

A United Voice for Affordable Housing



June 2009

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CHC 2009 Policy Forum and Hall of Fame Awards

CHC's 2009 Policy Forum and California Housing Hall of Fame Awards was held on May 7th in Santa Monica. Congratulations, once again, to our Hall of Fame award winners:

Private Sector: Union Bank of California, represented by Jim Francis

Nonprofit Sector: A Community of Friends, represented by Dora Leong Gallo

Community Development Lending: California Community Reinvestment Corporation, represented by Mary Kaiser

Lifetime Achievement Award: Theresa Parker, recently retired Director of Cal HFA



We were also pleased to have Lynn Jacobs, the Director of the State Department of Housing and Community Development, join us as our keynote speaker.



As the big tent organization for affordable housing, we strive to provide a forum for controversial ideas to be discussed and debated. In keeping with that mission, we were fortunate to have a robust debate around the pros and cons of eliminating or reducing the reliance on the Low Income Housing Tax Credits (LIHTC) as a funding source for affordable housing. Our panel, moderated by David Smith, CAS

Financial Advisory Services, included Evan Becker, RED Capital Group/PNC, Michael Novogradac, Novogradac & Co., Hunter Johnson, LINC Housing and Catherine Rodman, Affordable Housing Advocates. The debate centered on the effectiveness of the LIHTC versus Below Market Interest Rate (BMIR) loans and grants. Whether you agree with the idea that "we don't ration food or roads or schools, so why housing?" or that "the LIHTC program is the most effective affordable housing program over the past 40 years and should not be abandoned," all who attended would agree the debate was lively, substantive and thought provoking. Coming soon: look for a video of the debate to be posted on the CHC website!

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



**EAH Housing
 Annual Fundraiser**
 Sustainable Communities-
 Affordable Housing
 Leads the Way!
 June 2, 2009-Tiburon



SDFH
 14th Annual Awards Event
 June 11, 2009—San Diego

California Housing Consortium/CHC Institute
 30141 Agoura Road, St. 205
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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

CHC Welcomes New Executive Director & Program Manager



Ray Pearl became the Executive Director of the California Housing Consortium in March, 2009. Prior to joining the Consortium, Ray spent many years in the private sector working in the government affairs and land use planning departments of two major Southern California development companies. He also has extensive experience in association management and housing policy advocacy through his service as the Executive Director of the Greater Los Angeles/Ventura Chapter of the Building Industry Association of Southern California. In addition, Ray is a former Congressional staff member and served as a US Naval officer. Ray received his BA degree from UCLA and his Masters degree in Public Administration from the University of Washington. Ray's community involvement includes work as a former board member of HomeAid Los Angeles/Ventura and the Child Care Resource Center in the San Fernando Valley. He is also active with his children's soccer teams through AYSO. Ray lives in Westlake Village, CA with his wife, daughter and two sons.

Nancy Martin joined CHC as Program Manager in May, 2009. She also has a varied background in the private and public sectors. Most recently she worked in the Legislative department of a Southern California planning agency. Previously, she was a Project Coordinator for SunCal Companies, where she worked with Ray on Department of Real Estate and Homeowner Association activities. Originally from California's Central Valley, she currently resides in West Los Angeles with her husband and beloved dog.



CHC Member Project Profile: Wakeland Housing's 'Los Vecinos'

Los Vecinos Apartments
1501 Broadway
Chula Vista, CA 91911

Los Vecinos Apartments, a \$17.6 million, 42-unit complex in Southwest Chula Vista, celebrated its Grand Opening on May 12, 2009. Los Vecinos was developed by Wakeland Housing and Development Corporation, designed by Rodriguez Associates Architects & Planners and built by Wermers Construction.

Los Vecinos was designed and built to achieve Leadership in Energy and Environmental Design (LEED) Platinum certification – the highest possible recognition by the U.S. Green Building Council.

Special features of Los Vecinos Apartments include:

- Improved use of existing space. Apartments are located on the site of a vacant motel
- Tenant engagement. Los Vecinos is the first project where tenants pay all their utility bills and directly enjoy the benefits of their conservation efforts – more money in their wallets and even a “net zero” electrical bill
- Ongoing education. Tenants can attend classes on “simple green living in a small space” and sessions on money management
- Inspiring art. From rain-water collection and photovoltaic sculptures to a trash enclosure literally wrapped with recycled items, the art program helps both the casual visitor and the tenants deepen their understanding of ecological living.



- Solar power. A 93kW photovoltaic system solar power system that will offset virtually 100 percent of the development's electricity use
- Water conservation. Inside initiatives will help save more than a million gallons of water annually, 50 percent better than code; outside system is expected to save about 155,000 gallons per year, 55 percent better than baseline

Funding for Los Vecinos was provided by Red Capital Group, a PNC Company., Wells Fargo Bank, the city of Chula Vista Redevelopment Agency, the California Tax Credit Allocation Committee, the California Reinvestment Corporation, the Low Income Investment Fund, and the California Energy Commission and San Diego Gas & Electric.

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