



STAFF QUALIFICATIONS – HOUSING FINANCE

Each member of our staff brings a deep commitment to our mission and an average of fifteen years of experience in the development, financing, and advocacy in support of the preservation and expansion of affordable homes for Californians with low-incomes.

MATT SCHWARTZ

PRESIDENT & CEO – SAN FRANCISCO

As President & CEO of the California Housing Partnership, Matt plays a leadership role in shaping state and federal housing-related legislation and regulations to expand the resources to preserve and create affordable housing for the state's lowest-income residents. Matt has worked in the development, planning, and financing of affordable housing for more than 25 years in both the private and public sectors including eight years with MidPen Housing, five years with the San Francisco Redevelopment Agency and the last 17 years leading the California Housing Partnership. Matt was appointed to the San Francisco Housing Authority Commission by Mayors Newsom and Lee, is a past President of the Board of Housing California, a current member of the Board of the Non-Profit Housing (NPH) Association of Northern California and an active participant in the National Affordable Housing Preservation Working Group.

In recognition of his leadership in the field, the Southern California Association of Non-Profit Housing named Matt the 2010 Advocate of the Year, the Non-Profit Housing Association of Northern California awarded Matt its 2013 Inspirational Leadership Award, and the California Housing Consortium admitted Matt into its nonprofit Housing Hall of Fame in May 2013.

Matt received a Master's Degree in Public Policy from Harvard's Kennedy School of Government and a Bachelor's Degree from Stanford University. He is a recipient of the Harvard's Robert F. Kennedy Award for Public Service and Stanford's Lloyd W. Dinkelspiel award for Outstanding Public Service.

RICHARD MANDEL

DIRECTOR OF FINANCIAL CONSULTING – SAN FRANCISCO

Richard Mandel has been with the California Housing Partnership since 1990. As Director of Financial Consulting, he oversees the Partnership's staff of Northern California housing finance consultants, and provides direct technical assistance and training to nonprofit and local governmental entities in affordable housing finance. Richard has particular expertise in structuring financing packages for projects utilizing Low Income Housing Tax Credits, tax-exempt bonds, State of California HCD Programs, Section 8 project-based assistance, Affordable Housing Program (AHP), and other state and local housing programs. He has assisted nonprofits in the financing of thousands of apartments, including new construction and acquisition/rehabilitation projects serving families, seniors, special needs and

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other populations. Richard has spoken at numerous conferences and workshops on topics including Low-Income Housing Tax Credit syndication, multifamily lending issues, preservation of federally assisted housing, and other topics. He has conducted a range of trainings on related issues. Richard served as Chair of the Preservation Working Group of the Non-profit Housing Association of Northern California and remains active in housing finance technical and policy issues.

Prior to joining the Partnership, Richard was a Project Manager with the Mid-Peninsula Housing Coalition, a major nonprofit development corporation.

Richard received a Master of City Planning degree from the University of California at Berkeley.

PAUL BEESEMYER

SOUTHERN CALIFORNIA DIRECTOR – LOS ANGELES

Paul Beesemyer joined the California Housing Partnership in 2000. As Southern California Director, Paul oversees all of the Partnership's Southern California housing finance consultants and assists Southern California's nonprofit housing community and public agencies in the areas of affordable housing finance, real estate development, preservation of at-risk housing, and general housing policy. His career in housing began in 1996 and since then he has conducted numerous seminars and trainings and authored several publications, including *The Tax Credit Turns Fifteen*, a risk analysis of California's early Tax Credit portfolio. In addition, Paul has worked with the City of Los Angeles Housing Department to develop a comprehensive policy for the preservation of at-risk housing and has advised the City on the creation and implementation of a new preservation ordinance.

Prior to joining the Partnership, Paul developed affordable housing as senior project manager for the Los Angeles Community Design Center, where he managed affordable housing and community development projects serving families, seniors, and various special-needs populations. He is knowledgeable in the use of a wide range of community development financing tools, including Low Income Housing Tax Credits, tax-exempt bond financing, and a variety of public funding programs administered at the local, state, and Federal levels.

Paul received a Bachelor of Arts in Landscape Architecture from the University of California, Berkeley.

LAURA KOBLER

SACRAMENTO REGION DIRECTOR - SACRAMENTO REGION

Laura Kobler joined the California Housing Partnership in 2003. As Sacramento Region Director, she provides development and financial technical assistance and training opportunities to nonprofit corporations and public agencies throughout Northern California. Previously, Laura served as the Director of Housing Development for Sacramento Mutual Housing Association (SMHA) (renamed, Mutual Housing of California), where she oversaw the organization's development of new rental housing, and acquisition and rehabilitation of existing properties. Prior to joining SMHA, Laura was Housing Program Manager and Project Manager at Rural California Housing Corporation (now part of Mercy Housing California), where she was responsible for the development of 27 multi- and single-family affordable housing developments. With more than 25 years of experience, Laura brings particular expertise in the development of mutual and rental housing and the regulations governing the competition for Low Income Housing Tax Credits. She is a board member of the California Coalition for Rural Housing and the past chair of the Sacramento Reinvestment Committee.

