



Affordable Housing Advisory Council
of the Federal Home Loan Bank of San Francisco



2008 Annual Report

Letter from the Chair

Dear Friends and Supporters of Affordable Housing:

On the heels of the single most successful year since the inception of the Affordable Housing Program (AHP), we are now met with a level of economic uncertainty not seen in decades.

For those of us dedicated to affordable housing and community economic development, the housing downturn and mortgage market meltdown present new challenges to our efforts to strengthen and stabilize our communities. The Federal Home Loan Bank of San Francisco and the Affordable Housing Advisory Council nevertheless remain firmly committed to bringing together the resources that member financial institutions and their community partners need to make affordable housing and economic development happen.

The Council is pleased to present this annual report, which summarizes the Bank's community investment activities in 2008.

Breaking Records

Annual funding for the AHP is directly linked to the Bank's net income for the prior year. In the two rounds of the 2008 AHP competition, the Bank awarded a total of \$79.5 million in subsidy to 164 projects in Arizona, California, Nevada, and nine other states across the nation, an amount that reflects the Bank's strong financial performance and increased earnings in 2007. This record-breaking allocation is 21% higher than in the previous year, and represents the largest amount of subsidy awarded since the program's inception, nearly doubling the amount awarded as recently as 2004.

As impressive as the 2008 AHP dollar amount is, the fact that these awards will leverage over \$1.5 billion in total development costs to create 9,344 affordable rental and homeownership opportunities for low-income families and individuals is far more significant. These grants, combined with other sources of funding, will have a large and meaningful impact throughout the 11th District and in other areas served by Bank members.

COMPETITIVE AFFORDABLE HOUSING PROGRAM: RESULTS

\$ Millions	2008 Rental	2008 Ownership	2008 Total	1990-2008
Applications Received				
Number of Applications	236	42	278	4,189
Subsidy Requested	\$120.5	\$ 16.3	\$136.8	\$1,351.1
Approved Applications				
Number of Applications	133	31	164	1,704
Subsidy Awarded	\$ 67.5	\$ 12.0	\$ 79.5	\$ 529.6
Number of Units	8,596	748	9,344	88,530
Effectiveness				
Average Subsidy per Unit*	\$7,848	\$16,034	\$9,578	\$ 5,982

* Whole dollars

These results reflect adjustments, cancellations, and modifications to projects as of December 31, 2008.

Promoting and Preserving Homeownership

Each year the Bank sets aside a percentage of its annual AHP contribution for two programs, the Workforce Initiative Subsidy for Homeownership (WISH) Program and the Individual Development and Empowerment Account (IDEA) Program, which offer matching grants to eligible first-time homebuyers. By assisting with downpayment and closing costs, these grants can be key to helping families and individuals earning less than 80% of area median income overcome the initial obstacles to buying a home.

In 2008, the Bank allocated \$4.9 million in WISH funds to 31 members, including 6 first-time participants, and \$2.9 million in IDEA funds to 21 members, including 4 new participants, to facilitate homeownership in Arizona, California, Nevada, and three other states served by the Bank's members.

As property values continue their downward spiral and default rates skyrocket, both low-income homeowners and member financial institutions need workable options and meaningful incentives to prevent foreclosures and preserve homeownership. With an initial allocation of \$10 million, the Bank launched its pilot Homeownership Preservation Subsidy (HPS) Program in 2008. HPS matching grants can be used by members to restructure or refinance unaffordable mortgages into affordable fixed rate 30-year loans. For every \$2 contributed by the member, the Bank will provide \$1 in HPS funding, up to a maximum amount of \$25,000, to be applied to the costs of the restructuring. In 2008, seven members reserved \$3.95 million in HPS funding. As of December 1, 2008, the Bank began accepting applications on an ongoing basis and awarding grants monthly.

Pushing AHEAD

Funded at the discretion of the Bank's Board of Directors, the Access to Housing and Economic Assistance for Development (AHEAD) Program allows members and community partners to explore creative roads to community self-sufficiency and empowerment by providing valuable early-stage funding for initiatives that benefit low-income households and neighborhoods.

The AHEAD program's \$500,000 allocation in 2008 funded a diverse array of projects that share a common goal of contributing to the health and stability of our communities, whether by incubating small businesses, training young people for jobs, delivering needed social services, providing financial literacy courses, or aiding homeowners at risk of foreclosure.

In 2008, 20 grant applicants, sponsored by 15 members, were each awarded \$25,000. As demand for predevelopment funding continues to far exceed supply, the Council is delighted to report that the Bank's Board of Directors doubled AHEAD funding for 2009, to \$1 million.

Financing Revitalization

The Bank's Community Investment Cash Advance (CICA) program provides members with lower-cost funding for affordable housing development for low- to moderate-income families and supports

community revitalization and economic development activities. In 2008, members borrowed nearly \$20 million in Community Investment Program (CIP) advances and \$387 million in Advances for Community Enterprise (ACE).

The Bank's newest CICA program, the Homeownership Preservation Advance (HPA), is designed to offer lower-cost funding to members that modify or refinance mortgages for homeowners at risk of losing their homes as a result of default or delinquency. Since its introduction in March 2008, the Bank has advanced \$5 million under the program.

Member use of standby letters of credit for community investment purposes grew substantially in 2008, increasing by 75% over 2007. The Bank issued a total of \$226.4 million in standby letters of credit in 2008—\$53.5 million under the ACE program and \$172.9 million under the CIP. The majority of these transactions backed tax-exempt housing bonds, the proceeds of which typically benefit low-income families, first-time homebuyers, and neglected communities and help address affordable housing and other difficult-to-meet community needs. The Bank also issued several standby letters of credit to back non-housing-related tax exempt bonds. These transactions, permitted by a temporary amendment to the Internal Revenue Code that was part of the Housing and Economic Recovery Act of 2008, facilitated bond issuances for an industrial development project and construction of three community facilities.

Expanding Knowledge and Networks

Education and effective outreach are critical to the success of the Bank's community investment programs. The Bank continues to provide training workshops and technical assistance for active and potential program participants and to extend its outreach to the larger affordable housing and economic development community.

During the past year, the Bank held 37 educational workshops: 22 for applicants to the AHP competitive program, 9 for IDEA and WISH program applicants, and 6 to instruct AHP competitive award recipients in compliance processes and procedures. Attendance was high at all workshops, as staff updated participants on important program changes and shared information and insights on the application process and compliance monitoring. The Bank and the Council appreciate the ongoing generosity of the members and community partners that hosted these workshops at their locations. Bank staff also provided applicants and recipients with technical assistance by phone and in person.

The Bank's community investment and legislative affairs staff continues to develop and nurture relationships with affordable housing advocates, policymakers and public officials, government agencies, and a variety of organizations dedicated to community and economic development. In addition to hosting numerous homebuyer fairs and financial literacy and foreclosure prevention workshops, the Bank sponsored or participated in dozens of national, regional, and local conferences, forums, and roundtables and took part in several events focused on local neighborhood revitalization initiatives.

