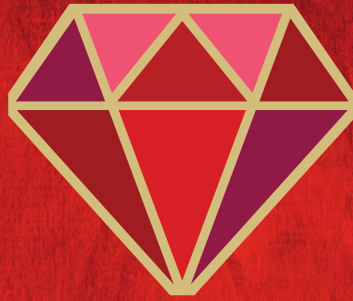


SAN DIEGO HOUSING FEDERATION
— PROUDLY PRESENTS —



RUBY AWARDS

There's No Place
Like Home | **2023**

PRESENTED BY

J.P.Morgan | CHASE 

THURSDAY, JUNE 15, 2023
SHERATON SAN DIEGO HOTEL & MARINA
DOWNTOWN SAN DIEGO



J.P.Morgan | CHASE 

Building A Brighter Future.

JPMorgan Chase is proud to sponsor the 2023 San Diego Housing Federation Ruby Awards.

For more information on JPMorgan Chase Community Development Banking, please visit www.jpmorganchase.com/cdb or contact:

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Tonight's
PROGRAM

5:30 PM – 7:00 PM

Registration and VIP Reception

Live Music by Mariachi Nueva Tradicion
Eventide Gardens

7:15 PM – 9:00 PM

Dinner and Awards Presentation

Silver Pearl Ballroom

9:00 PM – 10:00 PM

Dessert Reception

Live music by Oscar Aragon
Silver Pearl Foyer



TONIGHT'S EMCEE

Ashley Rodriguez is the Development Director for Voice of San Diego, the local nonprofit investigative newsroom. She completed her undergraduate at San Diego State University and earned her graduate degree in Nonprofit Leadership and Management from University of San Diego. She's been active in the San Diego nonprofit scene for over 15 years. Currently, she serves on the boards of the Sherman Heights Community Center, San Diego Leadership Alliance, and League of Women Voters of San Diego as well as the advisory board for YouthWill and the Victory Fund campaign board. When she's not working or volunteering, you can find her walking her dogs around town or doing archery in Balboa Park.

TONIGHT'S EVENT IS PRESENTED BY

J.P.Morgan | **CHASE** 



Awards PRESENTATION

OPENING REMARKS

Rebecca Louie, SDHF Board Chair, Wakeland Housing and Development Corporation

Rosalind Ross, Vice President of Community Development Banking, JP Morgan Chase

Stephen Russell, President and CEO, San Diego Housing Federation

PRESENTATION OF AWARDS

- ◆ **Outstanding Resident Leader**
*Presented by: **David Dologite**, Merritt Capital*
- ◆ **Outstanding Service to Residents**
*Presented by: **Joey Clements**, Sun Country Builders*
- ◆ **Exceptional Development Partner**
*Presented by: **Charles "Chuck" Sinkey, Vice President**, Relationship Manager – Affordable Housing, US Bank*
- ◆ **Innovative Government Agency or Elected Official**
*Presented by: **Kent Lee**, San Diego City Councilmember*
- ◆ **Supportive Housing Award**
*Presented by: **Simonne Ruff**, CSH*
- ◆ **Rich Juarez Integrity Award**
*Presented by: **Jimmy Silverwood**, Affirmed Housing*
- ◆ **John Craven Public Service Memorial Award**
*Presented by: **Ted Miyahara**, SDHF Board Vice Chair, San Diego Community Housing Corporation*
- ◆ **Housing Champion Award**
*Presented by: **Rebecca Louie**, Board Chair, San Diego Housing Federation*
- ◆ **Project of the Year – Rehab**
*Presented by: **Sean Elo-Rivera**, San Diego City Council President*
- ◆ **Project of the Year – New Construction**
*Presented by: **Sean Elo-Rivera**, San Diego City Council President*

CLOSING REMARKS

Stephen Russell, President and CEO, San Diego Housing Federation

Welcome

TO THE SAN DIEGO HOUSING FEDERATION'S RUBY AWARDS!

This event has a special place in the housing community. At a time when more people than ever are facing extreme challenges in finding decent affordable housing, the Ruby Awards is a moment for the housing community to come together and recognize the extraordinary work that is being done by organizations and individuals throughout our region to address this challenge. We celebrate each of you whose vision it is to see that everyone in our region has a stable, affordable place to call home.

Through good times and bad, the San Diego Housing Federation remains a steady presence and strong voice for affordable housing. The affordable housing community is a movement driven by kindred souls, and it is exciting to share in the energy that is created when so many talented, mission-driven individuals come together to celebrate our common purpose. We all work so hard in our day-to-day pursuits that it is easy to forget that we are part of a larger cause and that in this movement we are not alone, but are in fact surrounded by colleagues and collaborators. Tonight's event is intended not just to honor those people and projects who receive special recognition, but also to bring all of us together in recognition of this common cause.

As part of that, we are here to recognize those who represent the very best of what our community can achieve, and to express our admiration for those efforts. In that spirit, we are especially pleased to be presenting a Housing Champion award to Peter Bridge, for his many years of leadership, innovation, and impact in the affordable housing sector. That includes deep and tireless support for the Federation over many years.

We extend our thanks to JP Morgan Chase, Title Sponsor for tonight's event, and to all our members and sponsors who made tonight possible. We offer our congratulations not just to all those who have been nominated for awards, but to all of you who spend every working day in pursuit of our shared vision for San Diego.