Laura received a Bachelor of Arts in English from California State University, Sacramento, and is a graduate of the LISC Housing Development Training Institute. Laura is the lead trainer for the LISC Housing Development Training Institute.

ZORICA STANCEVIC

DIRECTOR OF TRAINING / SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO

Zorica rejoined the California Housing Partnership in 2017. As Director of Training / Senior Housing Finance Consultant, Zorica provides financial consulting, technical assistance and training to our nonprofit and government clients throughout California. Prior to rejoining the Partnership, Zorica spent two years as a Project Manager of Affordable Housing Tax Credit Investments with U.S. Bancorp Community Development Corporation where she underwrote and closed \$157 million in Low Income Housing and Historic Tax Credit investments. Zorica has extensive experience with Low-Income Housing Tax Credit financing, as well as a range of federal, state, and local programs, including local rental/operating subsidies. Zorica has directly contributed to the development or rehabilitation of over 1,700 units of affordable housing totaling more than \$470 million in development costs. Prior to her previous five-year tenure with the California Housing Partnership, Zorica worked as a Senior Project Manager with A Community of Friends where she managed the development of 250 supportive housing units and \$115 million in financing.

Zorica holds a Master's degree in Planning with a specialization in Housing and Community Development from UCLA.

MEG MCGRAW-SCHERER

PENINSULA DIRECTOR / SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO

Meg McGraw-Scherer joined the California Housing Partnership in 2000 and has more than 20 years of experience in affordable housing finance and development. As Peninsula Director / Senior Housing Finance Consultant, she provides financial consulting and technical assistance to nonprofit corporations and public agencies in Northern California. Meg has expertise in structuring financing packages for projects utilizing Low Income Housing Tax Credits, tax-exempt bonds, as well as multiple public funding programs administered at the local, state, and federal level. She has helped her nonprofit clients finance new construction and acquisition/rehabilitation projects serving families, seniors, and special needs populations.

Prior to joining the California Housing Partnership, Meg worked for two years in the Los Angeles office of the National Equity Fund, a nonprofit tax-credit syndication organization that provides millions of dollars in tax-credit equity to projects throughout the country. There she worked as an underwriter on Low Income Housing Tax Credit projects sited in Seattle and the San Francisco Bay Area. Prior to the National Equity Fund, Meg spent over three years at the King County Housing Authority in Seattle as an intern, Housing Programs Coordinator, and Housing Developer in the Housing Authority's Planning and Development Departments where she worked on the development of projects using Low Income Housing Tax Credits, tax-exempt bonds, and various federal and local financing programs.

Meg received a Masters of Public Administration from the University of Washington in Seattle and a Bachelor's degree from Boston College. She is currently serving as a member of the City of Menlo Park's Housing Commission and as a Board Member of the Housing Leadership Council of San Mateo County.

GREG CHIN***CENTRAL VALLEY DIRECTOR / SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO***

Greg Chin joined the California Housing Partnership in 2008. As Central Valley Director / Senior Housing Finance Consultant, Greg provides financial consulting assistance and training to the Partnership's government and nonprofit clients. He has more than 20 years of experience in affordable housing finance and development. Greg has assisted numerous housing developers, cities, and counties as a consultant on affordable housing projects that included financing with Low Income Housing Tax Credits, tax-exempt bonds, redevelopment agency funds, HOME funds, the Federal Home Loan Bank Affordable Housing Program, and other programs. Greg has also assisted public agencies with the creation of affordable housing programs and policies, including inclusionary housing programs and commercial linkage fees that benefit affordable housing.

Greg received a Master of Public Policy from the Graduate School of Public Policy at the University of California, Berkeley, and a Bachelor of Arts in Economics from the University of California, Berkeley.

DIEP DO***SAN DIEGO REGION DIRECTOR – SAN DIEGO***

Diep joined the California Housing Partnership in 2013 and has more than 20 years of high-level experience in affordable housing development, preservation, and management. As the Partnership's San Diego Region Director, Diep provides financial consulting, technical assistance and training to nonprofit and government organizations throughout Southern California. Prior to joining the Partnership, Diep was the Interim Director of Housing Development for Satellite Housing where she was a member of the senior leadership team responsible for managing Satellite's merger with Affordable Housing Associates as well as overseeing Satellite's real estate development department. Prior to Satellite, Diep was Director of Housing Development at Tenderloin Neighborhood Development Corporation where she oversaw the development and preservation of more than 1,600 affordable homes for San Francisco's lowest-income residents, totaling more than \$600 million in financing. In addition, Diep supervised a team of eight project management staff and played an active role in policy development both within TNDC and in the broader nonprofit housing community.

