

# ARIZONA

## Hidden Valley Condominiums

Maricopa County

Cave Creek, AZ

**Member** National Bank of Arizona  
 Kathy Pechman  
 (602) 351-3885

**Sponsor** Habitat for Humanity Desert  
 Foothills

**AHP Subsidy** \$120,000  
**Units** 8  
**Type** Ownership; single family; new  
 construction

Hidden Valley Condominiums, comprised of two duplexes and four single units, is constructed in a condominium style for low-income households. Homes will be constructed with community volunteers, participating household sweat equity, and community donations of building materials and professional services.

## Roeser Village II

Maricopa County

Phoenix, AZ

**Member** Bank of the West  
 Tazneen Hossain  
 (925) 979-4639

**Sponsor** Foundation for Senior Living

**AHP Subsidy** \$480,000  
**Units** 64  
**Type** Rental; multifamily; new  
 construction

The project consists of four 3-story buildings with 16 units each, targeted to low-income seniors. The design includes 100% accessible units, private patios, recreation areas, and onsite laundry facilities.

## Johnson Town Homes - Phase II

Maricopa County

Surprise, AZ

**Member** Northern Trust  
 Angel Zapata  
 (213) 346-1373

**Sponsor** Habitat for Humanity of the West  
 Valley

**AHP Subsidy** \$540,000  
**Units** 24  
**Type** Ownership; single family; new  
 construction

Johnson Town Homes - Phase II will complete the master-planned community of 48 two-, three-, and four-bedroom homes in Surprise. The homebuyers will contribute a minimum of 400 hours of sweat equity per household. The two-story homes will be arranged around a community park that will be developed as part of the project and then transferred to the city for ongoing maintenance.

**White Mountain Villas**

**Navajo County**  
**Show Low, AZ**

**Member** Bank of the West  
Tazneen Hossain  
(925) 979-4639

**Sponsor** Foundation for Senior Living

**AHP Subsidy** \$445,500  
**Units** 55  
**Type** Rental; multifamily; new construction

The development will serve the growing special needs population of low-income seniors in rural Navajo County. The new housing will allow the seniors to "age in place" and maintain autonomy and independence while receiving numerous services, such as counseling, social activities, congregate lunch programs, home-delivered meals, health education, and referral services.

**Vida Serena**

**Pima County**  
**Tucson, AZ**

**Member** Bank of the West  
Tazneen Hossain  
(925) 979-4639

**Sponsor** Compass Health Care

**AHP Subsidy** \$750,000  
**Units** 74  
**Type** Rental; multifamily; rehabilitation

The project represents the acquisition and rehabilitation of a building that will provide affordable housing to substance abuse clients. The special needs population will receive onsite case management services along with job placement, training, health screenings, and counseling.

**South Park Village**

**Pima County**  
**Tucson, AZ**

**Member** Bank of Tucson  
C. David Foust  
(521) 321-4500

**Sponsor** Tucson Urban League, Inc.

**AHP Subsidy** \$900,000  
**Units** 50  
**Type** Ownership; single family; new construction

The project is a 50-unit development targeted to first-time homebuyers in Tucson. The project will provide homebuyers with substantial subsidies from Arizona GO bonds and city HOME funds.

**Vida Nueva****Pima County  
Tucson, AZ****Member** Northern Trust  
Angel Zapata  
(213) 346-1373**Sponsor** Compass Health Care**AHP Subsidy** \$250,000**Units** 24**Type** Rental; multifamily;  
rehabilitation

The project involves the acquisition and rehabilitation of 24 units for very low-income families dealing with substance abuse issues. Amenities include a gated pool, laundry room, and storage room.

**El Destino at Rio Rico****Santa Cruz County  
Nogales, AZ****Member** Stearns Bank Arizona  
Thomas J. Euen  
(480) 314-4200**Sponsor** Community Development, Inc.**AHP Subsidy** \$500,000**Units** 61**Type** Rental; multifamily; new  
construction

The project comprises a combination of single-story and townhouse-style units targeted to very low- and low-income households. Project amenities include a community room with a full kitchen, exercise room, and laundry facilities.

**Peña Blanca Village****Santa Cruz County  
Nogales, AZ****Member** Stearns Bank Arizona  
Jerry Schwallier  
(480) 314-4200**Sponsor** Foundation for Senior Living**AHP Subsidy** \$999,973**Units** 61**Type** Ownership; single family; new  
construction

The project is the new construction of single-family homes for low-income, first-time homebuyers in Nogales, Arizona, a Colonia community. The project will feature three- and four-bedroom homes and will share a community facility and daycare with an adjacent development.

**Ruby Heights Village****Santa Cruz County  
Nogales, AZ****Member** Stearns Bank ArizonaJerry Schwallier  
(480) 314-4200**Sponsor** Foundation for Senior Living**AHP Subsidy** \$500,000**Units** 63**Type** Rental; single family; new  
construction

Ruby Heights Village is the new construction of three- and four-bedroom, single-family homes for very low- to low-income families located in a HUD Rural Empowerment Zone and a USDA Enterprise Community. Residents will be allowed to purchase their homes after the 15-year tax credit compliance period.