Ensuring Accountability

The Council supports recent actions the Bank has taken to maintain the overall integrity of the competitive AHP—performing due diligence in critical scoring areas and reassessing the way empowerment points are awarded. With the goal of encouraging more realistic alignment between the promises made at the time of application and the actual delivery of supportive services and activities, the Bank continues to work to improve the scoring methodology for certain empowerment categories. Compliance audits performed on a sampling of large developments and audits of performance in meeting empowerment commitments during the initial monitoring process will help the Bank refine the scoring system so that provision of services is rewarded while, at the same time, award recipients retain some latitude to adjust their commitments in response to changed circumstances.

Adapting to Market Dynamics

To keep pace with evolving industry standards and rising construction and operating costs, in 2008 the Bank, in consultation with the Council, revised its AHP Implementation Plan and adjusted a number of the competitive AHP benchmarks used to evaluate project feasibility and need for subsidy. These revisions included benchmark adjustments for rental and owner-occupied project development costs, replacement reserves, and annual operating cost per unit. The Bank also made several changes to clarify scoring for the nonprofit sponsor, homeless housing, and community stability categories.

For 2009, with the economic downturn and continuing credit crunch posing new challenges to securing financing for affordable housing development, the Bank increased both the maximum amount of AHP subsidy that can be awarded per project in the competitive application process, from \$1 million to \$1.5 million, and the total amount of funding that a member can apply for in a single round, from \$5 million to \$6.5 million. The Council applauds these changes, which will help bridge gaps in financing that have grown significantly wider as a result of the loss of funding traditionally available from a variety of other sources.

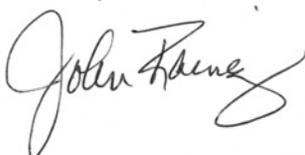
To broaden the reach and increase the impact of the IDEA and WISH first-time homebuyer programs, the Bank re-evaluated certain homeownership set-aside program policies and eligibility requirements. For 2009, the Bank lifted the WISH program's geographic restrictions, allowing members to offer the program wherever they do business, and eliminated both the mortgage assistance program and minimum homebuyer contribution requirements. Members will also be able to apply to the Bank for a funds reservation of up to \$1 million annually from one or both programs. These changes will greatly expand the pool of eligible first-time homebuyers and the ability of members to access the funds to assist them.

In Closing

On behalf of the Council, I would like to thank the Bank's members, Board of Directors, management, and staff, without whom the results presented in this report would not have been possible. I would especially like to offer the Council's sincerest thanks and gratitude to outgoing member Mary Ellen Shay, whose enthusiasm, support, and guidance on the Council will be missed. We are pleased to welcome John Carlisi, Chief Executive Officer of the Neighborhood Development Collaborative, to the Council, and I congratulate Cloyd Phillips, Forescee Hogan-Rowles, and James Feltham on their re-appointments to new three-year terms beginning in 2009.

AHP dollars make a real difference to the quality of life for families and individuals in rural and urban communities throughout the 11th District and beyond. As the nation deals with an unprecedented set of economic challenges, the contribution the Bank's programs make to expanding the supply of affordable housing and spurring community economic development will be even more important. In the coming year, the Council will be even more focused on helping the Bank find new ways to leverage AHP dollars with other programs and resources for maximum community impact. We hope you'll join us in this critical endeavor.

Sincerely,

A handwritten signature in black ink that reads "John Ramirez". The signature is written in a cursive style with a large, sweeping initial "J" and a long, horizontal flourish at the end.

John Ramirez

Chair

Affordable Housing Advisory Council

Message from the President

My sincere thanks go to John Ramirez for his report on the results of our 2008 Affordable Housing Program (AHP) and other community investment activities and for his leadership throughout his inaugural year as Chair of the Bank's Affordable Housing Advisory Council. The vital role the Council plays in keeping our community investment programs and initiatives relevant to local needs and responsive to market dynamics cannot be overstated.

AHP Dollars at Work

The Affordable Housing Program has long been an integral part of public-private efforts to build and sustain strong, stable communities. With the nation's economy in crisis and the flow of credit to communities under extreme stress, the program's ability to serve as a catalyst for addressing pressing affordable housing and economic development needs in collaborative, creative, and effective ways is as critical as ever.

Our member financial institutions and their community partners are using AHP funds to increase the supply of affordable rental and owner-occupied housing (including both newly constructed units and reclaimed or rehabilitated properties); to expand homeownership opportunities for low- and moderate-income households; and, for the first time in the program's history, to preserve homeownership for families and individuals at risk of foreclosure.

Since 1990, the Bank has awarded \$530 million in AHP competitive program subsidies to generate nearly 89,000 units of quality affordable housing targeted to low- and moderate-income households throughout the 11th District and in other areas served by our members. To date, the Bank has also disbursed over \$17 million in grants to eligible first-time homebuyers through the IDEA and WISH programs, which are designed to prepare grant recipients for long-term homeownership success.

Responsive Solutions

In 2008, we launched a pilot foreclosure prevention initiative, the Homeownership Preservation Subsidy (HPS) Program. To date, seven Bank members have reserved nearly \$4 million to help low- to moderate-income households at risk of foreclosure. We also introduced the Homeownership Preservation Advance (HPA), a below-market-rate credit product that can be used alone or in tandem with HPS to restructure or refinance unaffordable mortgages for distressed borrowers. With the foreclosure crisis hitting Arizona, California, and Nevada especially hard, we anticipate offering additional foreclosure prevention tools and solutions that can work in conjunction with national, state, and local programs to stabilize neighborhoods and keep qualified homeowners in their homes.

I am also very pleased to report that the Bank's Board of Directors has doubled the funding for our 2009 AHEAD Program to \$1 million. Funded at the discretion of the Board of Directors, AHEAD provides crucial early-stage funding to a variety of innovative affordable housing and economic development initiatives. Since 2004, more than \$1.5 million in predevelopment AHEAD grants have been awarded to 61 projects that address the specific needs of low- and moderate-income communities—ranging from small business incubation and job training to financial literacy and foreclosure prevention.

Powered by Earnings

The AHP is funded annually with 10% of the Bank's net income from the prior year. As a direct result of the Bank's strong earnings in 2007, we set new records for both the total amount of AHP funding and the number of projects awarded grants in the 2008 competitions. Circumstances have changed, however, for the 2009 AHP. As a result of the upheaval and uncertainty in the housing and mortgage markets, which has made it problematic to value and account for the Bank's investment in mortgage-backed securities, the Bank's 2008 net income decreased relative to the previous year. In 2008, the Bank set aside \$53 million for the 2009 AHP, representing a 27% reduction in funding compared to the \$73 million set aside the year before.

A Model That Works

Given the severity of the current crisis in the financial markets, major changes to the nation's financial infrastructure are imperative. The Bank strongly supports changes that will result in a healthier housing finance industry and stronger financial system for all. As we work through this crisis, we believe the Bank's overarching mission—providing credit and resources to support housing, homeownership, and community and economic development—will become even more essential.

For this reason, we believe it is equally imperative that key elements of the Federal Home Loan Bank System—all of which have proven effective over the last 77 years—be retained, including:

- ready access to the capital markets,
- a self-capitalizing, cooperative ownership structure,
- the ability to expand and contract capital in response to changing member credit needs, and
- the capacity to sustain sufficient earnings to continue funding the AHP.

