

## OVERVIEW

The California Housing Partnership Corporation was created in 1988 as a private nonprofit public benefit corporation by the State legislature to provide leadership in developing financial resources for affordable housing. The governor and respective leaders of the legislative bodies appoint the board of directors based on their professional qualifications and interests.

Over the past 20 years, CHPC has worked with more than 100 nonprofit and local government housing agencies to create and preserve more than 13,000 affordable homes for lower income Californians. CHPC is unique in combining extensive experience in housing finance transactions with a deep commitment to affordable housing policy and technical assistance. CHPC regularly advises the leaders of the state's housing agencies and the legislature on housing resource issues.

CHPC's financial expertise and public policy experience provide the foundation for nationally recognized training and technical assistance programs that have assisted thousands of nonprofit and local government housing staff.



*San Antonio Place, Mountain View*

## SERVICES

**FINANCIAL CONSULTING** CHPC has provided financial consulting services on more than 200 multifamily transactions totaling more than 11,000 apartments. Our services include:

- Advising on financial structures to maximize resources and ensure long-term affordability and non-profit control
- Negotiating with equity investors and lenders
- Preparation of syndication financial projections
- Obtaining funding from competitive programs
- Preservation transactions with HUD

CHPC regularly assists its clients obtain financing from virtually every type of multifamily financing including tax-exempt bonds, Low Income Housing Tax Credits, project-based Section 8 and a wide variety of other federal state and local funding sources. Client projects range from the new construction of family apartments with childcare to the acquisition and rehabilitation of SRO buildings for extremely low-income residents with special needs.

**TECHNICAL ASSISTANCE** CHPC regularly provides technical assistance to public agencies in the financing and preservation of multifamily affordable housing. Examples include:

- Assisting state housing finance agencies to evaluate policies and to develop new loan programs
- Consulting with the housing departments in Los Angeles, San Francisco and Davis to develop multifamily underwriting guidelines
- Serving as a technical advisor to HUD, the Resolution Trust Corporation and Federal Deposit Insurance Corporation in their disposition of selected properties.

## TRAINING

*CHPC training provides essential information and imparts that information in such an effective and creative way that it should be a required curriculum for every new project manager working in affordable housing.*

—Janet Falk, Mercy Housing California



*Views at 270, Los Angeles*

CHPC provides comprehensive training modules on a variety of topics in multifamily affordable housing finance to nonprofit and local government housing organizations in California. Project managers, underwriting staff from public agencies and private lenders as well as board members from nonprofit organizations are among those who have benefited from CHPC's expertise on such subjects as maximizing the value of tax credits and tax exempt bonds.

For more than 10 years, CHPC has served as the main trainer for the statewide Housing Development Training Institute. Sponsored by the Local Initiatives Support Corporation (LISC), HDTI has trained hundreds of project managers in basic and advanced financing and development techniques.

## PRESERVATION

*They are not only the best California resource for preservation issues, they are nationally known for their work.*

—Rich Gross, Director, California Acquisitions, Enterprise Community Investment.

CHPC is recognized nationally and in California as a leading expert on preservation policy and financing techniques, having assisted in the preservation of more than 180 at-risk federally subsidized properties totaling more than 6,000 homes for low-income households.

CHPC currently maintains the only comprehensive database of subsidized housing at-risk of conversion in California. Its monthly newsletter, Housing Preservation News, is widely read by industry professionals. CHPC also operates an information clearinghouse on federal and state policy relating to the preservation of existing federally subsidized housing.

CHPC has expertise with a wide range of preservation financing techniques and programs including Titles II & VI, Section 8 Mark-To-Market and Mark-Up-To-Market and contract extensions, Section 236 IRP decoupling and refinancing FHA insured mortgages.



*Alexander Residence, San Francisco*

## FEDERAL POLICY

CHPC facilitates a statewide coalition of nonprofit and government interests focused on advocating for improved federal housing policy and funding. The California Housing Partnership Federal Policy Project (FPP) brings together housing authorities and local government leaders with tenant advocates and the vital nonprofit housing development and advocacy sector to find common ground and present a unified message to California's Congressional representatives.

The FPP focuses on policy and funding in the following areas: public housing, Project-Based Section 8 vouchers, renewal of federal Section 8 contracts, reform of the Low Income Housing Tax Credit program, and funding for a host of other programs important to California including: HOME and McKinney homeless programs.

### SAN FRANCISCO

369 Pine St., Suite 300  
San Francisco, CA 94104  
P (415) 433-6804 F (415) 433-6805

### INLAND EMPIRE

28545 Old Town Front St. Suite 205  
Temecula, CA 92590  
P (951) 506-3377 F (951) 506-3997

### LOS ANGELES

800 South Figueroa St., Suite 760  
Los Angeles, CA 90017  
P (213) 892-8775 F (213) 892-8776

### SACRAMENTO

P.O. Box 8132, 5325 Elkhorn Blvd.  
Sacramento, CA 95842  
P (916) 638-1180 F (916) 683-1194

### SAN DIEGO

P.O. Box 319, 113 West G Street  
San Diego, CA 92101  
P (858) 693-1572 F (951) 506-3997

[www.chpc.net](http://www.chpc.net)



CALIFORNIA  
HOUSING  
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CORPORATION

*California's Experts  
on Affordable Housing  
Finance, Training,  
Advocacy, & Policy*

## MISSION

TO ASSIST NONPROFIT AND GOVERNMENT HOUSING AGENCIES CREATE, ACQUIRE AND PRESERVE HOUSING AFFORDABLE TO LOWER INCOME HOUSEHOLDS, WHILE PROVIDING LEADERSHIP ON HOUSING PRESERVATION POLICY AND FUNDING.