**Magnolia Homes****Yuma County  
San Luis, AZ****Member** AEA Federal Credit UnionTeresa Laurent  
(928) 783-8881**Sponsor** Comite de Bien Estar, Inc.**AHP Subsidy** \$300,000**Units** 20**Type** Ownership; single family; new  
construction

Magnolia Homes will feature a downpayment assistance program for low-income, pre-qualified first-time homebuyers. Ten homes will be USDA Rural Development-financed units that families will build themselves, and 10 homes will be built by contractors hired by the families and financed with conventional mortgages.

**CALIFORNIA****Oxford Plaza****Alameda County  
Berkeley, CA****Member** Far East National BankSteven Yang  
(415) 677-8536**Sponsor** Resources for Community  
Development**AHP Subsidy** \$582,000**Units** 96**Type** Rental; multifamily; new  
construction

The project is the new construction of affordable rental housing in downtown Berkeley on a former brownfields site. Part of a much larger development that includes an environmental center and retail spaces, the project will serve families and households with HIV/AIDS.

**Hayward Senior Housing****Alameda County****Hayward, CA****Member** Greater Bay BankCraig Robinson  
(650) 614-8923**Sponsor** Eden Housing, Inc.**AHP Subsidy** \$450,000**Units** 59**Type** Rental; multifamily; new  
construction

Hayward Senior Housing, located within the Redevelopment Project Area of downtown Hayward, will be a three-story apartment building serving very low-income seniors. The location is ideal for seniors, located across the street from the BART station and City Hall, two blocks from a full service supermarket and pharmacy, and within walking distance of the public library and downtown shops and services. In addition, Eden Housing's corporate offices will occupy 12,000 square feet of the development's first floor.

**Fox Courts****Alameda County****Oakland, CA****Member** Silicon Valley BankChristine B. Carr  
(415) 512-4272**Sponsor** Resources for Community  
Development**AHP Subsidy** \$395,000**Units** 79**Type** Rental; multifamily; new  
construction

The development will serve large low-income families and special needs households in Oakland. The project is unique in that it will provide a diverse mix of features and amenities, such as an onsite childcare center, an arts education space operated by the Oakland Museum of Children's Art, a computer lab, a community room, a 72-parking-space garage, two interior courtyards, and a comprehensive supportive services program.

**The Orchards on Foothill****Alameda County****Oakland, CA****Member** Far East National BankSteven Yang  
(415) 677-8536**Sponsor** Affordable Housing Associates**AHP Subsidy** \$320,000**Units** 64**Type** Rental; multifamily; new  
construction

The Orchards on Foothill will transform a vacant industrial site into one-bedroom apartments with rents affordable to very low- and low-income seniors. Located on a major transit arterial with proximity to BART, this project will provide seniors with an interior courtyard, parking, walking paths, and common space for social activities in a secure environment.

**2398 East 14th Street Apartments****Alameda County  
San Leandro, CA****Member** Far East National Bank  
Steven Yang  
(415) 677-8536**Sponsor** Mercy Housing California**AHP Subsidy** \$340,000**Units** 67**Type** Rental; multifamily;  
rehabilitation

2398 East 14th Street Apartments involves the rehabilitation of a former four-story motel to create housing for very low-income households. The project includes a community multipurpose room and is conveniently located to many services.

**Locust Estates Subdivision****Butte County  
Gridley, CA****Member** Tri Counties Bank  
Rick Hagstrom  
(530) 879-4285**Sponsor** Community Housing Improvement Program**AHP Subsidy** \$150,000**Units** 10**Type** Ownership; single family; new  
construction

This self-help subdivision, located in the rural community of Gridley, will include 10 single-story homes targeted to first-time, low-income homebuyers. The three-, four-, and five-bedroom homes will have energy-efficient features and will be financed with USDA Rural Development Section 502 Program mortgages.

**Palm Crest Village, Phase 2, Group 2  
(15 units)****Butte County  
Thermalito, CA****Member** Tri Counties Bank  
Rick Hagstrom  
(530) 879-4285**Sponsor** Community Housing Improvement Program**AHP Subsidy** \$225,000**Units** 15**Type** Ownership; single family; new  
construction

The development is serving first-time homebuyers in an urban self-help, single-family subdivision of three-, four-, and five-bedroom homes located in Butte County. Tri Counties Bank is providing both acquisition and construction financing. Loans through CalHFA will provide 30-year fixed rate mortgages at 3% to the homebuyers.