Thank you for being here tonight and thank you for being a part of this very special community.



Rebecca Louie
Board Chair
San Diego Housing Federation
President and CEO
Wakeland Housing Corporation



Stephen Russell
President and CEO
San Diego Housing Federation

Our Thanks

TO THE THE FOLLOWING ORGANIZATIONS AND INDIVIDUALS
FOR THEIR GENEROUS DONATIONS TOWARDS TONIGHT'S EVENT

Title SPONSOR

J.P.Morgan | CHASE 

Topaz SPONSORS

Allgire General Contractors
SDG&E

Amethyst SPONSORS

Atlantis Group Land Use ♦ HA Builder Group ♦ LISC San Diego
National Equity Fund ♦ San Diego Housing Commission
San Diego Interfaith Housing ♦ Wells Fargo

Turquoise SPONSORS

California Municipal Finance ♦ Icon National
Rodriguez Associates Architects ♦ Studio E Architects

Jade SPONSORS

Authority Century Housing Corporation ♦ City Heights CDC
Community HousingWorks ♦ Eden Housing ♦ Father Joes Villages
Jamboree Housing Corporation ♦ Jewish Family Services
National Community Renaissance ♦ PATH

WINE SPONSOR

San Diego Community Housing Corporation

JOHN CRAVEN AWARD SPONSORSHIP

Thank you to the Craven family for generously donating \$1,000 to a non-profit organization of the winner's choosing.

AWARD SPONSORSHIPS

Affirmed Housing Group ♦ Corporation for Supportive Housing ♦ Merritt Capital
Sun Country Builders ♦ US Bank ♦ Wakeland Housing and Development Corporation

ADDITIONAL SPONSORSHIPS

Gubb and Barshay ♦ Low Income Investment Fund

Outstanding

RESIDENT LEADER NOMINEES

SPONSORED BY:



An individual residing in affordable housing in our region who has played an important role in promoting the creation of more affordable housing and/or enhancing how affordable housing improves the lives of residents and local communities.



Carla Hadnot

Carla works hard at her job and helping others. She is always on the go, participates in events, patient, kind, starter. willingness to be active in her role.



Benton Mauzy

Benton Mauzy is very much respected in his community as someone who practices service above self. He has volunteered on several onsite programs at Alabama Manor and Kalos. He has also been the lead

volunteer for our Beautification Project and for our Community Garden. Ben attends all resident meetings and resident committee meetings. Ben also served as the lead consultant to onsite staff regarding the community garden. Ben has a background as a Horticultural Technician, Grower and Greenhouse Manager. He has shared his expertise to enable our community to apply for and receive grant funds for our Beautification and Community Garden Projects. Ben has also taken the initiative to help recruit more resident volunteers and communicates regularly with CHW staff and property management on safety and cleanliness issues. Ben is an active member of our Resident Leadership Academy (RLA) and has significant input on projects initiated by our RLA group.



Joseph Salas

Joe has been a resident at the Vista Del Puente property for almost 4 years. During his time here, he has been helping the kids getting into sports: Soccer, Basketball, Football and now Boxing. He began his journey as

a coach 8 years ago at the East County Transitional Living Center where he worked with the kids. Joe believes that his job here is to help the community by getting the kids experiences they've never had before as well as helping guide the children to accomplish their goals. Joe also successfully helped organize two great Christmas events that allowed the children here at the property to receive gifts from their wish list. Christmas events have become an annual thing thanks to him, and they began in 2021. We would like to show appreciation to this Resident on behalf of all the families and children he has made an impact on.

Outstanding RESIDENT LEADER NOMINEES

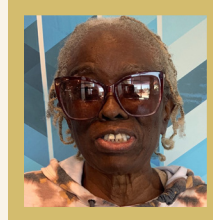
SPONSORED BY:



Bexabel Salgado

Bexabel Salgado has shown how to be a true resident leader and to help her community when there is a call for help. Her everyday actions are exemplary in one of Community Housing Works core values, service above

self. Because of this, in the event of my absence she would be able to handle programming safely in her hands. In her short period of time volunteering Bexabel has helped deliver donation bags, monthly newsletters, serve dinner at our winter festival, and done all of this without hesitation. She has hit the ground running and always has a smile on her face while serving her community. She has encouraged older residents to come and support during these functions, to donate to their community, and be active participants in community events.



Lavinia Carol Wofford

Lavinia is an extraordinary person who leads by example in her presence, her positivity, and her persistence in finding new resources for fellow residents at her building, all of whom are formerly homeless seniors.

Lavinia, who has been legally blind since 2015 due to glaucoma, seeks to help and serve others regardless of any challenges in her way. Lavinia is a lifelong learner, enrolled in numerous classes at the San Diego Center for the Blind, including dance and tech education. She readily shares her knowledge of services that could benefit others – for instance, she recently connected her neighbors with an aid program that offered free electric fans to keep their homes cool in the summer months ahead.

Outstanding

SERVICE TO RESIDENTS NOMINEES

SPONSORED BY:

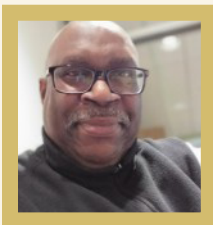


An individual employee, volunteer, team, or program that is going beyond the call of duty to make a difference in the lives of residents.

