

ARIZONA

Mesa Supportive Housing Development

Maricopa County

Mesa, AZ

Member Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682

Sponsor Accessible Space, Inc.

AHP Subsidy \$136,000

Units 17

Type Rental; multifamily; new construction

This HUD Section 811 project is the new construction of affordable rental housing for very low-income adults with physical disabilities. In a setting that promotes individual control, autonomy, choice, and dignity, the wood frame, two-story elevator residence will include accessible units as well as a community room, laundry facilities, and space for management and supportive services staff. Located on a dense urban infill site near a major shopping mall and other amenities, the residence will be built to high energy efficiency and green building standards.

Catherine Arms Apartments

Maricopa County

Phoenix, AZ

Member Legacy Bank
Jan K. McDowell
(480) 778-2685

Sponsor Native American Connections, Inc.

AHP Subsidy \$156,992

Units 28

Type Rental; multifamily; rehabilitation

This project is a major rehabilitation of an affordable housing project. Since it will receive low-income housing tax credits, the affordability period will be extended.

UMOM New Day Centers/Help Project

Maricopa County

Phoenix, AZ

Member Desert Schools Federal Credit Union
John Wright
(602) 433-7115

Sponsor UMOM New Day Centers, Inc.

AHP Subsidy \$1,000,000

Units 157

Type Rental; multifamily; rehabilitation; acquisition

The acquisition and rehabilitation of two vacant hotel properties will significantly expand the capacity of United Methodist Outreach Ministries to serve over 157 households, most with children and many who have been homeless. As part of this development, extensive supportive services will also be provided to enable this vulnerable population to build a bridge to self-sufficiency.

Apache ASL Trails

Maricopa County
Tempe, AZ

Member Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682

Sponsor Arizona Deaf Seniors Citizen Coalition

AHP Subsidy \$650,000

Units 75

Type Rental; multifamily; new construction

Apache ASL Trails will provide housing for very low-income seniors who are deaf, hard-of-hearing, and deaf-blind. This will be the first affordable housing community to house this underserved population, offering barrier free socialization and living for the deaf. Unique technologies, such as visual signalers, audio loop systems, and video cameras, are incorporated into the design of the building.

Tivoli Heights Village Phase II

Mohave County
Kingman, AZ

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

Sponsor Community Services of Arizona

AHP Subsidy \$300,000

Units 47

Type Rental; multifamily; new construction

Tivoli Heights will offer spacious one-, two- and three-bedroom units designed to meet the needs of very low- and low-income families in the fast growing City of Kingman. Twenty-one of the units are reserved for homeless or previously homeless families. The development is located near city parks, a library, and the freeway, with retail, dining, and medical facilities nearby.

Honea Heights Redevelopment Project

Pima County
Marana, AZ

Member National Bank of Arizona
Rhonda Wright
(602) 212-5643

Sponsor Town of Marana

AHP Subsidy \$700,000

Units 40

Type Ownership; single-family; new construction

Honea Heights provides 40 affordable units in a 94-unit mixed income project as part of a redevelopment effort in the town of Marana. The project is located near a transit route and next to a developing neighborhood with retail, schools, and an extensive parks system.

Casas del Old Pueblo**Pima County
Tucson, AZ****Member** Alliance Bank of Arizona
Pamela L. Chan
(602) 952-5409**Sponsor** Old Pueblo Community Foundation**AHP Subsidy** \$366,000**Units** 40**Type** Ownership; single-family; new construction

The Casas del Old Pueblo development will make 30 three-bedroom and 10 four-bedroom single-family homes available to low-income first-time homebuyers. Amenities include fully equipped kitchens, washer and dryer hook-ups, single-car garages, landscaping, and interior finishes comparable to market rate housing.

Frontera Homes**Yuma County
San Luis, AZ****Member** National Bank of Arizona
Kathy Pechman
(602) 212-5642**Sponsor** Comite de Bien Estar, Inc.**AHP Subsidy** \$680,000**Units** 34**Type** Ownership; single-family; new construction

This USDA first-time homebuyer downpayment assistance project will serve families in rural areas. The sponsor will educate buyers in financial literacy and assist with credit repair. A subsidy of \$20,000 will be awarded to each of 34 pre-qualified low-income families, who will begin building their home on lots reserved for the Rural Development self-help program.

CALIFORNIA**Emerald Glen Homes****Alameda County
Hayward, CA****Member** Bank of America California
Matthew Paoni
(415) 622-2047**Sponsor** Emerald Glen Homes, Inc.**AHP Subsidy** \$180,000**Units** 30**Type** Rental; multifamily; new construction

The project is the construction of five single-family group homes to house developmentally disabled adults. Residents will benefit from vocational training and recreational opportunities provided by the adjacent Walpert Center for the Developmentally Disabled. Home design features green elements such as tankless water heaters and solar panels.

Altenheim Senior Housing, Phase II

Alameda County
Oakland, CA

Member Silicon Valley Bank
Christine B. Carr
(415) 512-4272

Sponsor Citizens Housing Corporation

AHP Subsidy \$1,000,000

Units 80

Type Rental; multifamily; new construction

With construction of three buildings on the site of the historic Altenheim facility in Oakland, Phase II of the Altenheim Senior Housing will create affordable housing for low-income seniors. The six-acre site also includes Phase I, the rehabilitation of six original structures -- a complex of wood-frame masonry buildings that have been listed on the National Registry of Historic Places-- and nearly three acres of original gardens.