**Pittsburg/Baypoint Habitat Project**

**Contra Costa County  
Pittsburg and Baypoint, CA**

**Member** Bay Commercial Bank  
Brian K. Bray  
(925) 476-1806

**Sponsor** Mt. Diablo Habitat for Humanity

**AHP Subsidy** \$135,000

**Units** 9

**Type** Ownership; single family; new construction

Mt. Diablo Habitat for Humanity will construct single-family detached homes on vacant parcels in two different locations in the Pittsburg/Baypoint area of Contra Costa County. The new homes will be built in partnership with, and subsequently sold to, very low-income families.

**Villa Vasconcellos**

**Contra Costa County  
Walnut Creek, CA**

**Member** California Bank & Trust  
Geoff MacDonald  
(415) 875-1301

**Sponsor** Resources for Community Development

**AHP Subsidy** \$500,000

**Units** 69

**Type** Rental; multifamily; new construction

The project will be a service-enriched senior community to support residents as they age in place. The project will offer services, classes, and resources for a very low-income population that will include those with HIV/AIDS, a disability, or the formerly homeless.

**Village Park Senior Apartments**

**Kern County  
Bakersfield, CA**

**Member** California Bank & Trust  
Elsa Monte  
(949) 940-2880

**Sponsor** Golden Empire Affordable Housing, Inc.

**AHP Subsidy** \$300,000

**Units** 59

**Type** Rental; multifamily; new construction

The project is the new construction of affordable senior housing in the downtown redevelopment area of Bakersfield, adjacent to an existing affordable senior project operated by Golden Empire Affordable Housing.

**DiGiorgio Family Apartments****Kern County  
Lamont, CA****Member** United Security Bank  
Bill Keener  
(559) 248-5079**Sponsor** Corporation For Better Housing**AHP Subsidy** \$729,000**Units** 81**Type** Rental; multifamily; new  
construction

Located in Kern County, DiGiorgio Family Apartments will provide affordable rental housing to very low- and low-income households. The two-story garden apartments will feature private entrances, courtyards, walking paths, a community room, a computer room, and a community kitchen.

**Kendrea Place****Kern County  
McFarland, CA****Member** United Security Bank  
Bill Keener  
(559) 248-5079**Sponsor** Corporation For Better Housing**AHP Subsidy** \$605,000**Units** 55**Type** Rental; multifamily; new  
construction

The project will provide affordable housing to large families in McFarland, a community just north of Bakersfield. A community room will be developed and will offer residents a library, computer room, arts and craft center, and social services.

**McFarland Family Apartments****Kern County  
McFarland, CA****Member** United Security Bank  
Bill Keener  
(559) 248-5079**Sponsor** Corporation For Better Housing**AHP Subsidy** \$990,000**Units** 110**Type** Rental; multifamily; new  
construction

McFarland Family Apartments is a 110-unit, garden-style project featuring one-, two-, and three-bedroom units and targeting very low- to low-income households. The project contains a 1,500-square-foot community room housing a library, game areas, and space for social services.

## Hart Village

**Los Angeles County**  
**Canoga Park, CA**

**Member** Citibank, N.A.  
Alice Carr  
(213) 239-1934

The project is the new construction of affordable rental housing for large families. The project will also be the site of an early education facility operated by the Child Development Consortium of Los Angeles.

**Sponsor** Los Angeles Community Design Center

**AHP Subsidy** \$258,500  
**Units** 46  
**Type** Rental; multifamily; new construction

## Poppyfield Estates

**Los Angeles County**  
**Lancaster, CA**

**Member** East West Bank  
Deborah Beveridge  
(626) 768-6209

The project is the new construction of affordable, special needs supportive housing for individuals and households with mental illnesses. The project will create a large social service center operated by the sponsor for the local at-risk and homeless mentally ill population. The project is part of a larger effort to revitalize the downtown Lancaster area.

**Sponsor** National Mental Health Association of Greater Los Angeles

**AHP Subsidy** \$1,000,000  
**Units** 100  
**Type** Rental; multifamily; new construction

## Cabrillo Family Commons

**Los Angeles County**  
**Long Beach, CA**

**Member** First Federal Bank of California  
Darin Nishimura  
(310) 319-6000

The development will construct one-, two-, three-, and four-bedroom apartments to serve both veteran and non-veteran homeless individuals and families on a former U.S Navy base in Long Beach. The project will provide the residents with a continuum of care approach that is comprehensive, with specific programs such as substance abuse recovery treatment, work re-entry, job placement, domestic violence assistance, and after-school tutoring.

**Sponsor** Century Villages at Cabrillo, Inc.

**AHP Subsidy** \$972,000  
**Units** 80  
**Type** Rental; multifamily; new construction

**Puerto Del Sol**

**Los Angeles County  
Long Beach, CA**

**Member** Washington Mutual Bank  
Beth Castro  
(206) 554-2700

**Sponsor** Jamboree Housing Corporation

**AHP Subsidy** \$252,000  
**Units** 63  
**Type** Rental; multifamily; new construction

The project is the new construction of affordable apartments for large families in a master-planned redevelopment and transit-oriented urban neighborhood that is a key factor in the revitalization of downtown Long Beach.

