

# A United Voice for Affordable Housing



California Housing Consortium/CHC Institute  
30141 Agoura Road, St. 205  
Agoura Hills, CA 91301  
Phone 818.735.9551  
Fax 818.735.7348  
WWW.CALHSNG.ORG  
info@calhsng.org

July 2009

Volume 4, Issue 6

## Implementation of SB 375



In September 2008 the Governor signed landmark legislation, SB 375, that links transportation and land use planning to the reduction of greenhouse gasses. This legislation, authored by Senator Darrell Steinberg, was supported by a unique coalition of government, homebuilders, environmentalists and the affordable housing community. Passing the legislation, however, was only the first step. No matter where you are on the political spectrum, SB 375 implementation has the potential to bring about significant change.

Yesterday in Sacramento, CHC was invited to participate as a member of a working group, sponsored by the California Transportation Commission (CTC), that will begin updating the Regional Transportation Plan (RTP) Guidelines taking into account SB 375. This CTC-led effort is one of many being undertaken across numerous state agencies like the Air Resources Board, CalTrans, HCD and OPR as well as Regional Planning Agencies up and down the state. The impact of this work will be significant.

In seeking to tie transportation, planning and land use to greenhouse gas reduction, SB 375 requires changes to how housing producers will do their jobs in the future. While the goals are lofty and the mandate for change clear, we must not lose sight of the need for all Californians to have a safe, affordable roof over their heads. This implementation process should focus on providing incentives for the development community to adopt smart growth principles that ensure the intent of SB 375 is met. The historic need for approximately 225,000 new housing units annually in the state must also be addressed. We must ensure that our members can still provide affordable housing and that new jobs and the building of new infrastructure can begin to contribute to a healthy California economy.



Let us make sure that housing remains a priority in California even if how and where we build might look a little different.

The CTC update of the RTP will be ongoing through the rest of 2009 and other state agencies have similar deadlines. CHC will continue to keep you informed and ensure there are opportunities for our members to provide their own input through our policy committee and boards.

For more information please contact Ray Pearl, CHC Executive Director, 818-735-9593 or [rpearl@calhsng.org](mailto:rpearl@calhsng.org)

### CHC Board of Directors

Elizabeth Bluhm, *Red Capital Group*  
(Chairperson)

Terry Freeman, *Klein Financial*  
(Vice Chairperson)

Jeanne Peterson, *The Reznick Group*  
(Treasurer)

Hunter Johnson, *LINC Housing*  
(Secretary)

Rebecca Clark, *National CORE*

Jim Kroger, *Novogradac & Co. LLP*

Linda Mandolini, *Eden Housing*

Tony Salazar, *McCormack Baron Salazar*

Ken Sauder, *Wakeland Housing & Develop.*

Mary Ellen Shay, *M.E. Shay & Co*

John Shirey, *CA Redevelopment Association*

Masood Sohaili, *Manatt, Phelps & Phillips, LLP*

Ronne Thielen, *Centerline Capital*

Percy Vaz, *AMCAL Multi-Housing, Inc*

#### Ex-Officio Members

Lynn Jacobs, *CA Department of Housing & Community Development*

Joanie Jones-Kelly, *CA Debt Limit Allocation Committee*

Steve Spears, *CalHFA*

Bill Pavao, *CA Tax Credit Allocation Committee*

Don't forget to renew your CHC membership for 2009!!

Applications and information available online at:  
[www.calhsng.org](http://www.calhsng.org)

### CHC Has Moved!

Please note the new CHC contact information:

30141 Agoura Road,  
Suite 205  
Agoura Hills, CA 91301  
Phone 818.735.9551  
Fax 818.735.7348

### Housing Events



High Performance MultiFamily  
Energy Design  
Hosted by the Hescong  
Mahone Group  
July 10, 2009-San Ramon  
[Click here for details](#)



**SDFH**  
Greening San Diego's  
Affordable Housing  
July 16, 2009—San Diego  
To register [click here](#)

## CHC Member Project Profile: BRIDGE Housing's 'Cottonwood Creek Apartments'

The City of Suisun City celebrated the grand opening of Cottonwood Creek Apartments, a development by BRIDGE Housing Corporation, in the September of 2008. Recently, Cottonwood Creek Apartments received Build It Green's "GreenPoint Rated" environmental certification. Cottonwood is the first multifamily property in Solano County to receive the GreenPoint Rated designation.

Last month, Cottonwood Creek received two PCBC Gold Nugget Awards of Merit, one in the affordable category and one in the low-rise category. The oldest and largest program of its kind, the Gold Nugget Awards honor creative achievements in architectural design and land use planning for residential, commercial and industrial projects.



Cottonwood Creek is the first affordable development by BRIDGE Housing in the City of Suisun City and the fourth in Solano County. "We are very excited to help make such high-quality housing available for everyone from young, hard-working families just starting out to seniors looking to downsize their lifestyle while remaining a key part of the Suisun City community," said Suisun City Mayor Pete Sanchez.



Cottonwood Creek offers 94 apartment homes for working families earning between \$15,497 and \$37,700 for a family of four (30 to 50 percent of Area Median Income). The property consists of garden-style walk-up apartment buildings with a Craftsman design, plus a community building and two large open spaces: one featuring a pool, pool building and lawn area, the other with a tot lot, play area, playing field and picnic area.

Cottonwood Creek was designed with many environmentally-friendly features. It is the first affordable development in the county to have solar panels that supply all the electricity for the common areas. The property also has landscaping that minimizes the buildings' solar gain in the summer, energy and water efficient fixtures and appliances throughout and sustainable building materials. Combined with other green measures, the property exceeds California's energy code requirements by 15 percent.

Financing for the \$27.5-million property was provided by the City of Suisun City Redevelopment Agency, State of California Department of Housing and Community Development, Silicon Valley Bank and Union Bank of California. The architect was KTG Group, Inc. and

Segue Construction was the general contractor.

For more information about Cottonwood Creek and BRIDGE Housing, visit [www.bridgehousing.com](http://www.bridgehousing.com).

---

*If your organization has a recently-completed development it would like to see featured on CHC's Member Project Showcase (a cross-referenced website feature at [www.calhsng.org](http://www.calhsng.org)) please submit a project description and jpg photos to [info@calhsng.org](mailto:info@calhsng.org).*