



A United Voice for Affordable Housing

April 2010

Volume 5, Issue 2

Legislative Update



CHC recently took a position in support of the Local Taxpayer, Public Safety and Transportation Protection Act, the measure would close loopholes to prevent the State from taking local taxpayer funds currently dedicated to cities, counties, special districts and redevelopment agencies.

California voters have overwhelmingly passed separate ballot measures to prevent the state from taking local government, transit and transportation funds. Despite these past efforts, the State has continued to borrow billions of dollars from local governments and transportation projects each year. State seizures of redevelopment funds slows building and threatens

many projects that provide needed housing and jobs in local communities.

Led by the League of California Cities, the California Alliance for Jobs and the California Transit Association, the campaign is currently collecting signatures and gathering third-party support for the measure.

In addition to CHC, the following housing organizations have voted to support this measure:

California Building Industry Association
 California Coalition for Rural Housing
 Golden State Manufactured-Home Owners League
 Community Housing Improvement Systems & Planning Association, Inc
 Non-Profit Housing Association of Northern California
 San Diego Housing Federation

• www.savelocalservices.com

HCD Resumes Issuing NOFAs

CHC received confirmation last week from HCD that they will resume issuing Notice Of Funding Availabilities (NOFAs). A NOFA schedule will be published on the HCD web site early to middle of the week. Please check the HCD web site for further information or get in touch with Chris Westlake on or after April 7th. The NOFAs will be for the balance of money available under Prop 1C:

MHP - \$35M
 MHP-HY - \$23M
 MHP-SH - \$20M (they have enough in house applications to meet this)
 Serna - \$47M (multi and single family)
 EHAPCD - \$39M
 CalHome - \$129M
 CalHome self help - \$6.9M
 BEGIN - \$48M
 Affordable Housing Innovation Program - \$100M

2010 BOARD OF DIRECTORS

Terry Freeman Chairperson -
Principal, Terry Freeman & Associates

Geoff Brown Vice Chair -
President, USA Properties Fund

Jeanne Peterson Secretary -
Principal, The Reznick Group

Jim Kroger Treasurer -
Partner, Novogradac & Company LLP

Linda Mandolini Policy Chair -
Executive Director, Eden Housing

Ken Sauder Membership Chair-
President/CEO, Wakeland Housing

Elizabeth Bluhm Immediate Past Chair-
Sr., Managing Director, Red Capital

Laura Archuleta
President, Jamboree Housing

Orlando Cabrera
CEO, National CORE

Rebecca Clark
President/CEO, Clark Laird Advisors

Matt Franklin
President, Mid-Peninsula Housing

Jack Gardner
President/CEO, The John Stewart Co.

Mary Kaiser
Executive Director, CCRC

Mary Ellen Shay
President, ME Shay Co.

John Shirey
Executive Director, CRA

Jim Silverwood
President, Affirmed Housing

Dianne Spaulding
Executive Director, NPH

Ronne Thielen
Managing Director, Affordable Housing,
Centerline Capital Group

Percival Vaz
President/CEO, AMCAL Multi-Housing
Inc.

Bill Witte
President, The Related Companies

EX-OFFICIO MEMBERS

Lynn Jacobs
Director, California Department of
Housing and Community Development

Sean Spear
Executive Director, California Debt Limit
Allocation Committee

L. Steven Spears
Acting Executive Director, California
Housing Finance Agency

William Pavao
Executive Director, California Tax Credit
Allocation Committee

Membership Renewal

**Don't forget to renew your
CHC membership for 2010!**
Applications are available online at:
www.calhsng.org or
contact us at 818.735.9551 or @calhsng.org

**California Housing
Consortium**
30141 Agoura Road, St.
205
Agoura Hills, CA 91301

CHC Events

2010 Annual Policy Forum & California Housing Hall of Fame Awards

May 13th, 2010
8:30 a.m. - 2:00 p.m.

Hotel Casa Del Mar
1910 Ocean Way
Santa Monica, CA 90401

[Click here to register now!](#)

CHC Member Project Profile: The Related Companies 'Sakura Crossing'

Sakura Crossing, a \$73.5 million, 230-unit complex in the Little Tokyo District of Los Angeles, celebrated its Grand Opening on June 15, 2009. Sakura Crossing was developed by Related California, founded in 1989 to develop quality residential housing projects, many with affordable housing and resident-education programs for low-income families.

Sakura Crossing was designed by Thomas P. Cox: Architects and built by Suffolk Construction. Sakura Crossing is a "mixed-income" and "mixed-use" apartment building including 46 affordable units (out of 230) and 7,000 sf of community serving retail space. The development also won the "Downtowners of Distinction Award" from the Los Angeles Downtown News.

Other special features of Sakura Crossing include:

- Improved use of existing space. Apartments are located on the site of a vacant parcel of land. The Apartments are built as the first phase of a 4-phase master plan including three other residential sites, a new public park, new pedestrian oriented streetwalk connecting a walking path through Little Tokyo and two large public plazas.
- Architecture: Bold and contemporary, Sakura Crossing's forms, colors and materials were inspired by neighborhood warehouse and toy district buildings. Similarly, the architecture of Sakura Crossing subtly references its immediate surroundings, especially the revered Noguchi garden directly across San Pedro Street. Modern yet respectful of both its neighbors and of the past, Sakura Crossing is a welcome new addition to the streetscape of downtown L.A.



- Interior Design: From the distinctive and stylish oval lobby with its towering glass panels, limestone flooring and Venetian plaster walls to the sleek contemporary interior of each apartment, every detail of Sakura Crossing reflects the impeccably assured design sense of Studio Gaia. Employing a subtle blend of contrasting and complimentary colors, textures and materials, Studio Gaia has created a uniquely contemporary living environment that is at once casual and sophisticated.

The building includes numerous tenant amenities including a business lounge, health and fitness center, landscaped rooftop sun terrace, screening room, swimming pool and jacuzzi.

Funding for Sakura Crossing was provided by CalPERS and Related (equity guarantee), Goldman Sachs (credit enhancement of \$68 million tax-exempt bond) and Union Bank of California (\$4.8 million in 4% tax credit equity).

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