**The Abbey Apartments**

**Los Angeles County  
Los Angeles, CA**

**Member** Citibank, N.A.  
Alice Carr  
(213) 239-1934

**Sponsor** Skid Row Housing Trust

**AHP Subsidy** \$1,000,000  
**Units** 113  
**Type** Rental; multifamily; new construction

The Abbey Apartments is the demolition of a commercial building and the new construction of efficiency units targeted toward transitional, homeless, and special needs residents in downtown Los Angeles. Unit amenities include full bathrooms, kitchenettes, and room furnishings to provide comfortable individual living quarters. Project amenities include offices for case management, meeting rooms, a community room, a residential kitchen, dining area, laundry facilities, and a courtyard.

**The Charles Cobb Apartments**

**Los Angeles County  
Los Angeles, CA**

**Member** Community Bank  
Edda Bernal  
(626) 588-2016

**Sponsor** Skid Row Housing Trust

**AHP Subsidy** \$1,000,000  
**Units** 74  
**Type** Rental; multifamily; new construction

The project is being developed in the Skid Row area of downtown Los Angeles to create supportive housing for homeless, very low-income, special needs households, which include those suffering from a mental and/or physical disability, HIV/AIDS, or recovering from physical and/or substance abuse. Units will include individual kitchenettes and private bathrooms to foster independent living. The project will also have a community room and kitchen, a common dining area, laundry facilities, and a courtyard.

## Flores Del Valle Apartments

**Los Angeles County**  
**Los Angeles, CA**

**Member** California Bank & Trust  
Elsa Monte  
(949) 940-2880

**Sponsor** Women Organizing Resources,  
Knowledge and Services

**AHP Subsidy** \$584,000  
**Units** 144

**Type** Rental; multifamily; new  
construction

The project, which is directly adjacent to a metro rail line, will provide new affordable two-, three-, and four-bedroom units for large families. In addition to its transit-oriented design and convenient location, the project will also house a Head Start childcare facility with full and half-day programs.

## Hartford Avenue Apartments

**Los Angeles County**  
**Los Angeles, CA**

**Member** First Republic Bank  
Edward Dobranski  
(415) 296-3731

**Sponsor** A Community of Friends

**AHP Subsidy** \$270,000  
**Units** 53

**Type** Rental; multifamily; new  
construction

Hartford Avenue Apartments will provide two-, three-, and four-bedroom units for large, very low- and low-income families. Two buildings connected by a pedestrian bridge will be constructed in the Central City West area of Los Angeles and will have significant conservation elements, including solar panels that will meet over 50% of the project's annual electrical needs.

## Witmer Heights Apartment Homes

**Los Angeles County**  
**Los Angeles, CA**

**Member** Bank of the West  
Tazneen Hossain  
(925) 979-4639

**Sponsor** Central Valley Coalition for  
Affordable Housing

**AHP Subsidy** \$196,000  
**Units** 48

**Type** Rental; multifamily; new  
construction

The project, located in the Westlake Redevelopment Area of Los Angeles, is targeted to very low- and low-income families. All units will be wired for the Internet, and the service will be provided free of charge to the residents.

**Woodland Terrace**

**Los Angeles County  
Los Angeles, CA**

**Member** Affinity Bank  
Linda Braunschweiger  
(805) 804-1617

**Sponsor** A Community of Friends

**AHP Subsidy** \$155,000  
**Units** 30  
**Type** Rental; multifamily; new construction

The project is the new construction of affordable rental housing for homeless individuals and households with special needs in the North Hills area of Los Angeles. In addition to creating a stable housing environment with an integrated supportive social services program available to all residents, the development has a computer room, two landscaped courtyards, a play lot, and a community room.

**Step Up on Fifth Apartments**

**Los Angeles County  
Santa Monica, CA**

**Member** Bank of America California  
Matthew Paoni  
(415) 622-2047

**Sponsor** A Community of Friends

**AHP Subsidy** \$230,000  
**Units** 46  
**Type** Rental; multifamily; new construction

Step Up on Fifth Apartments involves the construction of a five-story, environmentally sensitive "green" residential building targeted to very low-income households. The project will house an industrial kitchen on its ground floor, which will be used for a job training program.

**New Dana Strand Garden Apartments**

**Los Angeles County  
Wilmington, CA**

**Member** Northern Trust  
Angel Zapata  
(213) 346-1373

**Sponsor** Los Angeles Community Design Center

**AHP Subsidy** \$500,000  
**Units** 118  
**Type** Rental; multifamily; new construction

The project is the first of four planned phases, which will involve the demolition and replacement of 384 existing units of public housing. The project will be financed with local funds, tax credits, HOPE VI funds, and conventional debt.