**Amanda Andrade**

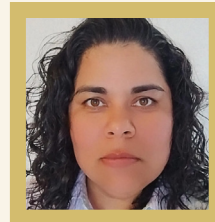
Amanda is the onsite residential manager of 24 units. Amanda does an exceptional job managing the upkeep of the grounds, laundry room, parking areas, gazebo, but where she really shines is in interactions

with the residents. Amanda is always quick to smile and always on the lookout for the positive in the situation. The world is a better place because her enthusiasm is contagious.

**Dean Brown**

Dean's grit and compassion for our senior population is unmatched. He has been innovative in his approach to providing resources and support services for one of our most vulnerable populations. His

perseverance has been responsible for a mighty impact in his communities and the residents that he works to support daily. I nominate Dean because I would like him to be acknowledged for his hard work.

**Daniela Gonzalez**

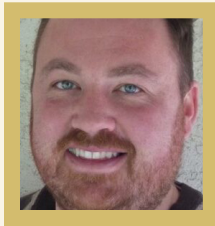
Daniela has serviced our community for about 9 years now, Daniela is simply the best. Her selflessness is one of the best I have seen; and I'm in my 80's. Daniela goes above and beyond for every one of us here

in the Juniper Gardens community, her dedication and compassion is one to admire. Daniela is not the type of person who likes recognition, but I sure want to recognize her. During covid-19 she was constantly calling all of us making sure we were all ok, and making sure we had the necessities. She created zoom events for us to engage and not fall into depression and to make anxiety feel less strong. Daniela is always looking for ways to improve the community experience, she brings the best resources that we can all benefit from. I just want to recognize her hard work and dedication. Daniela has made a big impact on all of us, she is an angel and is loved by the entire community, especially the children here. They respect her and look up to Ms. Daniela, she is the definition of community leader.

Outstanding

SERVICE TO RESIDENTS NOMINEES

SPONSORED BY:



Eric Ligare

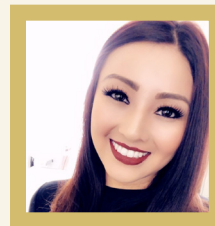
Eric Ligare is a Housing Services Coordinator for ElderHelp. At Mission Cove Seniors, Eric works closely with property management provided by ConAm and the community's developer, Community Housing

Works. Mission Cove serves 156 seniors, providing them with a safe place to live and a community they can call home thanks to the collaboration of services offered in the building. Eric's ability to understand and spread community is inspiring. He is adept at finding partners in the community to assist residents with their needs as well as finding the strengths of all that he works with. He is able to connect individuals to each other, building community where there was once isolation. His upbeat, can-do attitude results in positivity and has led to empowering residents to drive activities and programming resulting in voice and choice.

Samahara Morlet

Samahara (Sama) Morlet has been Townspeople's Asset Manager for 5 years and oversees 75 Permanent Supportive Housing units. Sama is a connector and values knowing and forming relationships with her tenants. She is always eager to learn best practices for engaging with her tenants and makes a point of sitting in on most trainings with the Supportive Services team. Townspeople's tenants deal with a wide variety of challenging needs, health challenges, traumas, and disabilities. Sama dealt with all the standard challenges and difficulties that the Covid 19 pandemic presented, but with the added complexity and concerns that come with serving an immunocompromised client population. Even as HIV treatment improves and our clients age their homes, Sama has dealt with the deaths of several tenants who passed due to their physical health or mental/behavioral health diagnoses. Townspeople proudly champions Housing First

principals in our Permanent Supportive Housing programs, and Sama exemplifies this in her approach to Asset Management: Put relationships with tenants first, give many chances for change and understanding, meet people where they are at, and provide a safe and stable home. I think Samahara provides Outstanding Service to Townspeople Residents and would like to nominate her for this award.



Carmen Perez

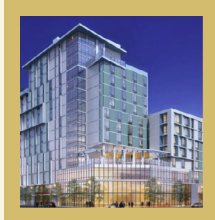
Carmen Perez is ConAm's Community Manager for Ivy Senior Apartments, a Wakeland Housing and Development Corporation supportive housing community that is home to 52 formerly homeless seniors in

San Diego's Clairemont neighborhood. In her role, she demonstrates excellent service to residents' day in and day out, along with a caring attitude and dedication to their quality of life and success in personal and professional endeavors. Through her time at Ivy Senior Apartments, Carmen has proven herself to be one of the best Community Managers that Wakeland has worked with. She not only takes care of her administrative work to perfection and makes sure her property always looks beautiful, but she has gone above and beyond by providing the best service to her residents. Carmen understands and lives the philosophy of wanting her residents to thrive in their homes and lives, she has an exemplary teamwork with her service providers and together they bring the best care to all the residents at Ivy.

Outstanding

SERVICE TO RESIDENTS NOMINEES

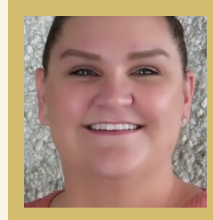
SPONSORED BY:



St. Teresa of Calcutta Villa Apartments Tenant Services Team

The tenant services program staff provides an ongoing opportunity for connection and support to “all” the tenants in the building. Each month

a calendar displays the multitude of activities for community engagement. All the tenants are provided with an opportunity to receive case management if they aspire to engage. The team utilizes an intensive case management model. Intensive Case Management (ICM) is an approach originally designed for highly vulnerable populations who need more assertive services. The idea is to promote independence and quality of life through the coordination of appropriate services and providing constant and ongoing support. In 2022 there were more than 2,500 client interactions with the Tenant Services Team which included over 1,200 case management meetings, 1,300 home visits, 155 social events 150 transportation support, and 700 instances of food assistance. Through rapport building and trusting relationships, the staff helps clients achieve goals and stabilize in housing.



