



A United Voice for Affordable Housing

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Legislative Update

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Permanent Source of Funding Update:



At our Board of Director's recent year-end retreat, the issue of a permanent source of funding for affordable housing led the list of policy priorities for CHC's 2010 agenda. However, as we begin the new legislative year, we face the stark reality of a state budget that remains billions of dollars in the red. With significant fiscal issues come the threats of cuts to certain programs and the elimination of others. Similar to 2009,

our legislature is poised to be forced to focus on the budget and only the budget.

That political and fiscal reality hit our number one priority position early in the legislative year when SB 500, Senator Steinberg's permanent source legislative bill, was pulled from consideration in mid-January. While SB 500 is no longer viable, the Schwarzenegger administration and Senator Steinberg remain committed to the concept of a permanent source of funding for affordable housing. In this fiscal climate, however, the path to success, in the short term, is murky at best. HCD remains focused on ensuring funding is available in the short term. The affordable housing community needs to remain steadfast in our commitment to this issue, be prepared to react quickly in case a legislative opportunity is available later this year and focus on alternative options for future success.

SB 16 Update:

Another piece of CHC supported legislation, SB 16 by Senator Lowenthal, didn't make it out of the Senate Appropriations Committee. The legislation, dealing with Refundable Low-Income Housing Tax Credits, was deemed to be too much of a fiscal bill and, therefore, not appropriate in these tough economic times.

CHC Lobby Days

**Join us in Sacramento on
March 2-3 for our annual Lobby Days.**

Our meeting base will be the California League of Cities conference rooms, just blocks from the State Capitol Building.

March 2: Participants will gather for a discussion of key issues and lobbying strategy, followed by a group dinner.

March 3: Participants will have the opportunity to speak with key legislators and staff working in small lobbying groups with fellow CHC members

Register on our website now!

2010 Annual Policy Forum & Housing Hall of Fame Awards

Save The Date!

Thursday, May 13, 2010
8:30 am to 2 pm

Hotel Casa Del Mar - Santa Monica, CA

We are now accepting nominations for the California Housing Hall of Fame Awards.

Please contact us for more details at
info@calhsg.org

More information to follow.

CHC Member Project Profile: Mid-Pen Housing's DeVries Place

DeVries Place Senior Apartments opened in 2008 and was recently honored with the 2009 "Award for Excellence" by the Urban Land Institute which recognizes best practices in development of all types. DeVries Place was one of only 10 developments in the nation to receive this prestigious honor.

The result of a visionary partnership between non-profit developer Mid-Peninsula Housing and the City of Milpitas, DeVries Place has become the cornerstone of the city's revitalization effort. On what was once a very historic yet underutilized site in the city's mid-town, DeVries Place now provides 103 affordable rental homes for low to very low-income seniors while helping to restore the character of an almost forgotten Main Street.

The design included both new construction as well as the preservation and rehabilitation of one of the most historic houses in Milpitas. The development provides 103 affordable rental homes, beautiful courtyards, a fitness center, theater room, computer room and a rooftop patio with expansive views of the San Francisco East Bay hills. In the rehabilitated historic house there are also office spaces, and community rooms available for use by the City Council or other local civic

organizations, including a beautiful architecturally restored dining room.

DeVries Place is home to over 150 low and very low-income seniors age 62 and older. Residents merely cross the street to enjoy the newly renovated city library and, once completed, will just walk next door to visit the brand new county medical center.

DeVries Place incorporates many environmentally friendly features.

Solar panels provide 80 percent of the energy required for the common areas; resident units are equipped with energy and water-efficient fixtures and appliances; and sustainable building materials were used in construction.

Financing for the \$32.1 million dollar project was provided through the City of Milpitas Redevelopment Agency, the County of Santa Clara, the Housing Trust Fund of Santa Clara, US Bank, National Equity Fund, KB Home, Sobrato Affordable Housing Fund and Opportunity Fund. HKIT Architects designed the main building, Rothschild Schwartz Architects designed the Dr. Smith DeVries House renovation, and J.H. Fitzmaurice Inc. was the contractor.



Please submit recommendations for upcoming CHC Member Profiles to info@calhsng.com.

Membership Renewal

**Don't forget to renew your
CHC membership for 2010!**

Applications and information available online at:

www.calhsng.org or

contact us at

818.735.9551 or info@calhsng.org

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