Maud Booth House of Hope

Alameda County
Oakland, CA

Member OneCalifornia Bank
Jeffrey Cheung
(510) 550-8408

Sponsor Volunteers of America - Bay Area

AHP Subsidy \$364,500

Units 50

Type Rental; multifamily; rehabilitation

The project is the rehabilitation of a permanent transitional housing facility with intensive case management for homeless veterans. Maud Booth House of Hope will offer a wide variety of supportive services, including life-skills training, individual and group counseling, peer mentoring, employment readiness training, permanent housing counseling, and follow-up care.

San Leandro Senior Housing

Alameda County
San Leandro, CA

Member Silicon Valley Bank
Christine B. Carr
(415) 512-4272

Sponsor Eden Housing, Inc.

AHP Subsidy \$255,000

Units 50

Type Rental; multifamily; new construction

The development will provide 50 units of much-needed affordable senior housing for very low-income households. With a unique combination of HUD Section 202 financing and low-income housing tax credits the project is designed to facilitate independent living while providing the residents with the necessary services to age in place.

North Biggs Estates Subdivision

Butte County
Biggs, CA

Member Tri Counties Bank
Rick Hagstrom
(530) 898-0300

Sponsor Community Housing Improvement Program

AHP Subsidy \$300,000

Units 20

Type Ownership; single-family; new construction

This development, located in the rural community of Biggs, will include 20 three-, four-, and five-bedroom homes targeted to low-income first-time homebuyers. Financed with USDA Rural Development Section 502 Program mortgages, the homes will be built using the self-help sweat equity model.

Oak Forest Senior Villas

Contra Costa County
Oakley, CA

Member United Security Bank
Bill Keener
(559) 248-5079

Sponsor Corporation For Better Housing

AHP Subsidy \$301,000

Units 44

Type Rental; multifamily; new construction

Oak Forest Senior Villas is a 44-unit housing development that will provide easy access to the transit and employment centers in eastern Contra Costa County. The project is targeted to seniors earning between 30% and 60% of the area median income and includes a community room, a kitchen, a library, and an arts-and-crafts area.

Easter Hill Senior Housing

Contra Costa County
Richmond, CA

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

Sponsor East Bay Community Development Corporation

AHP Subsidy \$500,000

Units 24

Type Rental; multifamily; new construction

This three-story, gate-secured affordable housing development will serve very low-income seniors. Easter Hill Senior Housing will also provide 5,880 square feet of commercial office space.

The Arbors**Contra Costa County
Richmond, CA****Member** California Bank & Trust
Geoff MacDonald
(415) 875-1301**Sponsor** Resources for Community Development**AHP Subsidy** \$175,000**Units** 35**Type** Rental; multifamily; new construction;
rehabilitation

The project consists of the acquisition and rehabilitation of an occupied affordable building constructed in 1965 that serves very low- and low-income individuals and families. In addition to extensive interior and exterior renovations, a new community building with a computer lab, service and management offices, a kitchen, and meeting space will be constructed.

Valley Vista Senior Housing**Contra Costa County
San Ramon, CA****Member** Bank of America California
Matthew Paoni
(415) 622-2047**Sponsor** American Baptist Homes of the West**AHP Subsidy** \$945,000**Units** 104**Type** Rental; multifamily; new construction

The project is the new construction of affordable rental housing for low-income seniors financed through HUD's Section 202 Capital Advance and an annual operating subsidy. Offering comprehensive on-site supportive services, the complex features a centrally located multipurpose room between the two buildings, a community room for quiet activities in the east building, and other resident activity and gathering spaces in both buildings.

Villages at California, Sierra Pointe Phase I**Fresno County
Fresno, CA****Member** Bank of the West
Tazneen Hossain
(925) 979-4639**Sponsor** Housing Authority City & County of Fresno**AHP Subsidy** \$440,000**Units** 44**Type** Ownership; single-family; new construction

The revitalization plan for the Village of California includes the demolition of 80 public housing units and redevelopment of the former public housing site. With a HOPE VI Revitalization Grant, the Sierra Pointe mixed-income homeownership development will be a welcome addition to a community that has been suffering from financial disinvestment, urban decay, and blight for more than 30 years.

North Coast Veterans Resource Center**Humboldt County**
Eureka, CA**Member** Bank of the West
Rick Yee
(925) 979-4671**Sponsor** Vietnam Veterans of California, Inc.**AHP Subsidy** \$247,223**Units** 34**Type** Rental; multifamily; rehabilitation

Several vacant and abandoned buildings will be rehabilitated into permanent transitional housing for homeless veterans. Funded by the Department of Veteran Affairs' Grant and Per Diem program, the project will provide comprehensive services designed to assist veterans in achieving independent living.

Kern County Home Choice Phase 3**Kern County**
Delano, CA**Member** Citibank, N.A.
Debra Winstead
(916) 341-2561**Sponsor** Delano Association for the Developmentally Disabled**AHP Subsidy** \$240,000**Units** 15**Type** Ownership; single-family

This scattered-site development offers homeownership opportunities to the developmentally disabled population in Kern County and outlying areas. Downpayment assistance as well as homeownership education and counseling will enable these individuals and their families to achieve their goal of becoming homeowners.

