

SAN DIEGO HOUSING FEDERATION
— PROUDLY PRESENTS —



RUBY AWARDS

There's No Place
Like Home | **2022**

PRESENTED BY



THURSDAY, JUNE 16, 2022

US GRANT PRESIDENTIAL BALLROOM
DOWNTOWN SAN DIEGO

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.

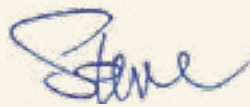
As part of that, we are here to recognize those who represent the very best of what our community can achieve, and to express our admiration for those efforts. In that spirit, we are especially pleased to be presenting a Housing Champion award to Tom Scott, community activist and former Executive Director of the San Diego Housing Federation, for his many years of leadership, innovation and impact in the affordable housing field. We are also recognizing a giant in the field, Rick Gentry, who spent the past 14 years of his 50-year affordable housing career in San Diego.

We extend our thanks to Chase Bank, Title Sponsor for tonight's event, and to all of 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 goals.

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/Chief Executive Officer
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

Chase Bank

Topaz SPONSORS

Merritt Capital

Amethyst SPONSORS

Bank of America ♦ HA Builder Group ♦ LifeSTEPS
San Diego Housing Commission
San Diego Interfaith Housing Foundation
Union Bank ♦ US Bank ♦ USA Properties Fund

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Affirmed Housing ♦ Gubb & Barshay ♦ LISC San Diego ♦ Lument
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Bridge Housing ♦ California Community Reinvestment (CCRC)
Century Housing Corporation ♦ Community HousingWorks ♦ Father Joe's Villages
Jamboree Housing Corporation ♦ Kaiser Permanente ♦ MAAC
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JOHN CRAVEN AWARD SPONSORSHIP

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

AWARD SPONSORSHIPS

Corporation for Supportive Housing ♦ Sun Country Builders
Wakeland Housing and Development Corporation

DONATIONS

Commonwealth Land and Title

5:00 PM – 6:00 PM

Registration and VIP Reception

Live Music by Gypsy Swing Cats

US Grant Palm Court

6:00 PM – 7:00 PM

Registration and Reception

Live Music by Gypsy Swing Cats

US Grant Palm Court

7:30 PM – 9:00 PM

Dinner and Awards Presentation

US Grant Presidential Ballroom

9:00 PM – 10:00 PM

Dessert Reception

Live music by Kenny Ard

US Grant Presidential Foyer

TONIGHT'S EVENT IS PRESENTED BY



INVOCATION

Officiant, Gayle Feallock

OPENING REMARKS

Stephen Russell, President and CEO, San Diego Housing Federation, Emcee/Master of Ceremonies

Rebecca Louie, Board Chair, San Diego Housing Federation

PRESENTATION OF AWARDS

- ◆ Special Award Recognizing 50 Years of Service in Affordable Housing
*Presented by: **Rebecca Louie**, Board Chair, San Diego Housing Federation*
- ◆ Outstanding Resident Leader
- ◆ Outstanding Service to Residents
- ◆ Outstanding Advocate
- ◆ Outstanding Development Partner
- ◆ Outstanding Government Agency or Elected Official
- ◆ Best Journalistic Coverage of Affordable Housing
- ◆ Environmental Award
- ◆ Supportive Housing Award
- ◆ Innovations in Response to COVID-19
- ◆ Hearth Stone Award
- ◆ John Craven Public Service Memorial Award
- ◆ Rich Juarez Integrity Award
- ◆ Housing Champion Award
*Presented by: **Rebecca Louie**, Board Chair, San Diego Housing Federation*
- ◆ Project of the Year – Rehab
*Presented by: **Eri Kameyama**, VP of Community Development Banking, JP Morgan Chase & Co.*
- ◆ Project of the Year – New Construction
*Presented by: **Eri Kameyama**, VP of Community Development Banking, JP Morgan Chase & Co.*

CLOSING REMARKS

Stephen Russell, President and CEO, San Diego Housing Federation

Special Award

RECOGNIZING 50 YEARS OF SERVICE IN AFFORDABLE HOUSING



RICHARD "RICK" GENTRY

The President & CEO of the San Diego Housing Commission (SDHC) from September 19, 2008 to March 31, 2022, Richard C. Gentry led an agency with more than 350 employees and a budget of more than \$604 million.