Amber Villasenor

Amber is a Housing Services Coordinator for ElderHelp and works at Hotel Sandford, a 130-single-room occupancy community owned and operated by the San Diego Housing Commission. Amber has a

passion for helping others which shines through in every interaction that she has. She is an advocate through and through for the residents and works hard to ensure that residents are empowered to see their potential. She brings joy to the community and helps to improve the residents' quality of life so that they thrive in their housing.

Building a community of possible.



U.S. Bank strives to make a positive impact in the community. That's why we support community events that bring us together for the greater good. When we work together, anything is possible.

U.S. Bank is proud to support San Diego Housing Federation's 2023 Ruby Awards.



Outstanding

EXCEPTIONAL DEVELOPMENT PARTNER AWARD

SPONSORED BY:



Nominees exemplify what it means to be a partner who provided outstanding support on affordable housing development.



Atlantis Group

When it comes Atlantis Group continues to partner with Affordable Housing Developers to ensure jurisdictions implement State Land Use Code within the intentions of the Legislature. Coastal

Height Limit Overlay (Proposition D) in the City of San Diego, encompasses a greater area than the Coastal Overlay Zone, certified by the State. Atlantis Group through our client and the City Development Services Department received concurrence that State Incentives and Waivers can be utilized to surpass the 30'-0" height limit/ Proposition D in Non-Coastal Overlay Zone areas that are normally subject to Proposition D. Atlantis also successfully argued to HCD that the County of San Diego's discretionary Grading Permit process is included in the State's by-right streamlining of Supportive Housing per AB 2162(2018). The County has consistently stated that Supportive Housing is only Use by Right, and that the Land Development related to that use is not, therefore requiring discretion and CEQA Analysis of Grading Permits. HCD agreed that all permitting for qualifying projects is by-right and ministerial in process.



LISC (Local Initiatives Support Corporation) San Diego

LISC supports several initiatives such as affordable housing, economic development, and capacity building. The reason for this nomination is there is

so much work on the behalf of developers in the San Diego region for affordable and permanent supportive housing. The process takes many years and numerous partners before an applicant can move into a unit. LISC and its partners are helping qualified first-time home buyer families too not just acquire housing but to also gain generational wealth through homeownership. Since the program launched, the properties of the 39 families have earned equity in the amount of \$2.36 million. An additional round of grant funding was made available from U.S. Bank and San Diego Foundation. LISC San Diego (Local Initiatives Support Corporation) in partnership with San Diego Urban League with a grant initiative from the San Diego Foundation supported 39 black families to transition to homeownership through the San Diego Black Homebuyers Program. With support and counseling from the Urban League, these families have been able to buy homes in various parts of San Diego County. The reason for this nomination is there is so much work on the behalf of developers in the San Diego region for affordable and permanent supportive housing. The process takes many years and numerous partners before an applicant can move into a unit. LISC and its partners are helping qualified first-time home buyer families too not just acquire housing but to also gain generational wealth through homeownership.

Outstanding
EXCEPTIONAL DEVELOPMENT PARTNER AWARD

SPONSORED BY:



Kevin Nivinskus, Principal of GLO Architecture

As the principal and architect overseeing the Genesis project, Kevin displayed exemplary support to the entire project team from development to contractor and residents. Kevin

was skillfully navigating planning and onsite accessible conditions to achieve a cohesive design that is cost effective, easy to build and prioritizing the priorities of the development team (San Diego Community Housing Corporation). Kevin was on site regularly to respond to the on-the-spot questions that are very common in rehabilitation projects. Willing to work with the MFRG-ICON (now ICON National) team in a collaborative way to achieve a beautiful and constructible solution and support the attention-to-detail attitude of the GC team. Kevin was often onsite after residents had occupied the units to discuss what was working and what wasn't. Even to the point of purchasing microwaves for a few of the residents - little known secret. Additionally, renamed the project after an inspiring conversation with a resident who said this project was a Genesis for him. For Kevin, this project, and others like it, is not looked at, as a chance to get a building published, but an opportunity to use his skills in a desperately needed development community.

Outstanding

GOVERNMENT AGENCY OR ELECTED OFFICIAL AWARD NOMINEES

Took unusual risks or initiatives to support affordable housing and community development.



California Department of Housing and Community Development (HCD)

In 2022, the California Department of Housing and Community Development (HCD) streamlined the guidelines, application, and

release of several state affordable housing funding resources to help accelerate production of affordable housing. Previously, the process to receive state housing funding in California was complex and time consuming, resulting in delayed projects and extra cost. With this innovative move, what previously required four separate applications has been narrowed down to just one submission, creating a “one-stop shop” for affordable housing developers. In the first round of funding HCD allocated \$80.9 million to build 576 affordable homes at six properties in San Diego, a significant impact on regional affordable housing development. For this commitment, we nominate HCD for the Innovative Government Agency Ruby Award.