Olympic Village**Lake County**
Clearlake, CA**Member** California Bank & Trust
Svetlana Kostel
(415) 875-1518**Sponsor** Central Valley Coalition for Affordable Housing**AHP Subsidy** \$405,000**Units** 53**Type** Rental; multifamily; new construction

The project will provide an affordable apartment community for senior residents earning between 30% and 60% of the area median income in rural Clearlake. Two attractive, garden-style two-story residential buildings will be situated in a mixed-use area, offering residents access to many commercial, transportation, and employment resources.

Casa Dominguez

**Los Angeles County
Compton, CA**

Member Citibank, N.A.
Cecile Chalifour
(213) 239-1797

Sponsor Los Angeles Community Design Center

AHP Subsidy \$379,500
Units 69
Type Rental; multifamily; new construction

Casa Dominguez is a mixed-use, service-enriched, 100% affordable housing development open to large families and transition-age youth making between 30% and 50% of the area median income. Childcare, healthcare, and counseling will be provided at little or no cost to residents and transitioning youth will be afforded a secure place to connect with a broader community as they achieve independence.

Hollywood Bungalow Courts

**Los Angeles County
Hollywood, CA**

Member Citibank, N.A.
Norma Dominguez
(213) 239-1931

Sponsor Hollywood Community Housing Corporation

AHP Subsidy \$315,000
Units 41
Type Rental; multifamily; rehabilitation; acquisition

The project, a rehabilitation of four Bungalow Courts in the historic Serrano District, will preserve classic Hollywood-style architecture while providing housing for very low- and low-income households. Thirty-six percent of the units are reserved for people living with HIV/AIDS and the sponsor will provide a host of needed services to residents.

Bronson Court Apartments

**Los Angeles County
Los Angeles, CA**

Member First Federal Bank of California
Darin Nishimura
(310) 302-1851

Sponsor Los Angeles Housing Partnership

AHP Subsidy \$192,000
Units 32
Type Rental; multifamily; new construction

Bronson Court Apartments will provide the densely populated Hollywood community with 32 units of new affordable rental housing for low-income families. This environmentally-friendly three-story elevator building will include a community room and kitchen, learning center, secured play areas, central landscaped courtyard, private balconies, partially-subterranean gated parking garage, laundry room, and bike storage.

Carondelet Court Apartment Homes

Los Angeles County
Los Angeles, CA

Member Washington Mutual Bank
Neha Shah
(323) 860-2016

Sponsor Central Valley Coalition for Affordable Housing

AHP Subsidy \$160,000

Units 32

Type Rental; multifamily; new construction

The development will provide affordable housing to families earning between 30% and 60% of the area medium income. The newly-constructed building will consist of a five-story residential structure with units designed around a central, landscaped courtyard and features a rooftop terrace.

Imani Fe East and West

Los Angeles County
Los Angeles, CA

Member First Regional Bank
Dorthea Montoya
(310) 538-1776

Sponsor Grant Housing & Economic Development Corporation

AHP Subsidy \$717,600

Units 92

Type Rental; multifamily; new construction

On historic Central Avenue in Watts, Imani Fe East and West will provide 92 one-, two-, and three-bedroom rental units affordable to very low- to low-income families. Watts residents guided the design of this project, including the selection of the amenities, through community meetings held early in the development process. Units are ADA-accessible and the development will feature central courtyards with community gardens, a resident-serving small business incubator, and recreational and meeting spaces.

Mariposa Place Apartments

Los Angeles County
Los Angeles, CA

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

Sponsor Hollywood Community Housing Corporation

AHP Subsidy \$435,000

Units 57

Type Rental; multifamily; new construction

Mariposa Place Apartments will create affordable housing for large very low- and low-income families earning 35% to 50% of the area median income. The location offers residents easy access to public transportation, shopping, jobs, and other services. The ground floor will house a police substation and public laundromat.

Rosewood Gardens Apartments

Los Angeles County
Los Angeles, CA

Member First Federal Bank of California
Darin Nishimura
(310) 302-1851

Sponsor Los Angeles Housing Partnership

AHP Subsidy \$756,000

Units 54

Type Rental; multifamily; new construction

Rosewood Gardens Apartments will provide new affordable housing to low- and moderate-income households. The proposed infill development will integrate green building strategies and is designed to complement an existing 1927 Methodist Church building and its impressive neoclassical architecture.

Seven Corals

Los Angeles County
Los Angeles, CA

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

Sponsor Los Angeles Housing Partnership

AHP Subsidy \$544,000

Units 68

Type Rental; multifamily; new construction

Using the community land trust model to construct the first rental development for large families in central Los Angeles, this project guarantees continuing affordability through a 99-year renewable ground lease with the Community Foundation Land Trust. The development uses green building strategies and solar-powered energy; maximizes density in an urban environment with underground parking; and is served by city-wide bus lines and light rail.

The Ardmore

Los Angeles County
Los Angeles, CA

Member First Private Bank & Trust
Jim Porter
(818) 501-1702

Sponsor Central Valley Coalition for Affordable Housing

AHP Subsidy \$235,000

Units 47

Type Rental; multifamily; new construction

Key to the revitalization of this Los Angeles Community, The Ardmore will create new affordable rental housing for very low- and low-income families. This six-story art deco building will include ground-level and subterranean parking, one-, two-, and three-bedroom apartments, a central courtyard, a rear yard, and a rooftop terrace. Each of the units will have free high-speed internet access.