With these core elements intact, the Bank is uniquely positioned to continue fulfilling its important mission as part of a new and sustainable housing finance infrastructure.

Keeping Our Focus

Despite unprecedented challenges, our commitment to providing resources that can expand affordable housing and economic development opportunities is undiminished. I thank the Affordable Housing Advisory Council, the Bank's Board of Directors, our members, and their community partners for their active engagement with our mission, and I look forward to working together in the coming year, and beyond, to stabilize and strengthen our communities.

Sincerely,



Dean Schultz
President and Chief Executive Officer

Affordable Housing Program

Arizona

Graham County

Safford

New Hope Townhomes

MEMBER Arizona State Credit Union
SPONSOR Old Pueblo Community Foundation
SUBSIDY \$440,163 for 22 ownership units

Maricopa County

Avondale

Hillcrest Village

MEMBER National Bank of Arizona
SPONSOR Habitat for Humanity Central Arizona
SUBSIDY \$740,000 for 37 ownership units

Guadalupe

Guadalupe Affordable Housing Programs

MEMBER Tempe Schools Credit Union
SPONSOR Guadalupe Community Development Council
SUBSIDY \$362,500 for 25 ownership units

Mesa

Mesa Supportive Housing Development

MEMBER Mississippi Valley Life Insurance Company
SPONSOR Accessible Space, Inc.
SUBSIDY \$136,000 for 17 rental units

Phoenix

4530 on Central

MEMBER National Bank of Arizona
SPONSOR Native American Connections, Inc.
SUBSIDY \$750,000 for 59 rental units

Catherine Arms Apartments

MEMBER Legacy Bank
SPONSOR Native American Connections, Inc.
SUBSIDY \$700,000 for 28 rental units

Oro Vista

MEMBER National Bank of Arizona
SPONSOR Habitat for Humanity Central Arizona
SUBSIDY \$800,000 for 32 ownership units

UMOM New Day Centers/Help Project

MEMBER Desert Schools Federal Credit Union
SPONSOR UMOM New Day Centers, Inc.
SUBSIDY \$1,000,000 for 157 rental units

Tempe

Apache ASL Trails

MEMBER Meridian Bank
SPONSOR Arizona Deaf Seniors Citizens Coalition
SUBSIDY \$650,000 for 75 rental units

Mohave County

Kingman

Tivoli Heights Village Phase I

MEMBER Bank of America California
SPONSOR Community Services of Arizona, Inc.
SUBSIDY \$340,000 for 47 rental units

Tivoli Heights Village Phase II

MEMBER Bank of America California
SPONSOR Community Services of Arizona, Inc.
SUBSIDY \$300,000 for 47 rental units

Navajo County

White River

AZ 16-36 Chinatown Rehab Project

MEMBER JPMorgan Bank and Trust Company
SPONSOR White Mountain Apache Housing Authority
SUBSIDY \$514,000 for 49 rental units

Pima County

Marana

Honea Heights Redevelopment Project

MEMBER National Bank of Arizona
SPONSOR Town of Marana
SUBSIDY \$700,000 for 40 ownership units

Tucson

Casas del Old Pueblo

MEMBER Alliance Bank of Arizona
SPONSOR Old Pueblo Community Foundation
SUBSIDY \$900,000 for 40 ownership units

Martin Luther King Building at Depot Plaza

MEMBER Alliance Bank of Arizona
SPONSOR Metropolitan Housing Corporation
SUBSIDY \$750,000 for 68 rental units

Sunnyside Pointe Village

MEMBER Alliance Bank of Arizona
SPONSOR La Frontera, Inc.
SUBSIDY \$1,000,000 for 52 ownership units

Sunnyside Pointe Villas

MEMBER Alliance Bank of Arizona
SPONSOR La Frontera, Inc.
SUBSIDY \$1,000,000 for 79 rental units

Women's Center

MEMBER Canyon Community Bank
SPONSOR Gospel Rescue Mission
SUBSIDY \$1,000,000 for 38 rental units

Yuma County

San Luis

Casas Las Brisas

MEMBER National Bank of Arizona
SPONSOR Comité de Bien Estar, Inc.
SUBSIDY \$525,000 for 30 ownership units

Flor de Invierno Homes

MEMBER National Bank of Arizona
SPONSOR Comité de Bien Estar, Inc.
SUBSIDY \$875,000 for 50 ownership units

Frontera Homes

MEMBER National Bank of Arizona
SPONSOR Comité de Bien Estar, Inc.
SUBSIDY \$680,000 for 34 ownership units

California

Alameda County

Berkeley

Amistad House

MEMBER Mississippi Valley Life Insurance Company
SPONSOR Satellite Housing, Inc.
SUBSIDY \$350,000 for 59 rental units

Harrison House of The Village Renovations

MEMBER Bank of the West
SPONSOR Building Opportunities for Self-Sufficiency (BOSS)
SUBSIDY \$767,000 for 58 rental units

Hayward

Emerald Glen Homes

MEMBER Bank of America California
SPONSOR Emerald Glen Homes, Inc.
SUBSIDY \$180,000 for 30 rental units

Oakland

Altenheim Senior Housing, Phase II

MEMBER Silicon Valley Bank
SPONSOR Citizens Housing Corporation
SUBSIDY \$1,000,000 for 80 rental units

Maud Booth House of Hope

MEMBER OneCalifornia Bank
SPONSOR Volunteers of America—Bay Area
SUBSIDY \$364,500 for 50 rental units

St. Joseph's Senior Apartments

MEMBER JPMorgan Bank and Trust Company
SPONSOR BRIDGE Housing Corporation
SUBSIDY \$415,000 for 83 rental units

San Leandro

San Leandro Senior Housing

MEMBER Silicon Valley Bank
SPONSOR Eden Housing, Inc.
SUBSIDY \$255,000 for 50 rental units

Butte County

Biggs

North Biggs Estates Subdivision

MEMBER Tri Counties Bank
SPONSOR Community Housing Improvement Program
SUBSIDY \$300,000 for 20 ownership units

Contra Costa County

Bay Point

Bay Point Homes

MEMBER Bay Commercial Bank
SPONSOR Habitat for Humanity—East Bay
SUBSIDY \$180,000 for 9 ownership units

Oakley**Oak Forest Senior Villas**

MEMBER United Security Bank
 SPONSOR Corporation For Better Housing
 SUBSIDY \$301,000 for 44 rental units

Oak Meadow

MEMBER Mechanics Bank
 SPONSOR Corporation For Better Housing
 SUBSIDY \$220,000 for 44 rental units

Pittsburg**Los Medanos Village**

MEMBER Bank of the West
 SPONSOR Resources for Community Development
 SUBSIDY \$350,000 for 70 rental units

Richmond**Easter Hill Senior Housing**

MEMBER Bank of the West
 SPONSOR East Bay Community Development Corporation
 SUBSIDY \$500,000 for 24 rental units

Lillie Mae Jones Plaza

MEMBER Mechanics Bank
 SPONSOR Community Housing Development Corporation of North Richmond
 SUBSIDY \$500,000 for 25 rental units