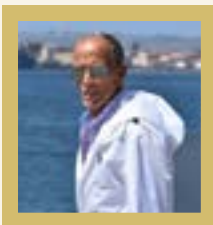
SDHC provides federal rental assistance to more than 16,000 households annually; leads partnership efforts to address homelessness, including SDHC's homelessness action plan, HOUSING FIRS – SAN DIEGO, which has created approximately 10,000 housing solutions in seven years for San Diegans experiencing homelessness or at risk of homelessness; and creates and preserves affordable housing (more than 24,000 units since 1979, of which more than 11,700 have been completed since July 1, 2008).

Mr. Gentry has held CEO positions at the Austin (Texas) and Richmond (Va.) housing authorities. He was also the Vice President for Public Housing Initiatives at the Local Initiatives Support Corporation (LISC) in Washington, D.C., and the Senior Vice President of Asset Management for the National Equity Fund in Chicago, Ill., the nation's largest nonprofit Low Income Housing Tax Credit syndicator. In October 2017, Mr. Gentry received the Outstanding Professional of the Year Award from the National Association of Housing and Redevelopment Officials (NAHRO) for lifetime service to the affordable housing industry.

Outstanding

RESIDENT LEADER NOMINEES

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.

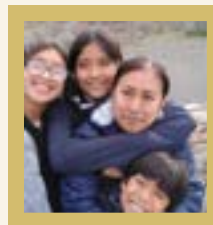


Bruce Carron

Bruce is an incredibly passionate and effective advocate for affordable and supportive housing for formerly homeless seniors in our region. As a resident of Talmadge Gateway, Bruce has organized tours of this

supportive housing community with numerous elected officials and community leaders including County Supervisor Nathan Fletcher, County Director Omar Passons, City Councilman Joe LaCava, and has a tour scheduled in April for Mayor Todd Gloria & Council President Sean Elo-Rivera. Bruce ensures that the leaders of the community programs (Cheryl Wilson of St Paul's PACE, Paul Downey of Serving Seniors and Rebecca Louie of Wakeland Development) also attend these tours to discuss the strong collaborations and support that the residents have.

Bruce's important work educates elected officials and leaders about the importance of PSH for seniors, and encourages them to expand funding for services for older adults. Bruce was homeless, living on the streets of downtown for three years, so his story and experience have a profound impact on the leaders that he meets with. Councilmember Joe LaCava thanked Bruce stating that the tour, "inspires him to fight for affordable housing."



Martha Patricia Marin-Estevez

Martha Patricia, also known as Paty, helped her community during the pandemic. She has been coming in every Monday morning to bag vegetables for her neighbors. Patricia is a perfect example of how

residents engage within their community to make a difference. Paty has lived in a Community HousingWorks home for 7 years with her husband and 3 children. She has helped her community through the pandemic by helping every Monday morning bagging vegetables and distributing them to 24 residents. Paty volunteered for 72 hours in the area of health and wellness. With Paty's support, food was delivered to 948 CHW families.



Trinda Percy

Trinda Percy has not only gone through The Salvation Army program as a client and succeeded, she has helped others along the way and has just been promoted as an employee to Case Manager at

The Door of Hope. She goes above and beyond to assist our clients at The Salvation Army and has done so for years.

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.