California Municipal Finance Authority

The CMFA pioneered the Recycle Bond Program which allows for the preservation of volume cap to be used to expand the amount of affordable housing projects

that can be financed in the State. The CMFA has completed 37 affordable housing projects and has 48 in process that utilized over \$270,000,000 of preserved Volume Cap. 10 of these projects were completed in San Diego County and would not have been feasible without this innovative financing structure.

Through the CMFA's BOLD Program, \$40,000,000 CFD bonds were issued to develop infrastructure in the City of Chula Vista to expand their housing footprint. The CMFA BOLD provides CFD financing for infrastructure for new housing developments.

Outstanding

GOVERNMENT AGENCY OR ELECTED OFFICIAL AWARD NOMINEES



City of San Diego: Economic Development Department

The City of San Diego, through the leadership of the Gloria Administration, utilized innovation to tackle the affordable housing crisis through the creation of the

Bridge to Home Program. The Bridge to Home Program deployed approximately \$50 million dollars, creating 935 affordable housing units, with 272 as permanent supportive housing serving those at-risk or experiencing homelessness within the last 18 months. The City designed a process that would expeditiously get funding into the hands of development partners without a heavy administrative burden while leveraging limited funding resources.



County of San Diego, Housing and Community Development Services (HCDS)

In response to the COVID-19 pandemic, the County of San Diego vastly expanded their legal and tenant protection services through the Fair

Housing Program. The County's Fair Housing Program is administered by Legal Aid San Diego and provides legal representation, housing counseling, landlord and tenant education and outreach, and extended services to tenants and landlords to prevent eviction because of the COVID-19 pandemic. The County Board of Supervisors allocated approximately \$10 million to this service through the County ARPA Framework and the program is open to all County residents. As a result of this investment, Legal Aid San Diego has expended their Unlawful Detainer and Temporary Restraining Order Clinics, created educational materials regarding eviction, hosted education events and media interviews, and provided direct legal representation to struggling clients. From July 1, 2021, through December 31, 2022, Legal Aid San Diego provided direct services to 2,513 households benefitting 3,940 adults and 1,985 children. Additionally, the program provided for 24 educational outreach events, assisted 1,805 pro per litigants through the Unlawful Detainer Clinic and 33 through the Civil Harassment Restraining Order Clinic. The County's commitment to providing legal services for tenants and landlords in financial need aims to reduce eviction and support housing stability.

Supportive Housing AWARD NOMINEES

SPONSORED BY:



An outstanding supportive housing project, organization, or individual leader in San Diego that has a focus on supportive services to enable people to end their homelessness.



Advocates for Solutions

Advocates for Solutions (AFS) is a new advocacy organization with a mission to advocate for and improve the lives of unhoused senior citizens in San Diego by promoting supportive housing combined with PACE (Program

of All-Inclusive Care for the Elderly) medical services. Through its efforts, the organization aims to create a more just and equitable society where everyone has the opportunity to thrive. Inspired by the resilience, determination, and advocacy of its founder, the AFS strives to create a community where everyone voice is heard and valued, and where open dialogue between local politicians, developers, business leaders and service providers leads to innovative solutions to the homelessness crisis.



Casa Anita, Wakeland Housing and Development Corporation

Casa Anita is a thoughtfully designed supportive housing project paired with high quality services that has created a sense of belonging for residents. The project includes 24 No Place

Like Home supportive housing units specifically for people who have experienced homelessness and mental illness. This is the first supportive housing project in the City of Chula Vista bringing a much-needed resource to the South Region. Additionally, there are one and two-bedroom No Place Like Home supportive housing units that provide a pathway out of homelessness for

families. Wakeland's understanding of the trauma of homelessness is seen in the thoughtful and intentional ways they welcomed and supported new residents as they moved into their units. The spirit of partnership at Casa Anita can be seen in how partnerships and intensive services are wrapped around tenants, providing the range of supports needed for them to thrive in housing.



Windsor Pointe, Affirmed Housing

Father Joe's Villages nominates Windsor Pointe is a sustainable and inclusive supportive housing development in Carlsbad, offering 50 affordable family homes with a Veteran

preference. Available to those who earn 25-60% of the Area Median Income, 24 of the new homes are set aside as No Place Like Home (NPLH) apartments providing Supportive Housing for San Diegans formerly experiencing homelessness and for individuals who are in need of mental health services. Windsor Pointe is the first of its kind in the Carlsbad community - offering both affordable and supportive housing. Windsor Pointe also brings specialized, on-site supportive care to help residents lead more stable lives. On-site, wrap around, supportive services are provided by Interfaith Community Services, and mental health services and additional case management and support are provided by San Diego County Behavioral Health Services. These services will be an asset to the community for many years to come by supporting residents in gaining housing stability and working towards achieving life goals.

Rich Juarez

INTEGRITY AWARD

SPONSORED BY:



Recognizes an individual whose integrity shines through in their leadership, activism, or community work in affordable housing. Honors the late Rich Juarez, a co-founder of the Housing Federation, and a lifelong community leader in affordable housing.