The Hobart**Los Angeles County**
Los Angeles, CA**Member** First Private Bank & Trust
Jim Porter
(818) 501-1702**Sponsor** Central Valley Coalition for Affordable
Housing**AHP Subsidy** \$240,000**Units** 48**Type** Rental; multifamily; new construction

The Hobart, located in the Wilshire Corridor Koreatown Redevelopment Project Area, is targeted to low-income families. The six-story building will be designed in an art deco style compatible with the character of the surrounding neighborhood.

Villa Serena**Los Angeles County**
Los Angeles, CA**Member** Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682**Sponsor** Women Organizing Resources, Knowledge
and Services**AHP Subsidy** \$416,000**Units** 83**Type** Rental; multifamily; new construction

Villa Serena will house low-income families in the greater downtown area of Los Angeles. The development consists of a complex of five buildings with two-, three-, and four-bedroom apartments and one level of subterranean parking. By scaling down and translating the project into a differentiated village of smaller structures with fewer units each, rather than a towering monolithic building, the design lends itself to the way people live in groups and communities.

Villas Del Lago**Los Angeles County**
Los Angeles, CA**Member** Downey Savings and Loan
Arthur J. Zaino
(949) 509-4293**Sponsor** Women Organizing Resources, Knowledge
and Services**AHP Subsidy** \$900,000**Units** 73**Type** Rental; multifamily; new construction

Addressing the shortage of housing for large families in the densely populated Westlake community of Los Angeles, Villas Del Lago will provide 74 units of affordable housing for extremely low-, very low-, and low-income families. The building will have an elevator, a handicap chair lift, laundry facilities on each floor, a community room, tot lot, and subterranean parking.

Cielo Azul

Los Angeles County
Palmdale, CA

Member Downey Savings and Loan
Arthur J. Zaino
(949) 509-4293

Sponsor Women Organizing Resources, Knowledge
and Services

AHP Subsidy \$640,000

Units 80

Type Rental; multifamily; new construction

Located in a rapidly developing section of the City of Palmdale, Cielo Azul is an 81-unit affordable housing project for very low- and low-income seniors. Spread over nearly five acres, the development will have three separate buildings: two residential structures with 40 units each and a clubhouse.

Summer Terrace

Los Angeles County
Palmdale, CA

Member First Private Bank & Trust
Jim Porter
(818) 501-1702

Sponsor National Community Renaissance (National
CORE)

AHP Subsidy \$600,000

Units 79

Type Rental; multifamily; new construction

Summer Terrace is a senior housing development designed as the centerpiece of a pedestrian-friendly medical center. The project will be enhanced with 2,486 square feet of recreational and other common areas located throughout the building and offer on-site resident social services.

Sun Village Residence

Los Angeles County
Sun Village, CA

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

Sponsor Mona Blvd. Community Services, Inc.

AHP Subsidy \$800,000

Units 75

Type Rental; multifamily; new construction

This project will produce 75 one- and two-bedroom units of permanent housing with on-site supportive services for very low-income families. Located in Los Angeles County, the development features include a community room, recreational space, and a landscaped park. Twenty units are reserved for homeless households.

Three Courtyards

Los Angeles County
Van Nuys, CA

Member First Private Bank & Trust
Jim Porter
(818) 501-1702

Sponsor Los Angeles Community Design Center

AHP Subsidy \$280,500

Units 51

Type Rental; multifamily; new construction

The project will provide service-enriched affordable housing to low-income families. Of the 52 units, 15 units will be set aside for survivors of domestic violence. Units are designed with open floor plans and include a variety of energy efficient features and water conserving appliances and fixtures.

Fireside Apartments

Marin County
Mill Valley, CA

Member Bank of Marin
Sherri Hendrickson
(415) 884-7785

Sponsor Citizens Housing Corporation

AHP Subsidy \$1,000,000

Units 49

Type Rental; multifamily; new construction; rehabilitation

The development will serve seniors and small families at the site of the Fireside Motel on Shoreline Highway in Mill Valley. The project is a unique blend of rehabilitation and new construction: the historic 1950's Fireside Inn building will be restored while new low-rise buildings will replace the dilapidated motel units.

Gabilan Family Apartments

Monterey County
Soledad, CA

Member Affinity Bank
Linda Braunschweiger
(805) 804-1617

Sponsor Foundation for Affordable Housing V

AHP Subsidy \$500,000

Units 80

Type Rental; multifamily; new construction

Gabilan Family Apartments will consist of eleven two-story residential buildings and a centrally located recreation building containing an office, recreation center, and manager's unit. These buildings will produce a total of 84 one-, two-, and three-bedroom units, with 80 units affordable to families at 30% to 60% of the rea median income and four market rate units.

South Napa Homeless Housing Project

Napa County
Napa, CA

Member Charter Oak Bank
Brian Kelly
(707) 265-2001

Sponsor Progress Foundation

AHP Subsidy \$1,000,000

Units 24

Type Rental; multifamily; acquisition

The development will provide both permanent supportive housing for homeless adults and transitional housing for homeless transition-aged youth. Progress Foundation, the project sponsor, will purchase completed affordable housing units developed by the Gasser Foundation. Gasser will then transfer the transitional housing improvements over to the Progress Foundation and lease the underlying property to them for 99 years, at just \$1.00 per year.