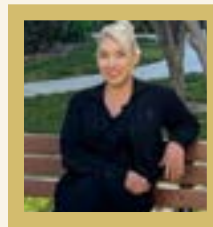
Barbara Ramos

Barbara has provided excellent services to her clients for many years. She supports them with the challenges of gaining income, maintaining housing, establishing healthcare, and overall well-being. She always emphasizes the need for preventative healthcare, sometimes with clients who have been homeless for many years and have never seen a doctor. She is patient, compassionate, and treats all of her clients with integrity! Barbara will be retiring this year and I think this would be an amazing way to thank her for her many years of service with our homeless population in San Diego, CA.

Chelsea Gaffney

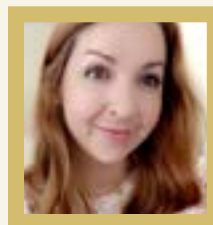


Chelsea joined our team during the heights of the COVID 19 pandemic as a case manager. Since that time, she has seen 3 staff members leave her single site and has provided case management to her caseload of 30 clients as well as supplemental services case management to our clients with no full-time case manager. Chelsea is an outstanding staff who genuinely cares about the lives of her clients and gracefully advocates for their well-being when necessary. Chelsea was promoted to the position of Case manager in 2021 and continues to provide support to clients as well as staff. Chelsea has been instrumental in developing a positive relationship with our onsite community partners and ensuring the safety of our clients. Our site now has 14 active participants in recovery services.



Diana Flores

Diana has been nominated because of her hard work and dedication towards the residents at CHW in Fallbrook for over 16 years. She serves as the Community Building Coordinator at Fallbrook View and Turnagain Apartments. She has encouraged and exemplified the virtue of good citizenship by being a role model and of great assistance to our families, especially through the After School Program. Through her sacrifice and dedication, she has enrolled many students into our program and has improved reading levels each year. She has touched and enriched the lives of others, particularly those who are vulnerable or less able to help themselves. With our adult population, she has engaged our residents and empowered them to pursue higher education and apply for high paying jobs in their field. Over the years she has shown ongoing initiative, leadership and dedication to the mission of CHW. Diana has devoted herself to sustained and selfless voluntary service whenever called upon to do so. Lastly, she has earned the respect of their peers and become a role model throughout our company and department. She has demonstrated innovation or creativity in delivering lasting results for San Diego and the world.



Maggie Durocher

At Father Joe's Villages (FJV), we have a countless number of dedicated staff who make a difference in the lives of our residents. Ms. Maggie Durocher is the one who stands out due to her devotion and commitment to our mission, which is to prevent and end homelessness, one life at a time. Maggie Durocher has worked for FJV for the past four years as an Administrative Assistant for FJV's Tenant >>>

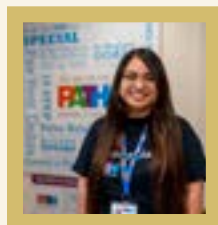
Outstanding
SERVICE TO RESIDENTS NOMINEES

SPONSORED BY:



Services Department, providing critical support to people experiencing homelessness with housing applications and matching them to the right housing complex. Ms. Durocher has demonstrated her exceptional leadership abilities not only in terms of running her own team, but in ensuring that the 194 units that FJV is case managing at Saint Teresa of Calcutta Villa (STOCV) are occupied. Ms. Durocher strongly collaborates with other administrative staff at the Village, she works diligently with FJV Coordinated Services, FJV's Outreach teams and other providers to ensure clients complete their rental applications fully and accurately.

Ms. Durocher assisted Hyder Property Management Professionals with coordination with the San Diego Housing Commission to have an efficient and streamlined process for the Landlord Engagement Application Program (LEAP). She has also established strong relationships with FJV's Development Team, Hyder, and with the Regional Task Force on Homelessness- Support Team. At the height of the pandemic, Ms. Durocher was out on the streets meeting with clients to ensure they were aware of the housing resources available to them. Currently, Ms. Durocher closely collaborates with the STOCV team to ensure the active engagement of clients with FJV, so they are not overlooked while waiting for a housing move-in date. Ms. Durocher instills hope in the clients by her acts of kindness and willingness to go above and beyond to ensure they are able to move off the streets and into a home.