**University Village Apartments**

**Monterey County  
Marina, CA**

**Member** Pacific Capital Bank  
 Leslie Manderson  
 (805) 899-8458

**Sponsor** South County Housing

**AHP Subsidy** \$432,000  
**Units** 107  
**Type** Rental; multifamily; new construction

University Village Apartments, located on the former Fort Ord military base, will serve very low- and low-income families. The development comprises a section of the larger University Village Special Plan, where the conversion of abandoned U.S. Army barracks will produce 750,000 square feet for retail uses and 760,000 square feet for office/research uses, parks, open space, and public-use facilities, as well as other residential units and hotels.

**Hope Family Housing, Buena Park**

**Orange County  
Buena Park, CA**

**Member** Bank of America California  
 Matthew Paoni  
 (415) 622-2047

**Sponsor** Orange County Rescue Mission

**AHP Subsidy** \$500,000  
**Units** 17  
**Type** Rental; multifamily; new construction

As part of a transitional housing program that will assist large formerly homeless families, the Hope Family Housing project will produce 17 apartment units providing 60 beds. The two-year program will assist low-income households in their transition back into the mainstream through job training, life skills development, counseling, medical, and other services.

**Horizons at Indio**

**Riverside County  
Indio, CA**

**Member** Citibank, N.A.  
 Alice Carr  
 (213) 239-1934

**Sponsor** Heritage Community Housing Inc.

**AHP Subsidy** \$316,000  
**Units** 79  
**Type** Rental; multifamily; new construction

The project is the new construction of affordable senior housing in the City of Indio's redevelopment area. The project will improve and increase the city's housing stock and also provide housing for the region's senior agricultural workers.

**Rancho Estrella Subdivision**

**Riverside County**  
**Thermal, CA**

**Member** Northern Trust  
 Angel Zapata  
 (213) 346-1373

**Sponsor** Desert Alliance for Community  
 Empowerment

**AHP Subsidy** \$1,000,000  
**Units** 100  
**Type** Ownership; single family; new  
 construction

The project is the new construction of an affordable subdivision development in the agricultural community of Thermal, located in the easternmost developed area of the Coachella Valley. The subdivision will be built in several phases. A related multifamily development and community park will be developed separately.

**Bright Horizons Phase 2**

**Sacramento County**  
**Sacramento, CA**

**Member** Farmers & Merchants Bank of  
 Central California  
 Keith Land  
 (209) 367-2337

**Sponsor** Sacramento Habitat for Humanity

**AHP Subsidy** \$180,000  
**Units** 12  
**Type** Ownership; single family; new  
 construction and rehabilitation

The project is the new construction and rehabilitation of single-family homes built with sweat equity by low-income homebuyers on scattered sites in Sacramento. The sponsor will provide zero-interest mortgages as well as silent, forgivable seconds to the homebuyers.

**Section 32 Homeownership Program**

**Sacramento County**  
**Sacramento, CA**

**Member** Citibank, N.A.  
 Debra Winstead  
 (916) 374-5516

**Sponsor** Sacramento Housing &  
 Redevelopment Agency

**AHP Subsidy** \$150,000  
**Units** 10  
**Type** Ownership; single family;  
 rehabilitation

The project is a scattered-site downpayment assistance program in Sacramento. It is part of a larger effort by the Sacramento Housing and Redevelopment Agency to sell 197 homes, with priority given to housing authority residents, Housing Choice Voucher participants, and Family Self-Sufficiency Program participants.

**Courson Connection Senior Project**

**San Bernardino County  
Rancho Cucamonga, CA**

**Member** Mississippi Valley Life Insurance Company  
Waheed F. Karim  
(858) 642-4630

The 75-unit project will provide much-needed affordable housing to seniors. Amenities include a large open recreation area, central laundry facilities, and laundry hook-ups within the units.

**Sponsor** Southern California Housing Development Corporation

**AHP Subsidy** \$350,000  
**Units** 74  
**Type** Rental; multifamily; new construction

**Coy D. Estes Senior Apartments II**

**San Bernardino County  
Upland, CA**

**Member** Hanmi Bank  
Hassan Bouayad  
(213) 427-5780

The project is a mixed-income housing development, providing special needs, supportive, independent living for seniors. Funding for the site acquisition came from the local housing authority and redevelopment agency.

**Sponsor** Upland Community Housing, Inc.

**AHP Subsidy** \$325,000  
**Units** 64  
**Type** Rental; multifamily; new construction

**Roosevelt Gardens**

**San Diego County  
Carlsbad, CA**

**Member** California Bank & Trust  
Elsa Monte  
(949) 940-2880

Roosevelt Gardens is the development of 11 one- and two-bedroom condominium units in the Carlsbad community of San Diego County. The property is being donated by the City of Carlsbad, and the self-help units will be available to very low-income, first-time homebuyers.

**Sponsor** San Diego Habitat for Humanity

**AHP Subsidy** \$220,000  
**Units** 11  
**Type** Ownership; single family; new construction

**Solara****San Diego County****Poway, CA****Member** Mission Federal Credit UnionMary A. Wood  
(858) 546-2143**Sponsor** Community HousingWorks**AHP Subsidy** \$200,000**Units** 55**Type** Rental; multifamily; new  
construction

This smart growth project will provide units affordable to very low- and low-income households and is located on a major transit arterial, next to a city park and within walking distance of services, shopping, and schools. Designed as garden-style flats, this development will supply 90% of its electrical demand through solar photovoltaics, the highest of any affordable housing development in California.