Broadway Village Apartments

Orange County
Anaheim, CA

Member Affinity Bank
Linda Braunschweiger
(805) 804-1617

Sponsor Foundation for Affordable Housing V

AHP Subsidy \$430,000

Units 45

Type Rental; multifamily; new construction

Situated on 1.5 acres in a mixed-use redevelopment area in Anaheim, Broadway Village Apartments will consist of five residential buildings and a centrally located community building with an office, computer center, community kitchen, recreation center, and manager's unit. The project creates 45 three- and four-bedroom affordable units for very low- and low-income families.

Linda Garden Apartments

Orange County
Yorba Linda, CA

Member Washington Mutual Bank
Catherine Fredinburg
(949) 833-4123

Sponsor National Community Renaissance (National CORE)

AHP Subsidy \$750,000

Units 75

Type Rental; multifamily; rehabilitation; acquisition

The project involves the acquisition and rehabilitation of a building that will serve families earning between 30% and 60% of the area median income. A complete renovation, both exterior and interior, includes the new construction of a community center to house social programs for the residents.

Coachella Valley Children's Center**Riverside County**
Coachella, CA**Member** Union Bank of California
Jim Mather
(925) 947-2403**Sponsor** Olive Crest**AHP Subsidy** \$1,000,000**Units** 24**Type** Rental; multifamily; new construction;
acquisition

Construction and operation of the Coachella Valley Children's Center will help alleviate a critical gap in housing and services for special needs youth, those struggling with abuse and neglect, and those exiting the foster care system. Four homes will be built to provide each resident with a private bedroom. The facilities include daycare and after-school centers, multipurpose room, individual and group counseling areas, kitchen, dining center, library, computer center, exercise room, lounges, laundry rooms, and play areas.

E. Riverside County Infill Housing**Riverside County**
Mesa Verde, N. Shore, Ripley, CA**Member** Altura Credit Union
Diana S. Wilcox
(951) 571-5309**Sponsor** RANCHO Housing Alliance**AHP Subsidy** \$675,000**Units** 45**Type** Ownership; single-family; new construction;
rehabilitation; acquisition

The development will offer homeownership opportunities to very low- and low-income homebuyers in three rural communities in Riverside County. The project involves the acquisition, construction, and renovation of homes and will be financed with USDA Rural Development 502 Program funds, conventional mortgages, and Riverside County funds.

Acacia Meadows**Sacramento County**
Sacramento, CA**Member** California Bank & Trust
Geoff MacDonald
(415) 875-1301**Sponsor** Mercy Housing California**AHP Subsidy** \$220,000**Units** 22**Type** Ownership; single-family; new construction

This project is part of a unique mixed-use subdivision that consists of single-family homes, rental apartments, and a senior development. The three- and four-bedroom homes will be constructed using the self-help sweat equity model and smart growth principles. Homebuyers will be offered job training, pre- and post-purchase homebuyer counseling, health and youth programs, and the opportunity to be a part of a homeowners' association.

Next Step

San Diego County
Escondido, CA

Member California Bank & Trust
Svetlana Kostel
(415) 875-1518

Sponsor Center for Community Solutions

AHP Subsidy \$210,000

Units 21

Type Rental; multifamily; acquisition

Next Step involves the acquisition of an existing property that will be operated by the project sponsor as a transitional housing project. A broad range of individualized services, such as case management, life-skills training, counseling, legal assistance, and transportation will be provided by the sponsor.

Dawson Avenue Senior Apartments

San Diego County
San Diego, CA

Member Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682

Sponsor Housing Development Partners

AHP Subsidy \$435,000

Units 87

Type Rental; multifamily; new construction

The project is an urban infill new construction development to serve low-income seniors in a redevelopment area. Amenities include energy-efficient appliances, a community room, laundry facilities, and a computer room.

Los Vientos

San Diego County
San Diego, CA

Member Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682

Sponsor Las Palmas Foundation

AHP Subsidy \$704,000

Units 88

Type Rental; multifamily; new construction

Los Vientos is an affordable housing development with two buildings located directly across the street from one another. Located in the historical Barrio Logan area of San Diego, residents of Los Vientos can take advantage of a rapidly developing and improving section of the City. A mural painted by a local Chicano artist will tie the project to the rich history of the area.

Studio 15

**San Diego County
San Diego, CA**

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

Sponsor Housing Development Partners

AHP Subsidy \$1,000,000
Units 273

Type Rental; multifamily; new construction

Located in the East Village
Redevelopment District of San Diego,
this large new development will produce
affordable housing for households
earning 40% to 60% of the area median
income. The project includes one five-
story elevator building with 5,800 square
feet of courtyard space and 4,870
square feet of interior community space.

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

**San Diego County
Vista, CA**

Member Mississippi Valley Life Insurance Company
Sarah C. Kavanagh
(651) 604-2682

Sponsor Accessible Space, Inc.