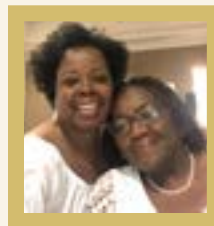


Homelessness Program for Engaged Education Resources (PEER)

The "Homelessness Program for Engaged Educational Resources" (PEER) is a first-of-its-kind collaboration between the San Diego Housing

Commission (SDHC) and San Diego City College that provides specialized education, training and job placement assistance to develop the

workforce needed for programs and services that help San Diegans experiencing homelessness. SDHC identified the need for additional qualified applicants for positions in the area of homelessness programs and services. Launched in the fall of 2020, more than 140 students have enrolled in the course, and 18 students reported job placements, including one person that City College hired to work on the Homelessness PEER course. The program has also resulted in five job fairs, 412 academic counseling session and 240 career counseling sessions.



Kathy Watkins

Kathy Watkins is deserving of the Outstanding Service to Residents Award because she gives tirelessly to provide a healing environment for homeless women in transition. As live-in Program Manager for Ruby's

House Independent Living and Support Services, Kathy, availing herself 24/7, goes way beyond her daily responsibilities of assisting women who are recovering from Stimulus Addiction and/or Mental Illness. Through a SDCHHS Shelter and Emergency Transitional Bed contract, Kathy's warm and caring spirit has permeated the home and hearts of over 100 women since 2013, many of whom through Kathy's "life coaching", are now living truly independent lives in their own apartment. Kathy, a retired Kaiser Permanente Manager, after serving women at Catholic Charities, Rachel's House brings a wealth of experience to provide the residents stable blocks of wellness. Whether she's providing meals, transportation, helping with Social Security applications, accompanying medical visits, listening ears or a much-needed hug after night terrors, Kathy delivers love and hope to her "ladybugs", many of whom thought suicide was their only way out of despair. Her sweet spirit and soft soothing voice give "how was your day?" healing empowerment. Additionally, Kathy assists other members of the Independent Living Association provide quality homes for this vulnerable population. Please bestow this honor to this most remarkable woman.

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Outstanding
SERVICE TO RESIDENTS NOMINEES

SPONSORED BY:

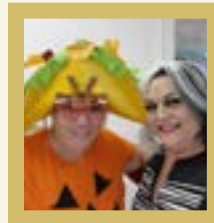


Nimo Hassan

Nimo's collaborative effort to support and serve the older adult residents at Mission Cove is nothing short of amazing. She works closely with all residents, brings knowledge and experience to the position

and is able to provide individualized services to meet residents' needs. Nimo creates a safe and welcoming community to all and fosters care and compassion with every relationship. She is creative, integrity driven and works tirelessly to find every resource available to ensure residents don't just succeed in their housing, but they thrive. Nimo Hassan is a Housing Services Coordinator, for ElderHelp serving Mission Cove Seniors. Passion, integrity, and her ability to build community are all reasons she has been nominated. Nimo's impact has been tremendous, and she exemplifies everything it means to be a residential services coordinator.

All of Nimo's actions speak to the worth of the resident. She truly sees each resident as the important individual they are, worth every ounce of assistance and support that she can give. Nimo started at Mission Cove during Covid-19. Her entry was entirely remote, and her ability to connect with the residents was incredible. She went above and beyond to find creative ways to "meet" the residents, and when she was able to rejoin the community in person, she was greeted with joy and the words, "I'm so happy to meet you in person, finally!".



Rosemary Galan

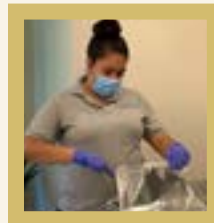
She always goes above and beyond for her senior residents. Either helping them with their online orders for groceries, with their food stamp benefits, and just being there for them to converse with. She is always

helping out on Wednesdays at food banks shopping for what residents might need for other sites and also helping out to distribute that food to residents at Beacon. Residents at her site The Springs absolutely love and appreciate her.