Diep was selected as a Northern California Real Estate Woman of Influence by the San Francisco Business Times in 2011 and as a Young Leader in Affordable Housing by the Affordable Housing Finance Magazine in 2008. Diep received an M.A. in Urban Planning and a B.A. in Urban Studies from the University of California, Los Angeles.

DEANNA BLIGH***SENIOR HOUSING FINANCE CONSULTANT – LOS ANGELES***

Deanna joined the California Housing Partnership in 2015. As Senior Housing Finance Consultant she provides financial consulting, technical assistance and training to our nonprofit and government clients throughout Southern California. Prior to joining the Partnership, Deanna developed low-income housing as Senior Project Manager for A Community of Friends where she managed the development of permanent supportive housing projects serving special-needs populations utilizing Low Income Housing Tax Credits, tax-exempt bonds, and various federal and local financing programs. Deanna is knowledgeable in the use of project-based operating subsidies, including project-based Section 8 and Shelter Plus Care. Deanna is also experienced with at-risk preservation and secondary market securitizations. Throughout her career, Deanna has been involved in the development of approximately 1,300 units of affordable housing totaling approximately \$150 million in financing.

Deanna holds a Bachelor's Degree in Business Administration in Finance from James Madison University, Harrisonburg, VA. She has completed the LISC Advanced Housing Development Training Institute and is certified as a LEED Green Associate.

NICOLE NORORI

SENIOR HOUSING FINANCE CONSULTANT – SANTA BARBARA

Nicole joined the California Housing Partnership's Southern California team in 2015 as a Senior Housing Finance Consultant, bringing with her 15 years of direct affordable housing real estate development and finance experience. She has worked on a variety and range of developments including new construction, acquisition/rehab, gut rehab, mixed-use, mobile home park relocation and replacement housing, and multifamily conversion of a historic building. Nicole has worked in both non-profit and for-profit affordable housing development and brings intricate knowledge of local, state, and federal financing mechanisms along with development and construction processes. Before joining the Partnership, Nicole worked as a Project Manager for Cabrillo Economic Development Corporation and oversaw the development of various non-rural, rural and farmworker family developments in both Ventura and Santa Barbara County. Through her development work at CEDC and prior work experience, she has worked on developments serving Special Needs Populations, Seniors, Families, and Farmworkers. She has also worked closely with local jurisdictions in Ventura County to implement affordable housing "friendly" zoning policies and ordinances and has worked extensively on reviewing and providing input for local Housing Elements.

Nicole received a Masters of Arts in Urban Planning and Latin American Studies from the University of California, Los Angeles and a Bachelor of Arts in History and Latin American Studies from the University of California, Los Angeles.

SHERIN BENNETT

SENIOR HOUSING FINANCE CONSULTANT – LOS ANGELES

Sherin joined the California Housing Partnership's Southern California team in 2016. As a Senior Housing Finance Consultant, she provides financial consulting, technical assistance, and training to our nonprofit and government clients. Prior to joining the Partnership, Sherin was an underwriter with Chase Community Development Banking in New York City and Los Angeles, where she underwrote over \$200 million in construction and permanent loans, financing over 2,350 units of affordable housing in six states. As a Housing Fellow with New York City's Department of Housing Preservation and Development, Sherin created a database and methodologies to track funding sources and development outcomes of then-mayor Bloomberg's New Housing Marketplace Plan. With the NYC Housing Development Corporation, she helped to close construction financing on one of the first HUD RAD/IRP conversions in the nation.

Sherin earned a Master of Science in Urban Public Policy Analysis and Management from the Milano School of International Affairs, Management, and Urban Policy (The New School, NYC) and a Bachelor of Fine Arts in Stage Management from the University of Illinois Urbana-Champaign.

JULIA BENNETT

SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO

Julia Bennett joined the California Housing Partnership in 2016. Prior to joining the Partnership, Julia worked for eight years developing affordable housing communities throughout the San Francisco Bay Area. During her time at BRIDGE Housing and Related California Julia contributed to the development of

nearly 1,000 affordable rental homes. Julia has direct experience with a wide range of affordable housing finance tools including Low-Income Housing Tax Credits, tax-exempt bond financing, and a variety of public funding programs administered at the local, state, and federal levels. Julia brings expert knowledge in the use of project-based operating subsidies including project-based Section 8 and Rental Assistance Demonstration (RAD) vouchers.

Julia earned a Master in Urban Planning, with a concentration in Real Estate Development from Harvard University's Graduate School of Design and a Bachelor of Arts in Geography and Urban Studies, with High Honors, from the University of California, Berkeley.