AHP Subsidy \$112,000
Units 14

Type Rental; multifamily; new construction

The HUD Section 811 project is the new
construction of rental housing for very
low-income adults with physical
disabilities. In a setting that promotes
individual control, autonomy, choice,
and dignity, the wood frame, two-story,
new construction, elevator residence
features accessible units, a community
room, laundry room, offices for
management and supportive service
staff, and secure and landscaped
grounds.

Armstrong Place Senior Housing

**San Francisco County
San Francisco, CA**

Member Far East National Bank
Steven Yang
(415) 677-8536

Sponsor BRIDGE Housing Corporation

AHP Subsidy \$1,000,000
Units 115

Type Rental; multifamily; new construction

Armstrong Place is a 116-unit senior
project built above commercial space to
be used by community organizations.
Ten percent of the units are reserved for
homeless seniors and the development
is conveniently located within a half mile
of many amenities and services.

Nihonmachi Terrace**San Francisco County**
San Francisco, CA**Member** Citibank, N.A.
Norma Dominguez
(213) 239-1931**Sponsor** Japanese American Religious Federation
Housing, Inc.**AHP Subsidy** \$980,000**Units** 244**Type** Rental; multifamily; rehabilitation; acquisition

The project is the extensive rehabilitation of an occupied 12-story mid-1970's high-rise located in San Francisco's historic Japantown. While preserving affordable housing for low-income seniors and families, the sponsor will also provide on-site supportive services for residents. The building will continue to house the Japanese National Library.

Octavia Court**San Francisco County**
San Francisco, CA**Member** Bank of Marin
David Schmidt
(707) 781-1802**Sponsor** West Bay Housing Corporation**AHP Subsidy** \$270,000**Units** 14**Type** Rental; multifamily; new construction

The project is the construction of affordable, accessible housing that promotes independent living for very low-income individuals with developmental disabilities. The HUD Section 811 project will feature ground floor space for a vocational arts program, complete with studios and a gallery that will enable developmentally-disabled adults to use art as a vehicle for developing life skills.

Rose Garden Senior**San Joaquin County**
Stockton, CA**Member** Washington Mutual Bank
Kathleen Trinh
(323) 860-2016**Sponsor** Housing Alternatives, Inc.**AHP Subsidy** \$500,000**Units** 108**Type** Rental; multifamily; new construction

Rose Garden Senior Apartments is a new construction project targeted to very low- and low-income seniors. The development features a community room with a kitchenette, and a lounge with a fireplace. Installation of solar panels is expected to virtually eliminate the project's utility expenses.

Villa Monterey**San Joaquin County**
Stockton, CA**Member** Union Bank of California
Fiona Hsu
(925) 947-2449**Sponsor** Visionary Home Builders of California**AHP Subsidy** \$220,000**Units** 44**Type** Rental; multifamily; new construction;
rehabilitation

The project combines rehabilitation with new construction to serve low-income families in a blighted area of Stockton. Villa Monterey's community center will address neighborhood concerns by housing a police sub-station along with a computer lab. This development will also employ the first photovoltaic system for an affordable housing project in the area, which will lower utility costs for residents.

Vintage Plaza**San Joaquin County**
Stockton, CA**Member** Washington Mutual Bank
Bradford McBride
(206) 500-4904**Sponsor** Visionary Home Builders of California**AHP Subsidy** \$700,000**Units** 11**Type** Ownership; single-family; new construction

Part of a master development in a redevelopment area of Stockton, Vintage Plaza will consist of single-family homes for low- and moderate-income first-time homebuyers. Design will be in keeping with the Victorian character of existing homes in the area.

Rolling Hills Apartments**San Luis Obispo County**
Templeton, CA**Member** Coast National Bank
Charles Fruit
(805) 547-6107**Sponsor** People's Self-Help Housing Corporation**AHP Subsidy** \$397,500**Units** 52**Type** Rental; multifamily; rehabilitation; acquisition

Rolling Hills is a 25-year old apartment building housing very low- and low-income families and seniors. To prevent displacement of residents following the expiration of existing affordability restrictions, the sponsor will purchase, renovate, and operate the property as affordable housing in perpetuity.

Aspen Apartments**Santa Clara County
Milpitas, CA****Member** California Bank & Trust
Svetlana Kostel
(415) 875-1518**Sponsor** Western Community Housing, Inc.**AHP Subsidy** \$500,000**Units** 100**Type** Rental; multifamily; new construction

The project is the new construction of affordable rental housing on a previously underutilized light industrial site. The development is designed to create a sense of community among residents and features a centrally located community center and outdoor area for barbeques and picnics. Residents will have access to many commercial, transportation, and employment resources.

Cory Drive**Santa Clara County
Morgan Hill, CA****Member** Meriwest Credit Union
Gregory P. Meyer
(408) 365-6328**Sponsor** Habitat for Humanity - Silicon Valley**AHP Subsidy** \$144,000**Units** 6**Type** Ownership; single-family; new construction

Originally planned as the last phase of a market-rate development, the project will now be the construction, using the sweat equity home building model, of affordable homes for very low-income households. A mix of two-, three-, and four-bedroom homes with two-car tandem garages will be constructed.

Casa Feliz Studios**Santa Clara County
San Jose, CA****Member** Mississippi Valley Life Insurance Company
Donna Kelley
(925) 472-5792**Sponsor** First Community Housing Corporation**AHP Subsidy** \$400,000**Units** 60**Type** Rental; multifamily; new construction

Casa Feliz will target extremely low-income single person households and will set aside 35% of its units for mainstreaming developmentally disabled individuals who will be supported by an on-site services provider. Residents will receive public transit passes and financial literacy training.