Zach Brewster

For about 2 years now he has shown initiative into helping tenants transition into housing and support throughout their transition.

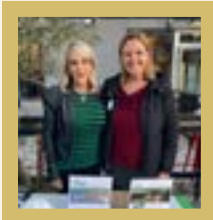


Yesenia Resendiz

She has shown great leadership in helping our Service Coordinators achieve a higher goal of serving our residents.

Outstanding
ADVOCATE NOMINEES

An individual or organization who is raising their voice so that we can all raise ours.

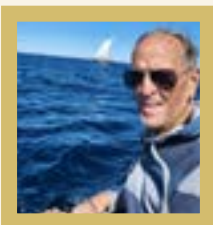


Funders Together To End Homelessness San Diego (FTEHSD)

Funders Together To End Homelessness San Diego (FTEHSD) – a joint effort of funders that invest in effective systems change to

end homelessness – collaborated on a yearlong, multi-faceted research campaign with Mixte Communications to advance public understanding by determining which messaging most effectively helps San Diegans consider housing as a solution to homelessness. This advocacy work resulted in a much greater social media reach than anticipated, a live communications training of community partners and meetings with city and county elected officials centered around adopting the key points into their messaging.

FTEHSD and Mixte developed a yearlong approach and established the following five-step methodology: 1) Review national messaging research; 2) Conduct a quantitative San Diego area scan of media coverage on the topic of homelessness; 3) Conduct polling of San Diego constituents; 4) Conduct a qualitative analysis of what San Diego area leaders are saying; 5) Implement a 5-month digital marketing research project to see what works with the public.



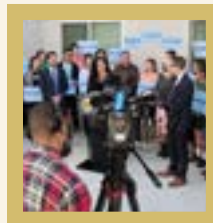
Bruce Carron

While facing serious health issues of his own, Bruce has been a fierce advocate for quality housing that includes wraparound services for seniors. He has had politicians such as Nathan Fletcher and Joe LeCava

and has more planned for the Council President Sean Elo-Rivera and Mayor Todd Gloria. At the same time, he serves on the board of Townspeople and the P.A.C.E Ad Hoc Committee on Aging

and Homelessness. Bruce is simply amazing: big-hearted but also smart as a whip, savvy, and strategic - in short, a phenomenal advocate.

As a core member of the HEAL (Homelessness Experienced Advocacy & Leadership) Network and as a Lived Experience Advisor, he speaks out in many different contexts (from fundraising dinners to community meetings) to remind people of the beauty, worth and humanity of each individual person who has faced, or is facing, homelessness. He generously gives of his time, sharing wisdom and experience with students who are learning about homelessness, planning, public health, and many related issues. He has spoken on panels in a number of my courses on health equity (especially as it related to housing), aging, and homelessness. His impact on the students is profound - many have written about his impact in their blogs and assignments. Many reach out to Bruce afterwards and he has stayed in touch with them through email. In this way, he is affecting the younger generation and our future workforce.



Circulate San Diego

Circulate San Diego has made significant contributions to policy advocacy for affordability in recent years. The organization conceived of, drafted, and co-sponsored AB 2345, which was the largest housing production

bill signed by governor Newsom in 2020. Circulate also partnered with the Housing Federation, and others, to implement the enhanced density bonus program approved by the City of San Diego in 2016, and which was the basis of the state-wide AB 2345. Circulate has partnered with the Housing Federation on a number of advocacy efforts, including a recent joint-presentation to support Mayor Gloria's housing package.

Circulate has achieved some recent major victories at MTS, to reform the agency's joint

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Outstanding

ADVOCATE NOMINEES

development program, to allow for empty parking lots to be transformed into affordable homes. Groundbreaking for an Affirmed project just happened in February, with at least a half-dozen LIHTC projects in the pipeline on MTS property.

