of Fresno Housing Authority.

## **Renaissance at Parc Grove, Fresno**

*Renaissance in Fresno Serving Homeless Veterans*

**Developer:** Fresno Housing Authority

**Homes:** 40

**Affordable** to households earning 40-60% AMI

**Population served:** Disabled and homeless veterans

**Financing:** \$12 million

**Amenities:** Permanent supportive housing including a community and social services center, kitchen and an on-site clinician with WestCare California

**Opened:** May 2018



Photo by Mark Davidson Photography. Courtesy of Community HousingWorks.

## **North Park Senior, San Diego**

*LGBT-Affirming Homes for Seniors*

**Developer:** Community HousingWorks

**Homes:** 76

**Affordable** to households earning 30-65% AMI

**Population served:** Seniors, including LGBT and the formerly homeless

**Financing:** \$27 million

**Amenities:** ADA accessible with a community center and lounge, courtyard, rooftop terrace and on-site resident services provided by The San Diego LGBT Community Center

**Opened:** December 2017



Photo by Michael O'Callahan. Courtesy of Mercy Housing California.

## **Mather Veterans Village, Rancho Cordova**

*Giving Military Veterans a Place to Call Home*

**Developer:** Mercy Housing

**Homes:** 50

**Affordable** to households earning 20-30% AMI

**Population served:** Formerly homeless and disabled veterans

**Financing:** \$55 million

**Amenities:** Community center with kitchen and lounge area, onsite parking, laundry facilities, computer lab and on-site resident services provided by the Department of Veterans Affairs

**Opened:** August 2016

## **Funding Sources**

California Department of Housing and Community Development, California Housing Finance Agency, California Strategic Growth Council, CalVet Veterans Services, City and County of Fresno, City of Los Angeles, City of Rancho Cordova, City of San Diego, City of Woodland, Community Housing Capital, County of Sacramento, Federal and State Low Income Housing Tax Credit, FHL Bank San Francisco, Sacramento Housing and Redevelopment Agency, Sacramento Steps Forward, San Diego Housing Commission, T.R.U.S.T. South LA, The Home Depot Foundation, Torrey Pines Bank, U.S. Department of Agriculture, U.S. Department of Housing and Urban Development, U.S. Department of Veterans Affairs, Union Bank, US Bank, Veterans Administration Northern California Health Care System, Veterans Housing and Homelessness Prevention Program, Wells Fargo Bank and WestCare California.



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