Curtner Studios**Santa Clara County**
San Jose, CA**Member** Mississippi Valley Life Insurance Company
Donna Kelley
(925) 472-5792**Sponsor** First Community Housing Corporation**AHP Subsidy** \$890,000**Units** 178**Type** Rental; multifamily; rehabilitation; acquisition

Acquisition and rehabilitation of Curtner Studios, a 180-unit single-room occupancy facility, will help meet the need for affordable housing in the San Jose community by targeting single person households. Interior and exterior repairs will include installation of a photovoltaic system to improve the building's energy efficiency and environmental sustainability. This system will also reduce electricity bills by approximately 50%, a savings which will be passed on to tenants.

Delmas Street**Santa Clara County**
San Jose, CA**Member** Meriwest Credit Union
Gregory P. Meyer
(408) 365-6328**Sponsor** Habitat for Humanity - Silicon Valley**AHP Subsidy** \$50,000**Units** 1**Type** Ownership; single-family; new construction

The Delmas Street Project is construction of a single-family three-bedroom home, built by Habitat volunteers and a very low-income family, on an infill lot donated by the City of San Jose. In keeping with the character of the neighborhood, the house is designed in a Victorian style. Sustainable building techniques include solar power, tankless water heaters, and UV-reflective dual-pane windows.

Kings Crossing**Santa Clara County**
San Jose, CA**Member** Heritage Bank of Commerce
Bruce Lawrie
(408) 494-4544**Sponsor** Charities Housing Development Corporation**AHP Subsidy** \$460,000**Units** 92**Type** Rental; multifamily; new construction

The project is the new construction of affordable housing for large families and homeless households with special needs. On- and off-site services will be provided to ensure the residents' success. Facilities include a multipurpose room, a community kitchen, a fitness center, and a childrens' play area.

The Fairways at San Antonio

Santa Clara County
San Jose, CA

Member Citibank, N.A.
Cecile Chalifour
(213) 239-1797

Sponsor Las Palmas Foundation

AHP Subsidy \$225,000

Units 86

Type Rental; multifamily; new construction

Fairways at San Antonio is the new construction of affordable multifamily rental housing on a vacant infill parcel of land. The complex will consist of 3 three-story buildings with a total of 86 units, conveniently located by a major highway. Supportive services tailored to resident needs will be provided.

East Street Senior Apartments

Shasta County
Redding, CA

Member Washington Mutual Bank
Catherine Fredinburg
(949) 833-4123

Sponsor LINC Housing

AHP Subsidy \$100,000

Units 20

Type Rental; multifamily; new construction

The development will provide a mixture of affordable one- and two-bedroom units for very low- and low-income seniors. Services provided to residents will focus on financial literacy, health and well-being, and green living. With a one million dollar commitment from the city and its redevelopment agency, the project provides a high-quality, sustainable housing option for Redding's older adults.

Colgan Meadows

Sonoma County
Santa Rosa, CA

Member Mississippi Valley Life Insurance Company
Donna Kelley
(925) 472-5792

Sponsor Burbank Housing Development Corporation

AHP Subsidy \$369,000

Units 82

Type Rental; multifamily; new construction

The project is an urban infill new construction development to serve low-income seniors in a redevelopment area. Amenities include energy-efficient appliances, a community room, laundry facilities, and a computer room.

Petaluma Avenue Homes

**Sonoma County
Sebastopol, CA**

Member Silicon Valley Bank
Christine B. Carr
(415) 512-4272

Sponsor Affordable Housing Associates

AHP Subsidy \$270,000

Units 44

Type Rental; multifamily; new construction

Located in downtown Sebastopol, this project will cluster five two-story buildings and one three-story building around a central clubhouse. Providing a focal point for resident engagement, the clubhouse features a commercial-grade kitchen, several meeting rooms, a play area, and a computer room. The development will serve very low- and low-income families, seniors, and disabled people.

Central Station Town Home Apartments

**Ventura County
Fillmore, CA**

Member Washington Mutual Bank
Kathleen Trinh
(323) 860-2016

Sponsor Cabrillo Economic Development Corporation

AHP Subsidy \$200,000

Units 20

Type Rental; multifamily; new construction

This family rental complex is targeted to farmworker families and low-income residents of the City of Fillmore. The project is designed to provide a high quality of life for residents, with attractive and functional interiors and generous public and private open space. Five central courtyards link all the buildings together.

Fillmore Central Station Town Home Condominiums

**Ventura County
Fillmore, CA**

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

Sponsor Cabrillo Economic Development Corporation

AHP Subsidy \$140,000

Units 8

Type Ownership; single-family; new construction

The development combines both rental and owner-occupied townhouse-style units disbursed among 13 buildings. Owner-occupied units will target farmworker families earning between 30% and 50% of the area median income. The project also initiates and provides a health maintenance component for agricultural workers.

El Patio Hotel

**Ventura County
Ventura, CA**

Member Affinity Bank
Linda Braunschweiger
(805) 804-1617

Sponsor People's Self-Help Housing Corporation

AHP Subsidy \$352,000

Units 42

Type Rental; multifamily; rehabilitation; acquisition

Built in the 1930's, El Patio Hotel has been operated as permanent housing serving a very low-income population for many years. The sponsor will acquire and rehabilitate the property and operate it with a component dedicated to households at risk of homelessness and suffering from mental illness.