**15th & Commercial Improvement Project****San Diego County****San Diego, CA****Member** Mission Federal Credit UnionMary A. Wood  
(858) 546-2143**Sponsor** SVDP Management, Inc.**AHP Subsidy** \$1,000,000**Units** 92**Type** Rental; multifamily; new  
construction

The 93-unit project involves the development of transitional housing, provided in a nine-story structure that includes three levels for transitional housing, three levels for permanent housing, and three levels for a child development center.

**16th and Market Project****San Diego County****San Diego, CA****Member** Mission Federal Credit UnionMary A. Wood  
(858) 546-2143**Sponsor** SVDP Management, Inc.**AHP Subsidy** \$1,000,000**Units** 134**Type** Rental; multifamily; new  
construction

The 12-story residential apartment building will provide much-needed affordable housing to families living and working in downtown San Diego. The building will include 4,700 square feet of retail space and a ground floor with 10,000 square feet of community space, which will consist of an activity room, exercise room, multipurpose room, computer room, classroom, laundry room, and office space for onsite staff. In addition, the building will provide an exterior courtyard and common areas for outdoor recreational activities.

## 51st Street Project

**San Diego County**  
**San Diego, CA**

**Member** Mission Federal Credit Union

Mary A. Wood  
(858) 546-2143

**Sponsor** Townspeople

**AHP Subsidy** \$192,000

**Units** 24

**Type** Rental; multifamily; rehabilitation

51st Street Project involves the acquisition and rehabilitation of an existing apartment complex to create affordable housing units for individuals and families living with HIV/AIDS. The residents will work with a case manager to secure services to help enhance their quality of life, end their cycle of homelessness, and allow them to adhere to a medical regime to regain their health.

## 9th and Jessie Senior Housing

**San Francisco County**  
**San Francisco, CA**

**Member** Silicon Valley Bank

Christine B. Carr  
(415) 512-4272

**Sponsor** Mercy Housing California

**AHP Subsidy** \$535,000

**Units** 106

**Type** Rental; multifamily; new construction

9th and Jessie Senior Housing is an 11-story project targeted to very low-income seniors. The project includes a multipurpose room and an onsite health clinic. The project's innovative financing structure combines HUD Section 202 funds, 4% tax credits, tax-exempt bonds, and local funds.

## 10th and Mission Family Housing

**San Francisco County**  
**San Francisco, CA**

**Member** California Bank & Trust

Elsa Monte  
(949) 940-2880

**Sponsor** Mercy Housing California

**AHP Subsidy** \$680,000

**Units** 135

**Type** Rental; multifamily; new construction

The 10th and Mission Family Housing project consists of 136 units in a 12-story high-rise development targeted to very low-income families in a redevelopment area of San Francisco. The ground floor of the project includes 3,000 square feet of retail space and a 4,500-square-foot youth center.

**Arnett Watson Apartments****San Francisco County**  
**San Francisco, CA****Member** Citibank, N.A.Alice Carr  
(213) 239-1934**Sponsor** CHP Eddy LLC**AHP Subsidy** \$581,000**Units** 83**Type** Rental; multifamily; new  
construction

The project will provide housing for 83 very low-income homeless individuals, with support from long-term operating subsidies provided by the Mayor's Office of Housing, the San Francisco Redevelopment Agency, and the departments of Human Services and Public Health. The development is a priority project for San Francisco's 10-year Plan to Abolish Chronic Homelessness.

**Hotel Essex****San Francisco County**  
**San Francisco, CA****Member** Citibank, N.A.Alice Carr  
(213) 239-1934**Sponsor** Mercy Housing California**AHP Subsidy** \$680,000**Units** 84**Type** Rental; multifamily;  
rehabilitation

This historically significant mixed-used property is being rehabilitated to provide critically needed housing in the Tenderloin neighborhood. The 84-unit development will be fully renovated and upgraded to serve the needs of chronically homeless adults.

**Whitney Young Homes****San Francisco County**  
**San Francisco, CA****Member** Silicon Valley BankChristine B. Carr  
(415) 512-4272**Sponsor** Habitat for Humanity of San  
Francisco**AHP Subsidy** \$140,000**Units** 7**Type** Ownership; single family; new  
construction

Whitney Young Homes is the new construction of single-family attached homes for low-income households on a vacant lot in the Bayview/Hunters Point neighborhood of San Francisco. Homebuyers will participate in Habitat for Humanity's sweat equity, self-help program and receive pre- and post-purchase homeownership counseling.