Monica Ball

Monica Ball is a one-woman supernova of activism in San Diego's housing and homeless sector who has tirelessly worked to further housing justice, find solutions for homelessness, and help individuals thrive for decades. It's not an exaggeration to say her

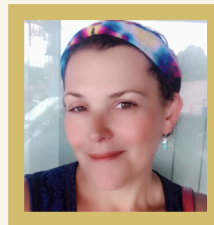
integrity shines so bright, you need to wear shades around her. During her years of regional leadership and advocacy, Monica has been able to help countless individuals and families, never hesitating to roll up her sleeves to do the nitty gritty work of finding folks a place to live. She's donated her time, talents and even her own money to aid folks who are struggling and organizations that share her dream of ending homelessness. For all that she has done for San Diego's affordable housing sector, we nominate Monica for the Rich Suarez Advocate Award.



Jexsi Grey

Jexsi has a passion to help others who are homeless. Jexsi is a true inspiration for many. I had the honor to hear him speak on 2 different occasions and his story is moving. He is a powerful speaker and storyteller. He volunteers with different organizations in the San

Diego region. He wants to make positive changes for the homeless population especially for Veteran.



Vanessa Graziano

Vanessa is an advocate in North County San Diego. She has participated in numerous HEAL advocacy opportunities across the San Diego region. Vanessa is always looking to assist when someone is in need and wants everyone to have a positive day

and feel loved. Vanessa advocacy efforts include awareness on drug abuse, sharing her story of homelessness and how she was able to find her way out. Not only is she a member of the HEAL Network but she has started her own nonprofit assisting women and families seeking housing.



DeForrest Hancock

DeDe became a member of the Voices of Our City Choir while still experiencing homelessness. Through Voices, she was able to take her prior experience working in the nonprofit sector to advocate for others who were living on the street, even as she

herself was still without a permanent home. DeDe began working with HEAL during the pandemic, and she contributed her time and experience to work with the Benioff Homelessness and Housing initiative with UCSF to help organize local outreach so that homeless members of our community could have their voices heard. She has regularly attended City Council and Committee hearings to educate lawmakers about the realities of homelessness in our community and has represented HEAL at the RTFH and SDHF conferences.

Rich Juarez
INTEGRITY AWARD

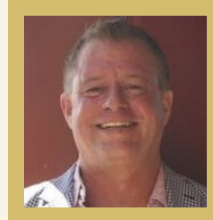
SPONSORED BY:



Jessica Kramer

Jessica uses her story of homelessness not only to advocate for change but to assist others in getting out of homelessness. Her advocacy efforts include disability rights, police reform, mental health, and homelessness. Her area of

advocacy efforts intersects with each other, and she is continuously educating herself about what is going on in her community and those topics to assist others like her. Not only is she a voice for the homeless in her community but she also assists others in locating housing all on her own.



John Brady

John is personally engaged with local congressional leaders, state leaders, Supervisors and Councilmembers on housing, housing insecurity, and homelessness issues. Currently, John serves on the Community Action Plan on Homelessness

Leadership team; Governance committee of the COC, Homeless advisory court committee; AMIKAS Board of directors, YIGBY Advisory Committee; Board member, National Coalition for the Homeless.



Joyce Roberts

Joyce Roberts, or Miss Joyce, as she's lovingly referred to by many in the sector, has been an advocate for housing for nearly two decades. She is an advocate, leader, and amazing resident of affordable housing. She sits on committees and boards across

the state and lends her experience in advocacy and shares her story of lived experience with leaders and policymakers across the country. She was one of the original RUN members and has helped to advocate for Affordable Housing, street safety, and other housing and homelessness measures for two decades. She continues to engage with leaders and bring new people with lived experience into the conversation. She believes that we are only as strong as the community we create, and she has helped create a strong and vibrant community of advocates. Joyce Roberts is an active member of her community. She shows up, she brings people, and she gets things done.

John Craven

PUBLIC SERVICE MEMORIAL AWARD NOMINEES

SPONSORED BY:

THE
CRAVEN
FAMILY

Honors a public employee who has taken unique risks or gone above and beyond the call of duty to facilitate the creation of affordable homes in a community or jurisdiction. The award is bestowed in memory of John Craven, one of San Diego's most dedicated housing development officials.



WENDY DEWITT

VICE PRESIDENT, PRESERVATION
SAN DIEGO HOUSING COMMISSION

Wendy DeWitt leads SDHC's initiatives to preserve affordable rental housing in the City of San Diego, including naturally occurring affordable housing such as single-room occupancy units.

She previously served as SDHC as Vice President of Policy, working on SDHC's advocacy for effective affordable housing policies and resources, and as Vice President of Real Estate Programs and Special Initiatives, where she was involved in the creation and implementation of Special Initiatives, such as SDHC's "Addressing the Housing Affordability Crisis" reports, including "San Diego Housing Production Objectives 2018 – 2028."

Ms. DeWitt has 30 years of public agency experience with SDHC, including serving as Policy Director, participating in strategic planning and revenue development for SDHC, as well as advocacy for affordable housing policies and programs at the state and federal levels.

Her previous roles throughout SDHC's Real Estate Division also included: managing the development of affordable housing owned and operated by SDHC; implementing the startup and operation of SDHC's nonprofit affiliate, Housing Development Partners; and serving in the Multifamily Finance Department, which provides gap financing for affordable housing developments.

Ms. DeWitt holds a B.B.A in Business Administration from the University of Kentucky and a law degree from California Western School of Law in San Diego. She is a member of the California State Bar.

Ms. DeWitt is the current President of the California Association of Local Housing Finance Agencies and a former board member of the San Diego Housing Federation.