Not only is Circulate right on the issues on affordability, but they bring a level of professionalism, credibility, and steely effectiveness to their advocacy. When Circulate weighs in on an issue, decision makers take notice. The organization is careful with how it deploys its political capital, and fights to win. While Circulate is not exclusively focused on 100% affordable development, their advocacy for density bonus, parking reforms, and TOD policy has helped thousands of deed-restricted units be permitted, including and especially in 100% affordable projects.

Circulate is also partnering with affordable developers in non-policy ways, including by doing transit and bike/ped trainings for residents of Community HousingWorks and Father Joes Villages projects, as a part of Affordable Housing and Sustainable Communities' awards.



Deacon Jim Vargas

In high rent, low vacancy communities such as San Diego, finding an affordable apartment can be an extremely daunting challenge for individuals experiencing homelessness.

Tackling the homelessness and housing crisis in San Diego County is a major task, yet Deacon Jim Vargas is not only Father Joe's Villages' President and CEO, who provides overall leadership to the organization and our Affordable Housing Development, but also actively advocates for basic human rights and the critical need to develop more affordable housing.

While Father Joe's Villages works to help meet people's immediate needs by providing shelter,

food, healthcare, employment services and more, Deacon Jim also recognized that we needed to do more to address the root causes driving the homelessness and housing crisis—namely, the lack of affordable housing in San Diego. As such, Deacon Jim, with the Leadership team and Board's support, led the organization to launch Turning the Key in 2017. Turning the Key is a bold and ambitious initiative to create 2,000 new units of affordable housing in San Diego County through a mix of new construction and motel conversions. Further, this model is designed to be financially sustainable in order to ensure that the necessary level of support services for residents is in place without the need to raise more philanthropic dollars year after year.

Through the process of rolling out Turning the Key and developing the first two buildings, Deacon Jim has constantly advocated for and gained community and public officials' support for new housing developments. He has garnered significant investments from major private philanthropists (including \$13 M for our first two developments) and helped secure financing partnerships from public entities, private investors, and banks. Further, he has contributed to changing the narrative and public conceptualization around homelessness in San Diego through numerous Op-Eds, speaking engagements, media interviews, and by building relationships with community groups, elected officials and the business community. His work has helped reduce stigmatization towards individuals experiencing homelessness and has raised to the forefront of the public discourse the urgent need to develop more affordable and supportive housing. So far, as a result of Turning the Key and under Deacon Jim's leadership, Father Joe's Villages has developed (or co-developed) two properties: Benson Place and St. Teresa of Calcutta Villa.

Outstanding

DEVELOPMENT PARTNER AWARD

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



Sun Country Builders

When it comes to completing an affordable housing development on time and within budget, there is no more important partner

for a developer than the General Contractor. Their work is where the rubber meets the road on the journey toward project completion, and savvy developers know that their success hinges on finding a dependable, skilled and collaborative GC as a partner.

For four decades, Sun Country Builders has impressively embodied these qualities, earning a place as the “go-to” General Contractor for many affordable housing developers in San Diego County. The company and its leadership exemplify superior principles of business operation – traits that trickle down to the staff and subcontractors with which they partner. These include:

Innovation – Sun Country was at the forefront of affordable housing construction. In 1987, the company built the second project in the history of Low-Income Housing Tax credit program in California. The company continues to bring new innovations to clients, such as the new “Market Conditions” email newsletter, which communicates valuable information about changes to the construction industry through the lens of the COVID-19 pandemic and its impact on supply and demand, materials and costs.

Dedication – Sun Country is deeply involved in every project from Day. The staff keep their eyes on all details to make sure that the construction process runs smoothly. Clients can see firsthand that Sun Country’s goal is to get the housing built, as opposed to other companies which may put their own financial interests first. As an example, while working with Wakeland Housing and Development Corporation on the Casa Anita project this year, Sun Country absorbed costs when the price of lumber increased and bought windows and siding early to combat supply chain issues. These two measures helped Wakeland avoid cost overruns and stay on track to meet the deadlines set by funders.