**Manteca Senior Housing 2**

**San Joaquin County  
Manteca, CA**

**Member** Farmers & Merchants Bank of  
Keith Land  
(209) 367-2337

This new 40-unit development will serve very low-income seniors in Manteca. It will be financed with a HUD Section 202 Capital Advance, operational subsidies, and City of Manteca Redevelopment Agency and HOME funds.

**Sponsor** Eden Housing, Inc.

**AHP Subsidy** \$200,000

**Units** 39

**Type** Rental; multifamily; new construction

**Villas at Higuera  
(formerly McBrides Apartments)**

**San Luis Obispo County  
San Luis Obispo, CA**

**Member** Coast National Bank  
Charles Fruit  
(805) 541-0400

The project will serve very low- and low-income families with a mix of one-, two-, and three-bedroom units. Site amenities include an interior courtyard and play area for children.

**Sponsor** Peoples' Self-Help Housing Corporation

**AHP Subsidy** \$180,000

**Units** 27

**Type** Rental; multifamily; new construction

**Casas Las Granadas**

**Santa Barbara County  
Santa Barbara, CA**

**Member** Coast National Bank  
Charles Fruit  
(805) 541-0400

This downtown Santa Barbara project is being developed and targeted to low-income workers in the area. Due to its central location and walkability, the project has no parking and its residents will be required to certify that they do not own a car.

**Sponsor** Peoples' Self-Help Housing Corporation

**AHP Subsidy** \$72,000

**Units** 12

**Type** Rental; multifamily; new construction

**MHA Garden Street Apartments**

**Santa Barbara County**  
**Santa Barbara, CA**

**Member** Pacific Capital Bank  
 Leslie Manderson  
 (805) 899-8458

**Sponsor** Mental Health Association in Santa Barbara

**AHP Subsidy** \$357,000  
**Units** 51

**Type** Rental; multifamily; new construction

This new construction project is designed as an urban infill, pedestrian-oriented village. It will provide greatly needed affordable housing with onsite supportive services in an integrated community setting for very low-income mentally disabled persons and low-income downtown workers.

**Pleasant Acres Mobile Home Park**

**Santa Cruz County**  
**Santa Cruz, CA**

**Member** Santa Cruz Community Credit Union  
 Debra Crawford  
 (831) 460-2301

**Sponsor** South County Housing

**AHP Subsidy** \$227,000  
**Units** 64

**Type** Rental; multifamily; rehabilitation

Pleasant Acres is the acquisition and rehabilitation of a mobile home park for very low- and low-income households in Santa Cruz. The project will convert a blighted property into a revitalized park where the residents will enjoy improved amenities, landscaped recreational areas, and upgraded systems.

**The Crossings at Santa Rosa**

**Sonoma County**  
**Santa Rosa, CA**

**Member** Citibank, N.A.  
 Alice Carr  
 (213) 239-1934

**Sponsor** Heritage Community Housing Inc.

**AHP Subsidy** \$192,000  
**Units** 48

**Type** Rental; multifamily; new construction

The project is targeted to very low-income families and will consist of a mix of two- and three-bedroom units. The site design includes covered patios and balconies, along with a tot lot, outdoor seating, and a picnic area that is well lighted and landscaped with native trees.

**Sequoia Village Co-Housing**

**Sonoma County  
Sebastopol, CA**

**Member** Citibank, N.A.  
Virchelle Lampley  
(415) 627-6440

**Sponsor** Burbank Housing Development Corporation

**AHP Subsidy** \$96,000  
**Units** 8  
**Type** Ownership; single family; new construction

The project will serve low-income homebuyer families and is part of a larger 20-unit subdivision in the small rural community of Sebastopol. The development follows a co-housing community model: clustering private, self-sufficient dwellings around substantial common facilities in a pedestrian environment. Parking and driveways have been kept to the periphery of the site, leaving the interior of the site for strolling, playing, and socializing.

**Building Community**

**Tulare County  
Visalia and Hanford, CA**

**Member** Visalia Community Bank  
Gerry Beckers  
(559) 730-2811

**Sponsor** Habitat for Humanity of Tulare County

**AHP Subsidy** \$165,000  
**Units** 11  
**Type** Ownership; single family; new construction

Building Community involves new construction of single-family homes for very low- and low-income first-time homebuyers on vacant parcels in targeted redevelopment areas of Tulare County. The two-, three-, and four-bedroom homes, all handicapped-accessible, will be constructed using participating household sweat equity, labor of community volunteers, donated and paid professional services, and donation of cash and construction materials.

**Spring Lake Project**

**Yolo County  
Woodland, CA**

**Member** First Northern Bank of Dixon  
Louise A. Walker  
(707) 678-7853

**Sponsor** Habitat for Humanity of Yolo County

**AHP Subsidy** \$36,000  
**Units** 3  
**Type** Ownership; single family; new construction

Spring Lake Project is the construction of three new homes for sale to large families earning less than 40% of the area median income in Woodland. The families contribute sweat equity as their downpayment towards the purchase of their homes.