The Arbors

MEMBER Citibank, N.A.
 SPONSOR Resources for Community Development
 SUBSIDY \$175,000 for 35 rental units

San Ramon**Valley Vista Senior Housing**

MEMBER Bank of America California
 SPONSOR American Baptist Homes of the West
 SUBSIDY \$945,000 for 104 rental units

Walnut Creek**Casa Montego II**

MEMBER Mechanics Bank
 SPONSOR Satellite Housing, Inc.
 SUBSIDY \$646,000 for 33 rental units

Del Norte County**Crescent City****Del Norte Point Apartments**

MEMBER Bank of America California
 SPONSOR TELACU
 SUBSIDY \$700,000 for 71 rental units

El Dorado County**South Lake Tahoe****Tahoe Senior Housing II**

MEMBER Bank of the West
 SPONSOR American Baptist Homes of the West
 SUBSIDY \$172,000 for 32 rental units

Fresno County**Fresno****Arbor Court**

MEMBER California Bank & Trust
 SPONSOR EAH
 SUBSIDY \$120,000 for 19 rental units

Parc Grove Commons Phase II

MEMBER Rabobank
 SPONSOR Housing Authorities of the City and County of Fresno
 SUBSIDY \$1,000,000 for 213 rental units

Villages at California, Sierra Pointe Phase I

MEMBER Bank of the West
 SPONSOR Housing Authorities of the City and County of Fresno
 SUBSIDY \$440,000 for 44 ownership units

Humboldt County**Eureka****North Coast Veterans Resource Center**

MEMBER Bank of the West
 SPONSOR Vietnam Veterans of California, Inc.
 SUBSIDY \$247,223 for 34 rental units

Kern County**Delano****Kern County Home Choice Phase 3**

MEMBER Citibank, N.A.
 SPONSOR Delano Association for the Developmentally Disabled
 SUBSIDY \$240,000 for 15 ownership units

Lamont**Tierra Buena**

MEMBER United Security Bank
 SPONSOR Corporation For Better Housing
 SUBSIDY \$560,000 for 80 rental units

Kings County**Lemoore****Oleander Terrace**

MEMBER Citibank, N.A.
 SPONSOR TELACU
 SUBSIDY \$800,000 for 65 rental units

Lake County**Clearlake****Olympic Village**

MEMBER California Bank & Trust
 SPONSOR Central Valley Coalition for Affordable Housing
 SUBSIDY \$405,000 for 53 rental units

Los Angeles County**Compton****Casa Dominguez**

MEMBER Citibank, N.A.
 SPONSOR Abode Communities
 SUBSIDY \$379,500 for 69 rental units

Hollywood**Hollywood Bungalow Courts**

MEMBER Citibank, N.A.
 SPONSOR Hollywood Community Housing Corporation
 SUBSIDY \$315,000 for 41 rental units

Long Beach**The Courtyards in Long Beach**

MEMBER First Regional Bank
 SPONSOR Clifford Beers Housing, Inc.
 SUBSIDY \$531,519 for 44 rental units

Los Angeles**Boyle Hotel Apartments**

MEMBER First Federal Bank of California
 SPONSOR East L.A. Community Corporation
 SUBSIDY \$408,000 for 50 rental units

Bronson Court Apartments

MEMBER First Federal Bank of California
 SPONSOR Los Angeles Housing Partnership
 SUBSIDY \$192,000 for 32 rental units

Carondelet Court Apartment Homes

MEMBER First Regional Bank
 SPONSOR Central Valley Coalition for Affordable Housing
 SUBSIDY \$160,000 for 32 rental units

Cuatro Vientos Apartments

MEMBER JPMorgan Bank and Trust Company
 SPONSOR East L.A. Community Corporation
 SUBSIDY \$200,000 for 24 rental units

Imani Fe East and West

MEMBER First Regional Bank
 SPONSOR Grant Housing & Economic Development Corporation
 SUBSIDY \$717,600 for 92 rental units

Las Margaritas Apartments

MEMBER First Regional Bank
 SPONSOR East L.A. Community Corporation
 SUBSIDY \$336,000 for 41 rental units

Mariposa Place Apartments

MEMBER Bank of America California
 SPONSOR Hollywood Community Housing Corporation
 SUBSIDY \$435,000 for 57 rental units

Rittenhouse Square

MEMBER First Regional Bank
 SPONSOR Housing Corporation of America, Inc.
 SUBSIDY \$750,000 for 99 rental units

2008 Award Summary

LOS ANGELES COUNTY (CONTINUED)

Rosewood Gardens Apartments

MEMBER First Federal Bank of California
SPONSOR Los Angeles Housing Partnership
SUBSIDY \$756,000 for 54 rental units

Seven Corals

MEMBER Citibank, N.A.
SPONSOR Los Angeles Housing Partnership
SUBSIDY \$544,000 for 68 rental units

The Ardmore

MEMBER First Private Bank & Trust
SPONSOR Central Valley Coalition for Affordable Housing
SUBSIDY \$235,000 for 47 rental units

The Hobart

MEMBER First Private Bank & Trust
SPONSOR Central Valley Coalition for Affordable Housing
SUBSIDY \$240,000 for 48 rental units

Villa Serena

MEMBER Mississippi Valley Life Insurance Company
SPONSOR Women Organizing Resources, Knowledge and Services
SUBSIDY \$416,000 for 83 rental units

Villas Del Lago

MEMBER Downey Savings and Loan/US Bank
SPONSOR Women Organizing Resources, Knowledge and Services
SUBSIDY \$366,000 for 73 rental units

YWCA Job Corps Urban Campus

MEMBER Broadway Federal Bank
SPONSOR YWCA of Greater Los Angeles
SUBSIDY \$1,000,000 for 400 rental units

Lynwood

Fernwood Village

MEMBER California Bank & Trust
SPONSOR Habitat for Humanity of Greater Los Angeles
SUBSIDY \$75,000 for 3 ownership units

Palmdale

Cielo Azul

MEMBER Downey Savings and Loan/US Bank
SPONSOR Women Organizing Resources, Knowledge and Services
SUBSIDY \$640,000 for 80 rental units

Summer Terrace

MEMBER First Private Bank & Trust
SPONSOR National Community Renaissance (National CORE)
SUBSIDY \$600,000 for 79 rental units

Santa Monica

Ocean Breeze Apartments

MEMBER First Regional Bank
SPONSOR LINC Housing
SUBSIDY \$350,000 for 20 rental units

South Gate

Hollydale Plaza Apartments

MEMBER Bank of America California
SPONSOR Beyond Shelter Housing Development Corporation
SUBSIDY \$1,000,000 for 100 rental units

Sun Village

Sun Village Residence

MEMBER Bank of the West
SPONSOR Mona Blvd. Community Services, Inc.
SUBSIDY \$800,000 for 75 rental units

Van Nuys

Three Courtyards

MEMBER First Private Bank & Trust
SPONSOR Abode Communities
SUBSIDY \$280,500 for 51 rental units

Madera County

Chowchilla

Shasta Villas

MEMBER United Security Bank
SPONSOR Corporation For Better Housing
SUBSIDY \$560,000 for 80 rental units