Expertise – Sun Country understands not just the construction business but also the complexities of affordable housing development. The team has impeccable value engineering skills to identify and source lower cost materials that will still withstand a project’s 55-year lifespan and is proactive in identifying design issues that may pose challenges during building operations. They also always look for ways to help the client meet their TCAC timing.

Collaboration – Sun Country is a communicative and flexible partner. This makes the working relationship a pleasure and translates well for the bottom line. For instance, the staff works well with the whole team (architect, developer, etc.) to go through building plans before submittal and provide input to make a better and more easily completed project with fewer changes during construction.

Outstanding

GOVERNMENT AGENCY OR ELECTED OFFICIAL AWARD NOMINEES

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



City of La Mesa

City elected officials and Planning Commissioners unanimously approved the project with overwhelming community support, demonstrating strong leadership to bring a long-

awaited project to fruition. The project will break ground this Summer. USA Properties Fund was selected to partner with the City through an RFP process, and all parties remained committed through the pandemic, pivoting to virtual community engagement to keep up momentum and maintain schedule priority for success.



Housing and Community Development Services (HCDS)

Like many areas in California, San Diego County is facing an affordable housing crisis. The region has lost 3,500 affordable housing units in the last 20 years. The average

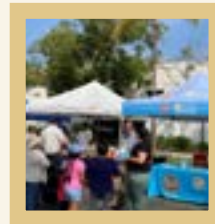
rental price for a two-bedroom unit in San Diego County is over \$2,500 a month, and more than half of all households pay over 30% of their income on housing with the lowest-income renters spending more than 60% on rent. This leaves little left over for meals, transportation, medical care and other necessities, and in some cases, may contribute to some residents becoming vulnerable to homelessness.

On June 20, 2017, the San Diego County Board of Supervisors (Board) established the Innovative Housing Trust Fund (IHTF) to address shrinking affordable housing options across the region. The Board has provided a total of \$70 million for the IHTF to foster the creation of affordable housing; this total is comprised of \$25 million invested at the establishment of the IHTF and a second infusion of \$25 million added in 2019 and \$20 million added in 2021. The IHTF is the first of its kind, being the first locally funded and locally administered program to

offer funding for affordable housing in the entire San Diego region.

The \$70 million invested in the IHTF was made available through five Notices of Funding Availability (NOFA) between December 2017 and March 2020. In less than three years the IHTF leveraged \$567 million in other public and private funds to create and preserve 1,397 permanent affordable housing units within 20 developments in 15 communities throughout San Diego County. The inventory of County of San Diego (County) funded and restricted affordable housing increased by 30% due to the Board's investment in the IHTF.

The IHTF spurs the production and preservation of affordable housing through enhanced partnerships with regional stakeholders. These efforts align with the County's Live Well San Diego vision for a healthy, safe, and thriving region, along with recent Board efforts in the Framework for Our Future and promotes transparency and open government by ensuring the data related to the \$70 million is available for the public and the Board.



Housing Authority of the County of San Diego (HACSD)

Due to the economic downturn caused by the COVID-19 pandemic, many San Diego County residents were unable to pay their rent. Experts warned of a looming eviction crisis that

could leave many San Diego County residents homeless. It was critical the County of San Diego (County) did something to keep people in their homes. The County's Housing and Community Development Services, within the Health and Human Services Agency, created the COVID-19 Emergency Rental Assistance Program. The funds were available to income-eligible individuals in the unincorporated areas and small cities served by the Housing Authority of the County of San Diego. The program provides rent and utilities assistance for up to 18 months.