PETER BRIDGE, LEED AP SUN COUNTRY BUILDERS

Peter's journey to our calling began in 1990, when he left behind a career on Wall Street to pursue more meaningful work. He bought an old pickup, and started building single-family homes in Colorado, and quickly turned to multi-family work in the northern suburbs of Denver and the historic district of Capitol Hill.

It was during this transformative phase of his career that Peter realized that he found the construction of homes to be a spiritual calling, recognizing the profound impact that safe and affordable housing has on individuals and families.

In 2005, Peter's wife, Amy, advocated for a move to San Diego, and fate led him to join the team at Sun Country Builders, a prominent general contractor exclusively focused on constructing and renovating affordable housing for the past four decades. At Sun Country, Peter worked in client relations, preconstruction services, and project management.

Sun Country Builders encouraged his engagement in affordable housing advocacy across the region. He embraced this opportunity, actively serving on San Diego Housing Federation event committees and dedicating six impactful years to the Federation Board of Directors, working diligently to help steer and develop the Federation's vision. His unwavering commitment shone through as he progressed from Director to Treasurer and Vice-President. As a tireless advocate, he consistently volunteered his time and expertise to various committees, including the Annual Affordable Housing and Community Development Conference and the Ruby Awards. In fact, Peter conceived the impactful theme, "No Place Like Home," for the Ruby Awards, capturing what affordable housing represents to individuals and communities.

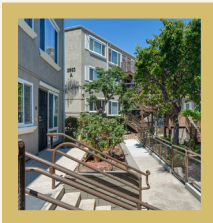
Beyond his involvement with the San Diego Housing Federation, Peter extended his reach to volunteer with the Non-Profit Housing Association of Northern California and to speak at Housing California. His advocacy work in recent years has focused on championing diversity, equity, and inclusion (DEI) programs within the affordable housing sector, striving to ensure that these essential values are at the forefront of every development endeavor.

For almost two decades, Peter has always been there, always willing to help, and always thinking of the success of his developer clients. Peter Bridge is a true Housing Champion, a compassionate and visionary leader whose relentless advocacy and unwavering commitment have left an indelible mark on the San Diego Housing Federation.

Project of the Year

REHABILITATION AWARD NOMINEES

Recognizes excellence in affordable housing developments that were acquisition or rehabilitation projects completed in San Diego County between January 1, 2022 and December 31, 2022.



Grant Heights II, San Diego Community Housing Corporation

Grant Heights II consists of the rehabilitation of an existing 28-unit affordable housing complex located at 2651-2663 J Street ("Grant Heights") and a 14-unit affordable housing building located 3845 Winona Ave in

San Diego ("Winona"), California. Grant Heights was constructed in 1972 and includes 28-surface parking spaces (including 2 ADA stalls).

The Winona Apartments was constructed in 1986 and includes 14 standard tuck-under parking spaces. The Properties consist of five two and three-story buildings containing a total of 42 units composed of one, two and three-bedroom units. Each of the buildings are wood framed Type-V construction with stucco façade on a concrete slab foundation. Each of the properties has laundry facilities and maintenance rooms. The Grant Heights Apartments is a gated access community with an elevator lift, manager's office, and community room. The rehabilitation improved energy efficiency by 15% and makes

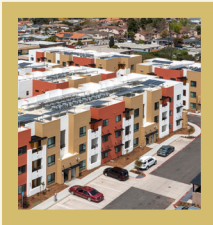
substantial energy conservation measures to interior and exterior lighting, domestic hot water systems and appliance replacement. In addition, the Grant Heights Apartments includes a photovoltaic system to reduce the amount of energy consumption to light common areas.

Post-rehabilitation, the revenue-generating units are restricted to family households earning up to 45% and 50% of the AMI. The 28 units at Grant Heights (27 units, 1 staff unit) benefit from a 20-year project-based Section 8 Housing Assistance Payments ("HAP") contract. The 14 units at Winona do not have project-based subsidy. The Project is structured with \$17,840,774 in total development costs and is financed with \$5,971,569 of federal low-income housing tax credit equity (4%), \$4,676,000 of hard amortizing tax-exempt debt, \$150,000 of hard amortizing taxable debt, a \$1,320,213 construction to permanent loan from the San Diego Housing Commission, a \$5,480,406 construction to permanent Seller Note from ULSDC, \$67,576 in deferred developer fee, and \$175,000 of GP capital (sourced from transferred reserves).

Project of the Year

NEW CONSTRUCTION AWARD NOMINEES

Recognizes excellence in affordable housing developments completed in San Diego County between January 1, 2022 and December 31, 2022.



Casa Anita, Wakeland Housing and Development Corporation

Casa Anita is a new community in Chula Vista, California, that uniquely serves the broad range of people who need affordable housing, including low-income working families and people living with mental illness who have

experienced homelessness. Developed by Wakeland Housing and Development Corporation, designed by Rodriguez Associates Architects + Planners and built by Sun Country Builders, the property provides a total of 96 new homes for low-income residents, with 24 supportive housing units set aside for formerly unhoused community members with a diagnosed serious mental illness funded by the County of San Diego's No Place Like Home (NPLH) program.