Marin County

Mill Valley

Fireside Apartments

MEMBER Bank of Marin
SPONSOR Citizens Housing Corporation
SUBSIDY \$1,000,000 for 49 rental units

Merced County

Los Banos

Pacheco Court

MEMBER California Bank & Trust
SPONSOR Corporation For Better Housing
SUBSIDY \$1,000,000 for 80 rental units

Monterey County

Castroville

Cynara Court

MEMBER Bank of the West
SPONSOR Mid-Peninsula Housing Coalition
SUBSIDY \$342,000 for 57 rental units

Soledad

Gabilan Family Apartments

MEMBER Affinity Bank
SPONSOR Foundation for Affordable Housing V
SUBSIDY \$500,000 for 80 rental units

Napa County

Napa

South Napa Homeless Housing Project

MEMBER Charter Oak Bank
SPONSOR Progress Foundation
SUBSIDY \$1,000,000 for 24 rental units

Orange County

Anaheim

Broadway Village Apartments

MEMBER Affinity Bank
SPONSOR Foundation for Affordable Housing V
SUBSIDY \$225,000 for 45 rental units

Integrity Housing

MEMBER Affinity Bank
SPONSOR Anaheim Supportive Housing for Senior Adults, Inc.
SUBSIDY \$245,000 for 48 rental units

Yorba Linda

Linda Garden Apartments

MEMBER JPMorgan Bank and Trust Company
SPONSOR National Community Renaissance (National CORE)
SUBSIDY \$750,000 for 75 rental units

Riverside County

Blythe

Green Street Home Rental Rehab

MEMBER Altura Credit Union
SPONSOR RANCHO Housing Alliance
SUBSIDY \$65,000 for 6 rental units

Coachella

Coachella Valley Children's Center

MEMBER Union Bank of California
SPONSOR Olive Crest
SUBSIDY \$1,000,000 for 24 rental units

Desert Hot Springs

Mesquite Springs Apartments

MEMBER Bank of America California
SPONSOR Western Community Housing, Inc.
SUBSIDY \$1,000,000 for 80 rental units

Hemet

Downen/Tahquitz

MEMBER Rabobank
SPONSOR Habitat for Humanity Hemet/San Jacinto, Inc.
SUBSIDY \$120,000 for 6 ownership units

Valley Restart Shelter

MEMBER Rabobank
SPONSOR Valley Restart Shelter
SUBSIDY \$105,000 for 21 rental units

Mecca

Clinton Family Apartments

MEMBER Bank of the West
SPONSOR Central Valley Coalition for Affordable Housing
SUBSIDY \$448,400 for 58 rental units

North Shore**North Shore Groups 5 and 6**

MEMBER Rabobank
 SPONSOR Coachella Valley Housing Coalition
 SUBSIDY \$192,000 for 10 ownership units

Palm Springs**Rosa Gardens Apartments**

MEMBER Rabobank
 SPONSOR Coachella Valley Housing Coalition
 SUBSIDY \$280,000 for 56 rental units

Scattered Sites**E. Riverside County Infill Housing**

MEMBER Altura Credit Union
 SPONSOR RANCHO Housing Alliance
 SUBSIDY \$675,000 for 45 ownership units

Thermal**San Felipe Migrant Housing Project**

MEMBER Altura Credit Union
 SPONSOR Desert Alliance for Community Empowerment
 SUBSIDY \$250,000 for 48 rental units

Sacramento County**Sacramento****Acacia Meadows**

MEMBER California Bank & Trust
 SPONSOR Mercy Housing California
 SUBSIDY \$220,000 for 22 ownership units

Budget Inn

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR Mercy Housing California
 SUBSIDY \$562,500 for 74 rental units

YWCA of Sacramento Senior Women's Housing

MEMBER Mechanics Bank
 SPONSOR YWCA of Contra Costa/Sacramento
 SUBSIDY \$307,000 for 32 rental units

San Bernardino County**Fontana****The Plaza at Sierra**

MEMBER Rabobank
 SPONSOR National Community Renaissance (National CORE)
 SUBSIDY \$450,000 for 89 rental units

Loma Linda**Poplar Street Apartments**

MEMBER Citibank, N.A.
 SPONSOR Corporation For Better Housing
 SUBSIDY \$608,000 for 44 rental units

San Diego County**Escondido****Next Step**

MEMBER California Bank & Trust
 SPONSOR Center for Community Solutions
 SUBSIDY \$210,000 for 21 rental units

San Diego**Dawson Avenue Senior Apartments**

MEMBER Bank of America California
 SPONSOR Housing Development Partners
 SUBSIDY \$435,000 for 87 rental units

Los Vientos

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR Las Palmas Foundation
 SUBSIDY \$704,000 for 88 rental units

Studio 15

MEMBER Citibank, N.A.
 SPONSOR Housing Development Partners
 SUBSIDY \$1,000,000 for 273 rental units

Vista**Parham House**

MEMBER San Diego National Bank
 SPONSOR TERI, Inc.
 SUBSIDY \$40,000 for 6 rental units

San Diego County Supportive Housing Inc./ Vista Supportive Housing Development

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR Accessible Space, Inc.
 SUBSIDY \$112,000 for 14 rental units

San Francisco County**San Francisco****Alabama Street Family Housing**

MEMBER Silicon Valley Bank
 SPONSOR Citizens Housing Corporation
 SUBSIDY \$1,000,000 for 92 rental units

Armstrong Place Senior Housing

MEMBER Far East National Bank
 SPONSOR BRIDGE Housing Corporation
 SUBSIDY \$1,000,000 for 115 rental units

Nihonmachi Terrace

MEMBER Citibank, N.A.
 SPONSOR Japanese American Religious Federation Housing, Inc.
 SUBSIDY \$980,000 for 244 rental units

Octavia Court

MEMBER Bank of Marin
 SPONSOR West Bay Housing Corporation
 SUBSIDY \$270,000 for 14 rental units

Turk/Eddy Preservation Properties

MEMBER Silicon Valley Bank
 SPONSOR Tenderloin Neighborhood Development Corporation
 SUBSIDY \$530,000 for 80 rental units

San Joaquin County**Manteca****Querencia Place**

MEMBER Bank of the West
 SPONSOR Satellite Housing, Inc.
 SUBSIDY \$110,000 for 9 rental units

Stockton**Rose Garden Senior Apartments**

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Housing Alternatives, Inc.
 SUBSIDY \$500,000 for 108 rental units

Villa Monterey

MEMBER Union Bank of California
 SPONSOR Visionary Home Builders of California
 SUBSIDY \$220,000 for 44 rental units

San Luis Obispo County**Templeton****Rolling Hills Apartments**

MEMBER Coast National Bank
 SPONSOR People's Self-Help Housing Corporation
 SUBSIDY \$397,500 for 52 rental units

Santa Clara County**Milpitas****Aspen Apartments**

MEMBER California Bank & Trust
 SPONSOR Western Community Housing, Inc.
 SUBSIDY \$500,000 for 100 rental units