## IDAHO

### **The Next Step Transitional Housing**

**Canyon County**

**Nampa, ID**

**Member** Bank of the West  
Tazneen Hossain  
(925) 979-4639

The 12-unit project will serve single men and women and mothers with children who have completed the Boise Rescue Mission's year-long New Life Alcohol/Drug Recovery Program.

**Sponsor** Boise Rescue Mission

**AHP Subsidy** \$250,000

**Units** 11

**Type** Rental; multifamily; new construction

## ILLINOIS

### **At Home in Chicago**

**Cook County**

**Chicago, IL**

**Member** Washington Mutual Bank  
Bradford McBride  
(206) 500-4904

At Home in Chicago is a scattered-site downpayment assistance program for low-income first-time homebuyers with a primary focus on identifying eligible childcare workers who are interested in homeownership. Homebuyers will receive pre- and post-purchase homeownership counseling, household budgeting training, and credit and business management skills.

**Sponsor** ACORN Housing Corporation of Chicago

**AHP Subsidy** \$150,000

**Units** 15

**Type** Ownership; single family

## NEVADA

### **Yerington Paiute Tribal Housing Authority (YPTHA) 4-plex Renovation**

**Lyon County**

**Yerington, NV**

**Member** Nevada State Bank  
Jay Hiner  
(702) 642-2482

The project involves the rehabilitation of four units targeted to low-income residents on the Yerington Paiute Tribal Colony. One of the four units is reserved for an individual who is homeless or displaced.

**Sponsor** Yerington Paiute Tribal Housing Authority

**AHP Subsidy** \$130,000

**Units** 4

**Type** Rental; multifamily; rehabilitation

## NEW JERSEY

### **World/NJCA Affordable Homeownership Partnership 2006**

**Scattered Sites County**

**Various, NJ**

**Member** World Savings Bank

Linda Nelson  
(510) 446-3164

World/NJCA Affordable Homeownership Partnership 2006 is a scattered-site downpayment assistance program for low- and moderate-income first-time homebuyers in various New Jersey communities.

**Sponsor** New Jersey Citizen Action

**AHP Subsidy** \$550,000

**Units** 55

**Type** Ownership; single family

## WASHINGTON

### **Nia Apartments**

**King County**

**Seattle, WA**

**Member** Bank of America California

Matthew Paoni  
(415) 622-2047

The project is the first phase of the Greenbridge HOPE VI development in a targeted revitalization area of Seattle. The development will serve senior, developmentally and/or physically disabled households, and those battling HIV/AIDS and substance abuse.

**Sponsor** King County Housing Authority

**AHP Subsidy** \$328,000

**Units** 82

**Type** Rental; multifamily; new construction

### **Tulalip Homes I**

**Snohomish County**

**Tulalip, WA**

**Member** Washington Mutual Bank

Bradford McBride  
(206) 500-4904

Tulalip Homes I is the development of two-, three-, and four-bedroom units serving low-income families and individuals with disabilities within the boundaries of the Tulalip Indian Reservation. The project is the first low-income housing tax credit-financed project on the reservation. After the 15-year tax credit period, the units will be converted to homeownership.

**Sponsor** Tulalip Tribes Housing Department

**AHP Subsidy** \$350,000

**Units** 25

**Type** Rental; single family; new construction

## Lighthouse Mission Expansion

**Whatcom County**  
**Bellingham, WA**

**Member** United Commercial Bank  
Rosana Yu  
(415) 315-3122

**Sponsor** Lighthouse Mission Ministries

**AHP Subsidy** \$600,000  
**Units** 49  
**Type** Rental; multifamily;  
rehabilitation

The project involves the acquisition of a vacant building, the renovation and build-out of housing for women and children, and the rehabilitation of transitional housing units for men. Support services are designed to assist individuals involved in a long-term recovery program for alcohol and/or drug abuse.

## Nooksack Homes III

**Whatcom County**  
**Deming, WA**

**Member** Washington Mutual Bank  
Bradford McBride  
(206) 500-4904

**Sponsor** Nooksack Indian Tribe

**AHP Subsidy** \$800,000  
**Units** 22  
**Type** Rental; single family; new  
construction

The project involves the new construction of affordable single-family detached rental units for members of the Nooksack Indian Tribe. A few units will be set aside for those with mental or physical disabilities. The project will give the tenants an option to purchase their rental unit at the end of the tax credit compliance period.

## Nooksack Homes IV

**Whatcom County**  
**Various, WA**

**Member** Washington Mutual Bank  
Bradford McBride  
(206) 500-4904

**Sponsor** Nooksack Indian Tribe

**AHP Subsidy** \$800,000  
**Units** 20  
**Type** Rental; single family;  
rehabilitation

The project will acquire and rehabilitate single-family detached dwellings that will serve low-income families and individuals with disabilities within the boundaries of the Nooksack Indian Nation in Whatcom County. A unique feature of this project is that after the 15-year tax credit period ends, the units will be converted to homeownership opportunities for the residents.