Mid-City Family Apartments and Harris Family Senior Residence

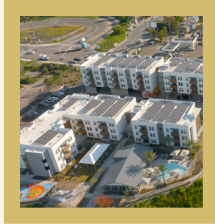
Families and seniors with low income in the City of San Diego have more affordable housing opportunities at the adjacent Mid-City Family Apartments and Harris Family Senior Residence, which have transformed a city

block in the Mid-City area into an intergenerational community. The developments include more than 190 rental apartments that will remain affordable for 55 years. Extensive public-private collaboration made this development possible.

The site was developed through a partnership between Chelsea Investment Corporation and Price Philanthropies Foundation, in collaboration with the San Diego Housing Commission (SDHC), the County of San Diego, Serving Seniors and additional partner organizations. The 1.6-acre site was designed with shared public amenities, including a garden, dog area and outdoor plaza, with the intention of creating opportunities for seniors and families off all ages to interact daily, making the development a model of intergenerational living.

Project of the Year

NEW CONSTRUCTION AWARD NOMINEES



The Orchard at Hilltop, Affirmed Housing

The Orchard at Hilltop is a premier mixed-use, infill development that enriches the Chollas View community with 113 affordable apartment homes, numerous street and pedestrian public improvements, a hospitality venue

destined to become a local landmark, and a renewed storm water channel that creates a natural wildlife habitat amidst a busy urban context. Plus, Affirmed paved the way for new homes to be built across the arroyo by securing a site development permit that benefits San Diego residents at all incomes.

Amenities for Orchard residents include a swimming pool with a lounge deck and spacious clubhouse; a learning center for after-school programs; a Kompan playground and recreational lawn; a basketball court; and resident services customized to meet the needs of the multi-generational community. The Orchard was designed by Studio E Architects, landLAB, Helix Environmental Planning, and Kettler Leweck Engineering. Funding for the \$55million community is provided by Civic Communities, Boston Financial, Boston Capital Finance, Western Alliance Bank, San Diego Housing Commission, and the City of San Diego.



Paseo Artist Village, Community HousingWorks

Paseo Artist Village is a cornerstone project that creates a sense of place with three objectives: 1) Reflects the City's vision for an Arts and Culture District while expanding Vista's downtown by activating the street

through the storefront retail and artist gallery spaces; 2) Serving as a catalyst for future development by adding a successful retail component that is integral, visible, and builds on Vista's strengths; 3) Providing affordable apartments which are home to a combination of local Vista residents who live and/

or work in the city, local artists with more than 40 currently living at Paseo, and veterans. It includes two buildings with 60 apartments serving 30%-59% AMI income levels. Its unique design encourages business activity with Vista, sustainability, supports local artists, and embodies Vista's art district. Paseo Artist Village is funded by LIHTC tax credits, city local funds, and the County of San Diego Innovative Housing Trust Fund. Paseo Artist Village assures that a variety of long-term families and individuals are able to continue to afford calling Vista home. The development serves Vista residents, veterans, and local artists, and is a perfect example of lifting up residents and promoting collaboration – something Community HousingWorks aims to implement in all future developments.



Valencia Pointe, CRP Affordable Housing and Community Development

Valencia Pointe is located at the northeast intersection of Valencia Parkway and Division Street in the O'Farrell neighborhood of Southeastern San Diego. Built on 2.5 acres, the development

includes 102 affordable apartment homes over an enclosed 128-space parking structure with an additional 36 surface parking spaces. The apartment homes surround a large interior courtyard designed to entice residents' interaction in a secured environment. The common area includes a tot lot, outdoor kitchen facilities, and common area gathering spaces. Additional amenities include, community room, flexible learning space, (i.e., computer lab), well-appointed indoor kitchen facilities, restrooms, and a fully equipped laundry room. The apartment homes contain state of the art appliances and fixtures, quartz counter tops, enclosed laundry hook ups, and include a balcony or patio and outside storage space. The west facing apartment homes enjoy dramatic views of the San Diego Bay and skyline. There are a total of 58 2-bedroom and 44 3-bedroom apartment homes.

Thank you to the Committee, Board Members, and Staff

AWARDS PLANNING COMMITTEE

Brian Woods, San Ysidro Health
Lisa DeMarco, DeMarco Design
Katelyn Silverwood, Affirmed Housing
Peter Bridge, Sun Country Builders
Elaine Camuso, Wakeland Housing and Development Corporation

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Debbie Fountain, Corporation for Supportive Housing
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Sakara Tear, Price Philanthropies
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— JOIN SDHF IN PERSON —

2023 ANNUAL CONFERENCE AND PRE-CONFERENCE INSTITUTES

SDHF's ANNUAL AFFORDABLE HOUSING & COMMUNITY DEVELOPMENT CONFERENCE draws over 650 attendees — including expert panelists and presenters from across the state and country. The conference delivers specific guidance in areas including affordable housing design and development, housing finance, supportive housing, property and asset management, and housing policy and advocacy.

PRE-CONFERENCE INSTITUTES provide training for resident services professionals as well as education for any professional seeking to advance their career in the affordable housing field.

FOR SPONSORSHIP OPPORTUNITIES contact us at (619) 239-6693
or via email at events@housingsandiego.org.



— SAVE THE DATE —

INSTITUTES: MONDAY, OCTOBER 2 | CONFERENCE: TUESDAY, OCTOBER 3
MARRIOTT MARQUIS, DOWNTOWN SAN DIEGO