Morgan Hill**Cory Drive**

MEMBER Meriwest Credit Union
 SPONSOR Habitat for Humanity – Silicon Valley
 SUBSIDY \$144,000 for 6 ownership units

Horizons at Morgan Hill

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR Heritage Community Housing Inc.
 SUBSIDY \$240,000 for 48 rental units

San Jose**Cannery Square Senior Housing**

MEMBER Silicon Valley Bank
 SPONSOR Eden Housing, Inc.
 SUBSIDY \$140,000 for 28 rental units

Casa Feliz Studios

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR First Community Housing Corporation
 SUBSIDY \$400,000 for 60 rental units

Curtner Studios

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR First Community Housing Corporation
 SUBSIDY \$890,000 for 178 rental units

2008 Award Summary

SANTA CLARA COUNTY (CONTINUED)

Delmas Street

MEMBER Meriwest Credit Union
SPONSOR Habitat for Humanity—Silicon Valley
SUBSIDY \$50,000 for 1 ownership unit

Kings Crossing

MEMBER Heritage Bank of Commerce
SPONSOR Charities Housing Development Corporation
SUBSIDY \$460,000 for 92 rental units

The Fairways at San Antonio

MEMBER Citibank, N.A.
SPONSOR Las Palmas Foundation
SUBSIDY \$430,000 for 86 rental units

Santa Clara

Belovida Santa Clara Senior Apartments

MEMBER Bank of America California
SPONSOR Charities Housing Development Corporation
SUBSIDY \$215,000 for 27 rental units

Shasta County

Redding

East Street Senior Apartments

MEMBER JPMorgan Bank and Trust Company
SPONSOR LINC Housing
SUBSIDY \$100,000 for 20 rental units

Sonoma County

Healdsburg

Healdsburg Family Housing

MEMBER Silicon Valley Bank
SPONSOR Eden Housing, Inc.
SUBSIDY \$384,000 for 63 rental units

Santa Rosa

Colgan Meadows

MEMBER Mississippi Valley Life Insurance Company
SPONSOR Burbank Housing Development Corporation
SUBSIDY \$369,000 for 82 rental units

Hearn House

MEMBER First Community Bank
SPONSOR Community Housing Sonoma County
SUBSIDY \$92,500 for 12 rental units

Sebastopol

Petaluma Avenue Homes

MEMBER Silicon Valley Bank
SPONSOR Affordable Housing Associates
SUBSIDY \$270,000 for 44 rental units

Tehama County

Red Bluff

Springtime Lane Self-Help Infill Project

MEMBER Mississippi Valley Life Insurance Company
SPONSOR Self-Help Home Improvement Project
SUBSIDY \$100,000 for 10 ownership units

Tulare County

Farmersville

Gateway Village

MEMBER Valley Business Bank
SPONSOR Kaweah Management Company
SUBSIDY \$500,000 for 47 rental units

Pixley

Mirage Vista Apartments

MEMBER California Bank & Trust
SPONSOR Central Valley Coalition for Affordable Housing
SUBSIDY \$418,000 for 54 rental units

Ventura County

Fillmore

Central Station Town Home Apartments

MEMBER JPMorgan Bank and Trust Company
SPONSOR Cabrillo Economic Development Corporation
SUBSIDY \$200,000 for 20 rental units

Fillmore Central Station Town Home Condominiums

MEMBER Pacific Capital Bank
SPONSOR Cabrillo Economic Development Corporation
SUBSIDY \$140,000 for 8 ownership units

Ventura

El Patio Hotel

MEMBER Affinity Bank
SPONSOR People's Self-Help Housing Corporation
SUBSIDY \$352,000 for 42 rental units

Soho Apartments

MEMBER Affinity Bank
SPONSOR Housing Authority of the
City of San Buenaventura
SUBSIDY \$60,000 for 12 rental units

WAV (Working Artists Ventura)

MEMBER Citibank, N.A.
SPONSOR PLACE
SUBSIDY \$900,000 for 68 rental units

Yolo County

Woodland

Rochdale Grange Community

MEMBER First Northern Bank of Dixon
SPONSOR New Hope Community
Development Corporation
SUBSIDY \$616,000 for 43 rental units

Yuba County

Linda

Sierra Vista Subdivision Phase II

MEMBER Bank of the West
SPONSOR Mercy Housing California
SUBSIDY \$510,000 for 51 ownership units

Colorado

Denver County

Denver

Barrio Aztlan AHP

MEMBER JPMorgan Bank and Trust Company
SPONSOR Del Norte Neighborhood
Development Corporation
SUBSIDY \$400,000 for 40 ownership units

Park Avenue Block 4B

MEMBER Mississippi Valley Life Insurance Company
SPONSOR The Housing Authority of the City
and County of Denver
SUBSIDY \$1,000,000 for 62 rental units

Florida

Broward County

Fort Lauderdale

Townhouses at Sistrunk

MEMBER JPMorgan Bank and Trust Company
SPONSOR New Visions Community
Development Corporation
SUBSIDY \$100,000 for 10 ownership units

Hillsborough County

Tampa

East Tampa Single-Family Infill Housing Program

MEMBER JPMorgan Bank and Trust Company
SPONSOR Corporation to Develop Communities of Tampa, Inc.
SUBSIDY \$120,000 for 12 ownership units

Miami-Dade County

Miami

Rio Palma Condominiums

MEMBER JPMorgan Bank and Trust Company
SPONSOR Miami-Dade Neighborhood Housing Services, Inc.
SUBSIDY \$180,000 for 18 ownership units

Villa Jardin III Condominiums (VJ3)

MEMBER JPMorgan Bank and Trust Company
SPONSOR Little Haiti Housing Association
SUBSIDY \$220,000 for 22 ownership units

Illinois

Cook County

Chicago

Spanish Coalition for Housing

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Spanish Coalition for Housing
 SUBSIDY \$525,000 for 30 ownership units

Victory Centre of South Chicago SA

MEMBER Los Padres Bank
 SPONSOR NHS Redevelopment Corporation
 SUBSIDY \$1,000,000 for 64 rental units

Nevada

Clark County

Henderson

Pacific Pines 4 Senior Apartments

MEMBER Bank of Nevada
 SPONSOR Nevada HAND
 SUBSIDY \$688,500 for 81 rental units

Smith Williams Senior Apartments

MEMBER Alliance Bank of Arizona
 SPONSOR Community Development Programs Center of Nevada
 SUBSIDY \$500,000 for 80 rental units

Las Vegas

Balzar Senior Apartments

MEMBER Nevada State Bank
 SPONSOR Housing Authority of the City of Las Vegas
 SUBSIDY \$520,000 for 65 rental units

Decatur Pines Senior Apartments

MEMBER Bank of Nevada
 SPONSOR Nevada HAND
 SUBSIDY \$750,000 for 74 rental units

Newport Reno Supportive Housing, Inc.

