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 public and private 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 public and private 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

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

50,000 PEOPLE trained on affordable housing finance and policy

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
Abode Communities
BRIDGE Housing
Burbank Housing
Cabrillo Economic Development
Century Housing
Century Villages at Cabrillo
Charles 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
CATH Housing
East Bay Asian Local Development
East Los Angeles Community 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 Economic Development
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
Townspeople
Visionary Home Builders
Wakefield 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)
Pelco Alto Housing
Sacroamento 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
Citi Foundation
Energy Foundation
Grid Alternatives
NeighborWorks
Rental Housing Prospects
San Francisco Education Fund
San Francisco Federation
San Francisco Foundation
San Francisco Housing Coalition
San Francisco Public Housing Authority
San Francisco Women’s til Fund
Silicon Valley @Home
South Bay Community Foundation
Stanford Industrial
TIAA-CREF
Tribune News Service
Williams Foundation
Wells Fargo Foundation
Wells Fargo Housing Community Investment Group
Western States Housing Alliance
Western United Foundation
Wells Fargo Foundation
Woody Family Foundation
Youth Policy Institute
Z. Li Ka Shing Foundation
ZGF

OUR PARTNERS
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 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.

**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
- Create and support more than 18,780 jobs, $1.5 billion in wages and business income, and $484.1 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:

- $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

**Launches 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:**

- $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

- 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**

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

- 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.

**LIHTC HOTMA**

**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.

**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 benefiting low-income households living in Disadvantaged Communities and the Solar On Multifamily Affordable Homes program.
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.

HELPING COMMUNITIES TRANSFORM PUBLIC HOUSING

10,000 RESIDENTS benefitting without displacement

29 PUBLIC HOUSING properties renovated

3,500 AFFORDABLE HOMES RENEWED

$1.2 BILLION in new funding secured

$800 MILLION in physical improvements

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

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

Alemany 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
Partners to bring affordable homes to California

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

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

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

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

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
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