MENGXIN ZHOU

SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO

Mengxin Zhou joined the California Housing Partnership in 2017. As a Senior Housing Finance Consultant, she provides financial consulting, technical assistance and training to our nonprofit and government clients throughout Northern California. Prior to joining the Partnership, Mengxin worked for EAH Housing as a Project Manager, where she worked on complex Low-Income Housing Tax Credit, tax-exempt bond, and HUD-assisted financing and development projects, enabling the extensive rehabilitation of homes for over 750 residents. Prior to joining EAH, Mengxin was an acquisitions analyst for CREA, Inc., a national tax credit syndicator specializing in federal and state Low-Income Housing Tax Credits and Historic Tax Credits investment. During her three years there, she worked closely with other members of the acquisitions team and underwriting team to identify and close 12 equity investments totaling \$98 million in tax credits in eight different states, including California.

Mengxin holds a Master in Urban Planning, with a concentration in Housing and Neighborhood Development from Harvard University, and earned a Bachelor of Business Administration as an Outstanding Graduate from Renmin University of China.

LAUREN MADDOCK

SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO

Lauren Maddock joined the California Housing Partnership in 2018. Prior to joining the Partnership, Lauren worked for 13 years at Mercy Housing California in a variety of roles, most recently as a Senior Project Developer specializing in the re-syndication of Mercy Housing's existing portfolio. Prior to that, she was the Director of Asset Management for Mercy's California portfolio encompassing 130 properties representing nearly 8,500 affordable units where she oversaw a team of five Asset Managers across the state. In this role, Lauren became a specialist in negotiating the buy-out of Low Income Housing Tax Credit investors in 18 transactions. She has extensive experience evaluating and developing strategies for older asset portfolios and has direct experience with a wide range of affordable housing finance tools including LIHTCs, tax-exempt bonds, and virtually all public funding programs administered at the local, state, and federal levels. Lauren is a frequent conference speaker and has presented on a variety of topics including portfolio analysis and management, Year 15 investor exits, re-syndications, and occupied rehabilitation and relocation strategies.

Lauren received a Master's of Nonprofit Administration from the University of San Francisco School of Management and a B.A. in Archaeology with a minor in Earth Science from Boston University. She serves on the Community Housing Partnership Board of Directors and was appointed to the Richmond Rent Board in 2016.

CLAIRE PARISA**SENIOR HOUSING FINANCE CONSULTANT – SAN FRANCISCO**

Claire Parisa joined the California Housing Partnership in April 2018. Prior to joining the Partnership, Claire worked as a project manager with the Tenderloin Neighborhood Development Corporation (TNDC) for three years. There, Claire contributed to the development of four different developments in San Francisco totaling over 500 units. She has experience with Low-Income Housing Tax Credits, tax-exempt bond financing, State (MHP and AHSC), HUD (project-based Section 8, Shelter Plus Care, and Section 811), and local San Francisco financing sources. Before turning to domestic affordable housing development, Claire worked with self-built communities across Latin America on housing rights and economic development.

Claire earned her Master's in City Planning (MCP) from the Massachusetts Institute of Technology (MIT). She also holds a B.A. in Urban Studies and a B.S. in Society & Environment from the University of California, Berkeley.

Claire currently serves on NPH's Emerging Leaders Peer Network (ELPN) Steering Committee as a Professional Development Subcommittee Co-Chair.

MY T. CHANG**HOUSING FINANCE CONSULTANT – SAN FRANCISCO**

My joined the California Housing Partnership in 2018. Prior to the Partnership, My was a Senior Finance and Project Manager at TNDC, and a Senior Program Director at Enterprise Community Partners. She has advised dozens of nonprofit housing organizations on issues from asset management to financial sustainability.

My earned a Juris Doctor from the UCLA School of Law, and a B.A. from the University of California, Berkeley. She serves on the board of Family Bridges.

CHAD HORSFORD**HOUSING FINANCE CONSULTANT – LOS ANGELES**

Chad Horsford joined the California Housing Partnership in 2018. Chad has worked in the affordable housing field for over four years, first in acquisitions at Abode Communities and then in project management at PATH Ventures. During that time, he has contributed to the acquisition and financing of over 500 units of affordable housing throughout the Southern California region. Chad has experience working with a variety of federal and local funding sources, including Low Income Housing Tax Credits, HUD Section 202 financing, AHSC, IIG, and LA City and Country funding sources. In his acquisitions role, Chad analyzed and structured acquisition/rehab and new construction opportunities across the State. Prior to working in affordable housing development, he worked at the Program for Environmental and Regional Equity where he used data analysis to support social movement research on equity, immigration, and environmental justice issues.

Chad earned his Masters in Urban and Regional Planning from UCLA with a concentration in Community Economic Development and Housing, and holds a B.A. in Sociology and Public Policy Analysis from Pomona College.