MEMBER Mississippi Valley Life Insurance Company
 SPONSOR Accessible Space, Inc.
 SUBSIDY \$192,000 for 20 rental units

Sky View Pines Family Apartments

MEMBER Bank of Nevada
 SPONSOR Nevada HAND
 SUBSIDY \$1,000,000 for 149 rental units

Tamarus Project

MEMBER Charles Schwab Bank
 SPONSOR Habitat for Humanity Las Vegas
 SUBSIDY \$40,000 for 4 ownership units

Westcliff Pines Senior Apartments

MEMBER Alta Alliance Bank
 SPONSOR Nevada HAND
 SUBSIDY \$320,000 for 40 rental units

Washoe County

Reno

Step-1 Residence

MEMBER Charles Schwab Bank
 SPONSOR Step 1, Inc.
 SUBSIDY \$250,000 for 18 rental units

Stewart Street Apartments

MEMBER Bank of Nevada
 SPONSOR Community Services Agency Development Corporation
 SUBSIDY \$305,000 for 42 rental units

New Mexico

Otero County

Tularosa

Villa de Tularosa Senior Housing

MEMBER Bank of America California
 SPONSOR Villa de Tularosa Senior Housing, Inc.
 SUBSIDY \$110,000 for 22 rental units

North Dakota

Greene County

McLaughlin

Standing Rock Homes #17

MEMBER Bank of Arizona
 SPONSOR Standing Rock Housing Authority
 SUBSIDY \$670,463 for 62 rental units

Ohio

Lake County

Toledo

Chestnut Hill

MEMBER Bank of America California
 SPONSOR Volunteers of America National Services
 SUBSIDY \$600,000 for 40 rental units

Pennsylvania

Philadelphia County

Philadelphia

Philly House Transitional Housing

MEMBER Wachovia Mortgage, FSB
 SPONSOR Gaudenzia Foundation, Inc.
 SUBSIDY \$900,000 for 45 rental units

St. John the Evangelist House

MEMBER Wachovia Mortgage, FSB
 SPONSOR Project HOME
 SUBSIDY \$1,000,000 for 79 rental units

Texas

Harris County

Houston

Orchard Park at Willowbrook

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Orchard Communities, Inc.
 SUBSIDY \$860,000 for 187 rental units

Tarrant County

Fort Worth

Hanratty Place Apartments

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Mental Health Housing Development Corporation
 SUBSIDY \$160,000 for 32 rental units

Washington

King County

Seattle

Sea Mar Family Rental Housing

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Sea Mar Community Health Centers
 SUBSIDY \$125,000 for 25 rental units

Pierce County

Tacoma

Adams Square Family Center

MEMBER Union Bank of California
 SPONSOR Tacoma Rescue Mission
 SUBSIDY \$1,000,000 for 47 rental units

2008 Award Summary

Individual Development and Empowerment Account (IDEA) Program

MEMBER	Alliance Bank of Arizona
SUBSIDY	\$200,000
MEMBER	Arizona Federal Credit Union
SUBSIDY	\$200,000
MEMBER	California Bank & Trust
SUBSIDY	\$250,000
MEMBER	Canyon Community Bank
SUBSIDY	\$200,000
MEMBER	Cathay Bank
SUBSIDY	\$60,000
MEMBER	Citibank, N.A.
SUBSIDY	\$200,000
MEMBER	Community Bank
SUBSIDY	\$45,000
MEMBER	Community Bank of Nevada
SUBSIDY	\$170,000
MEMBER	First State Bank
SUBSIDY	\$60,000
MEMBER	IndyMac Federal Bank/OneWest Bank, FSB
SUBSIDY	\$80,000
MEMBER	JPMorgan Bank and Trust Company
SUBSIDY	\$200,000
MEMBER	Los Padres Bank
SUBSIDY	\$80,000
MEMBER	Mechanics Bank
SUBSIDY	\$60,000
MEMBER	Meriwest Credit Union
SUBSIDY	\$45,000
MEMBER	National Bank of Arizona
SUBSIDY	\$400,000
MEMBER	OneCalifornia Bank
SUBSIDY	\$60,000
MEMBER	Silicon Valley Bank
SUBSIDY	\$180,000
MEMBER	Tempe Schools Credit Union
SUBSIDY	\$60,000
MEMBER	Travis Credit Union
SUBSIDY	\$60,000
MEMBER	Univeral Bank
SUBSIDY	\$60,000
MEMBER	Wachovia Mortgage, FSB
SUBSIDY	\$200,000

Workforce Initiative Subsidy for Homeownership (WISH) Program

MEMBER	Alliance Bank of Arizona
SUBSIDY	\$400,000
MEMBER	Arizona Federal Credit Union
SUBSIDY	\$200,000
MEMBER	Arrowhead Credit Union
SUBSIDY	\$100,000
MEMBER	Bank of Nevada
SUBSIDY	\$100,000
MEMBER	Bank USA
SUBSIDY	\$100,000
MEMBER	California Bank & Trust
SUBSIDY	\$300,000
MEMBER	California National Bank
SUBSIDY	\$45,000
MEMBER	Canyon Community Bank
SUBSIDY	\$300,000
MEMBER	Cathay Bank
SUBSIDY	\$60,000
MEMBER	Charles Schwab Bank
SUBSIDY	\$200,000
MEMBER	Citibank, N.A.
SUBSIDY	\$300,000
MEMBER	Community Bank
SUBSIDY	\$100,000
MEMBER	Community Bank of Nevada
SUBSIDY	\$234,000
MEMBER	First State Bank
SUBSIDY	\$100,000
MEMBER	IndyMac Federal Bank/OneWest Bank, FSB
SUBSIDY	\$200,000
MEMBER	JPMorgan Bank and Trust Company
SUBSIDY	\$200,000
MEMBER	Kinecta Federal Credit Union
SUBSIDY	\$100,000
MEMBER	Los Padres Bank
SUBSIDY	\$60,000
MEMBER	Mechanics Bank
SUBSIDY	\$100,000
MEMBER	Meriwest Credit Union
SUBSIDY	\$300,000
MEMBER	Mutual of Omaha Bank
SUBSIDY	\$100,000

MEMBER	National Bank of Arizona
SUBSIDY	\$400,000
MEMBER	OneCalifornia Bank
SUBSIDY	\$100,000
MEMBER	Star One Credit Union
SUBSIDY	\$50,000
MEMBER	Tempe Schools Credit Union
SUBSIDY	\$100,000
MEMBER	Travis Credit Union
SUBSIDY	\$100,000
MEMBER	United Commercial Bank
SUBSIDY	\$225,000
MEMBER	Univeral Bank
SUBSIDY	\$100,000
MEMBER	University & State Employees Credit Union
SUBSIDY	\$100,000
MEMBER	Wachovia Mortgage, FSB
SUBSIDY	\$30,000
MEMBER	Yolo Federal Credit Union
SUBSIDY	\$100,000

Homeownership Preservation Subsidy (HPS) Program

MEMBER	Arrowhead Credit Union
SUBSIDY	\$300,000
MEMBER	Desert Hills Bank
SUBSIDY	\$1,000,000
MEMBER	East West Bank
SUBSIDY	\$1,000,000
MEMBER	LA Financial Federal Credit Union
SUBSIDY	\$1,000,000
MEMBER	Meriwest Credit Union
SUBSIDY	\$150,000
MEMBER	PFF Bank & Trust/US Bank
SUBSIDY	\$1,000,000
MEMBER	United Commercial Bank
SUBSIDY	\$250,000