WAV (Working Artists Ventura)

**Ventura County
Ventura, CA**

Member Washington Mutual Bank
Kathleen Trinh
(323) 860-2016

Sponsor PLACE

AHP Subsidy \$900,000

Units 68

Type Rental; multifamily; new construction

Located on a reclaimed brownfield site, WAV will be the first LEED-certified green development in Ventura. The project is a mixed-use, mixed-income development creating affordable live/work space for low-income artists. It will also provide commercial space for arts-friendly businesses.

FLORIDA

Townhouses at Sistrunk

**Broward County
Fort Lauderdale, FL**

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

Sponsor New Visions Community Development Corporation

AHP Subsidy \$100,000

Units 10

Type Ownership; single-family; new construction

As part of the City of Fort Lauderdale Community Redevelopment Agency's overall improvement plan, 10 attractive, affordable 3- and 4-bedroom homes will be constructed and sold to very low- and low-income first-time homebuyers. Townhouses at Sistrunk is designed to promote the "urban village" concept with high-volume pedestrian activity enhanced by livable outdoor spaces.

East Tampa Single-Family In-Fill Housing Program

**Hillsborough County
Tampa, FL**

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

Sponsor Corporation to Develop Communities of Tampa, Inc.

AHP Subsidy \$120,000
Units 12
Type Ownership; single-family; new construction

Twelve new single-family homes for low-income first-time homebuyers will be constructed throughout the seven-square-mile, economically-distressed East Tampa Strategic Target Area. The homes will incorporate cost-effective green building design features, appliances, and windows, and use drought-resistant landscaping.

Rio Palma Condominiums

**Miami-Dade County
Miami, FL**

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

Sponsor Miami-Dade Neighborhood Housing Services, Inc.

AHP Subsidy \$180,000
Units 18
Type Ownership; single-family; rehabilitation; acquisition

Acquisition and rehabilitation of a vacant three-story building will create 18 individual ownership units. Located in Little Havana, a mixed-use urban area poised for revitalization, Rio Palma Condominiums will offer households at or below 65% of the area median income an opportunity to become first-time homebuyers.

Villa Jardin III Condominiums (VJ3)

**Miami-Dade County
Miami, FL**

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

Sponsor Little Haiti Housing Association

AHP Subsidy \$220,000
Units 22
Type Ownership; single-family; new construction

The project is the new construction of a mid-rise condominium providing homeownership opportunities in Miami's Little Haiti neighborhood. The sponsor will offer a unique job training program focusing on the use of creative technology for web and graphics design, animation, film production and editing, and sound engineering.

ILLINOIS

Spanish Coalition for Housing

Cook County

Chicago, IL

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

Sponsor Spanish Coalition for Housing

AHP Subsidy \$525,000

Units 30

Type Ownership; single-family

The Spanish Coalition for Housing Homeownership Program is a downpayment assistance program for families living in Chicago. The program is specially designed to bridge the affordability gap and make homeownership a reality for the target population of very low-income prospective homebuyers.

NEVADA

Tamarus Project

Clark County

Las Vegas, NV

Member Charles Schwab Bank
Nancy E. Brown
(775) 689-6830

Sponsor Habitat for Humanity Las Vegas

AHP Subsidy \$40,000

Units 4

Type Ownership; single-family; new construction

The Tamarus Project is the construction of four homes by families who, through the self-help process, bond together to develop a real sense of community and commitment to the neighborhood they helped build.

PENNSYLVANIA

Philly House Transitional Housing

Philadelphia County

Philadelphia, PA

Member Wachovia Mortgage, FSB
Linda Nelson
(510) 446-3164

Sponsor Gaudenzia Foundation, Inc.

AHP Subsidy \$900,000

Units 45

Type Rental; multifamily; new construction; rehabilitation; acquisition

Philly House is a service-enhanced transitional housing project for single men recently released from jail and recovering from substance abuse. The development will receive operating funds from the Department of Corrections to supplement the rents of residents.

TEXAS

Hanratty Place Apartments

Tarrant County

Fort Worth, TX

Member Washington Mutual Bank
Cheryl Wilson
(773)793-4602

Sponsor Mental Health Housing Development Corporation

AHP Subsidy \$160,000

Units 32

Type Rental; multifamily; new construction

Hanratty Place Apartments will provide greatly-needed affordable housing with on-site supportive services in an integrated community in Fort Worth. Thirty-two new one-, two- and three-bedroom units will be affordable to very low- and low-income families; 11 units will be reserved for persons struggling with mental illness.

WASHINGTON

Adams Square Family Center

Pierce County

Tacoma, WA

Member Union Bank of California
Jim Mather
(925) 947-2403

Sponsor Tacoma Rescue Mission

AHP Subsidy \$\$1,000,000

Units 47

Type Rental; multifamily; new construction

Adams Square will provide transitional housing and supportive services for low-income homeless women and their children. Residents will receive a well-balanced set of empowerment services, including case management, medical services, drug and alcohol counseling, job coaching, life-skills training, personal counseling, benefits advocacy, support groups, and work therapy.