Access to Housing and Economic Assistance for Development (AHEAD) Program

Arizona

Maricopa County

Tempe

MEMBER Alliance Bank of Arizona
 SPONSOR Newtown Community Development Corporation
 GRANT \$25,000
 PURPOSE Fund a housing counselor's salary and other costs of providing foreclosure prevention and intervention services

Pima County

Ajo

MEMBER National Bank of Arizona
 SPONSOR International Sonoran Desert Alliance
 GRANT \$25,000
 PURPOSE Pay salary to support recruitment and business development for an arts-focused micro-business incubator

California

Alameda County

Oakland

MEMBER Charles Schwab Bank
 SPONSOR East Bay Asian Local Development Corporation
 GRANT \$25,000
 PURPOSE Pay start up costs for new financial literacy and money management programs for adults and youth

MEMBER Citibank, N.A.
 SPONSOR The Unity Council
 GRANT \$25,000
 PURPOSE Purchase equipment and pay consulting fees to establish a sewing enterprise that will create jobs

MEMBER OneCalifornia Bank
 SPONSOR People's Grocery
 GRANT \$25,000
 PURPOSE Support the expansion of an urban-agricultural partnership integrating food production and distribution with job training for youth in West Oakland

Amador County

Jackson

MEMBER JPMorgan Bank and Trust Company
 SPONSOR Amador-Tuolumne Community Resource
 GRANT \$25,000
 PURPOSE Pay marketing costs to deliver financial education and foreclosure intervention services in three rural counties

Kern County

Bakersfield

MEMBER Kern Schools Federal Credit Union
 SPONSOR Kern Regional Center Foundation
 GRANT \$25,000
 PURPOSE Support expansion of a credit union IDA program designed to serve people with disabilities

Los Angeles County

Los Angeles

MEMBER Broadway Federal Bank
 SPONSOR Raft, Inc.
 GRANT \$25,000
 PURPOSE Fund training costs and development of a website to promote a program training single mothers and youth for jobs as legal file clerks

MEMBER Citibank, N.A.
 SPONSOR Little Tokyo Service Center Community Development Corporation
 GRANT \$25,000
 PURPOSE Fund predevelopment costs for construction of a 48-unit mixed-use project serving very low-income residents of local Pilipino community

MEMBER Kinecta Federal Credit Union
 SPONSOR A Better LA
 GRANT \$25,000
 PURPOSE Fund program development and initial operating costs of a financial education initiative to empower residents of South Los Angeles

MEMBER Nara Bank
 SPONSOR Volunteers of America of Greater Los Angeles
 GRANT \$25,000
 PURPOSE Cover predevelopment expenses to rehabilitate 76 units of former Navy housing to house homeless veterans and their families

MEMBER United Commercial Bank
 SPONSOR Valley Economic Development Center
 GRANT \$25,000
 PURPOSE Fund marketing campaign costs to expand the reach of an SBA Lending Initiative in a low-income community

Orange County

Anaheim

MEMBER California Bank & Trust
 SPONSOR Neighborhood Housing Services of Orange County
 GRANT \$25,000
 PURPOSE Provide operating funds for a program to purchase and refurbish foreclosed homes to resell to first-time homebuyers

Sacramento County

Sacramento

MEMBER Citibank, N.A.
 SPONSOR California Coalition for Rural Housing
 GRANT \$25,000
 PURPOSE Support providing the training and technical assistance organizations need to design, implement, and market IDA programs in rural communities

San Francisco County

San Francisco

MEMBER Citibank, N.A.
 SPONSOR Renaissance Entrepreneurship Center
 GRANT \$25,000
 PURPOSE Fund volunteer outreach and training for a professional mentorship program targeted to low- and moderate-income entrepreneurs

MEMBER Union Bank of California
 SPONSOR Episcopal Community Service
 GRANT \$25,000
 PURPOSE Fund development of a business plan for CHEFS (Conquering Homelessness through Employment in Food Service) to start a catering business

MEMBER United Commercial Bank
 SPONSOR Glow Foundation
 GRANT \$25,000
 PURPOSE Fund staff costs to expand a program that teaches financial skills and equips low-income youth to seek funds for college

San Luis Obispo County

San Luis Obispo

MEMBER Coast National Bank
 SPONSOR Peoples' Self-Help Housing Corporation
 GRANT \$25,000
 PURPOSE Provide funding for a bilingual housing counselor's salary and marketing of foreclosure prevention and first-time homebuyer seminars

Nevada

Washoe County

Sparks

MEMBER Charles Schwab Bank
 SPONSOR Bethel Housing Development Corporation
 GRANT \$25,000
 PURPOSE Provide predevelopment funding for construction of a supportive-living home for five low-income seniors

11th District

Scattered sites

Various Rural Communities in Arizona, California, and Nevada

MEMBER Rabobank
 SPONSOR Radio Bilingue, Inc.
 GRANT \$25,000
 PURPOSE Fund development and production of financial literacy radio broadcasts and workshops targeted to rural Latinos

Affordable Housing Advisory Council

Manuel Horacio Bernal
Executive Vice President
National Farm Workers
Service Center, Inc.
Los Angeles, California

James Feltham
Chief Executive Officer
Family Housing Resources Inc.
Phoenix, Arizona

Jack Gardner
President and Chief Executive Officer
The John Stewart Company
San Francisco, California

Jacque Haas
Real Estate Development Manager
Nevada HAND, Inc.
Las Vegas, Nevada

Forescee Hogan-Rowles
President and Chief Executive Officer
Community Financial Resource Center
Los Angeles, California

Robin Hughes
President and Chief Executive Officer
Abode Communities
Los Angeles, California

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Phoenix, Arizona

Trinh LeCong
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Affordable Housing Clearinghouse
Lake Forest, California

Ralph Lippman
Executive Director
California Community Economic
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Los Angeles, California

Linda Mandolini
Executive Director
Eden Housing, Inc.
Hayward, California

Cloyd Phillips
Executive Director
Community Services Agency
Development Corporation
Reno, Nevada

John Ramirez
Vice President
Chicanos Por La Causa, Inc.
Phoenix, Arizona

Susan M. Reynolds
President and Chief Executive Officer
Community HousingWorks
San Diego, California

Mary Ellen Shay
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M.E. Shay & Company
Sacramento, California

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Non-Profit Housing Association
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San Francisco, California

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Sacramento, California

W. Douglas Hile
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Wickenburg, Arizona

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Wachovia Mortgage, FSB
North Las Vegas, Nevada

Kevin G. Murray
Senior Vice President
Williams Morris Agency
Beverly Hills, California

Robert F. Nielsen
President
Shelter Properties, Inc.
Reno, Nevada

Scott C. Syphax
President and Chief Executive Officer
Nehemiah Corporation of America
Sacramento, California

Community Investment Staff

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Vice President
Director of Affordable Housing

Kathy Avanzino
Community Investment Manager

Yelias Bender
Community Investment
Compliance Consultant

Chris Benguiat
Community Investment Consultant

Annie Bowman
Community Lending Specialist

Susan Broadnax
Community Lending Manager

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