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Outstanding

GOVERNMENT AGENCY OR ELECTED OFFICIAL AWARD NOMINEES

Eligible county residents who have suffered an economic hardship due to the pandemic can receive assistance with rent, utilities, and other rental costs such as late fees, application fees and security deposit. To meet the demand, the County had to implement, design and operationalize an entirely brand-new program within a matter of weeks. This included developing new IT infrastructure, on-boarding and training new staff, implementing policy and program design and engaging community members. Between Sept. 2020 and Feb. 2021, the County was able to assist almost 10,000 families with over \$27 million in payments to landlords. As of Feb. 2022, the County has been awarded \$245 million to further assist with rent and utilities for over 17,000 households impacted by the pandemic.

The County received \$653.5 million from the American Rescue Plan Act of 2021 (ARPA). Of those funds, \$5 million has been allocated to launch the Rental Assistance for Small Landlords (RASL). Due to the COVID-19 impacts on housing, the County has expanded the Emergency Rental Assistance Program to assist small-scale, independent, property owners who are experiencing significant rental payment shortfalls from their tenants.

The County received \$4 million to administer the Security Deposit Assistance Program (SDAP) to provide funding for security deposits to eligible County residents who are facing negative economic impacts due to COVID-19. Eligible households that are relocating and need security deposit assistance may be awarded up to two months' rent, for a maximum award amount of \$7,000.



Omar Passons, County of San Diego Health and Human Services Agency's Department of Housing and Community Development Services

Omar Passons is the director of integrative services within the

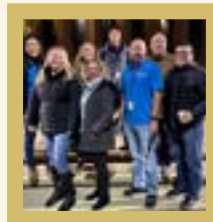
County of San Diego Health and Human Services Agency's Department of Housing and Community Development Services. His efforts to enable shelter for our region's most at risk is outstanding in the face of today's social, climatic, and political calamities. He led an effort to overhaul County homeless policy across two dozen departments. He played a key role in the zoning ordinance shift that led to the right opportunities for shelter, transitional and permanent supportive housing. He oversees nearly 100 staff who have directly and through contract housed more than 300 adults and young people.



San Diego Association of Governments (SANDAG)

The San Diego Association of Governments (SANDAG) took initiative to support

affordable housing and community development through adoption of the 2021 Regional Plan and development of the Regional Housing Acceleration Program (HAP). HAP is focused on housing acceleration and smart growth and focuses on three general areas: local jurisdiction support, data analysis and policy resources, and regional initiatives. SANDAG is committed to being a pro-housing leader and remains committed to innovative approaches to produce more housing.



San Diego County Department of Homeless Solutions and Equitable Communities

The San Diego County Department of Homeless Solutions and Equitable Communities provides impactful leadership in building

momentum to address the homelessness crisis and epidemic shortfall of affordable housing in San Diego County. Their tireless work to develop the San Diego County Framework for Ending Homelessness resulted in the first ever countywide strategic approach to ending homelessness that aligned funding with actionable steps. The Framework emphasizes the County's priority to identify opportunities to increase affordable housing and quickly act on these opportunities.

Best

JOURNALISTIC COVERAGE OF AFFORDABLE HOUSING NOMINEES

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



Andrew Bowen, Metro Reporter, KPBS Public Media

Andrew covers local government, housing, transportation, infrastructure and climate change. He has won numerous awards, including the 2019 Gloria Penner Award for

Political Affairs Reporting, and well-known for his investigative reporting on the sale of the Conrad Prebys Foundation portfolio to Blackstone, which highlighted the forces underlying the disastrous loss of naturally occurring affordable housing in our region.



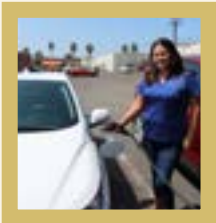
Richard Allyn, CBS 8

Richard exemplifies our station goal... serving the greater good of our community. He brings story ideas every day that impact San Diegans. During the pandemic, Richard would not ignore local and state eviction

moratoriums and the potential impact that would have on families. He is also focused on the push to add more housing to our communities.

Environmental AWARD

Recognizes an affordable housing development that promotes energy efficiency and/or sustainability in their design and construction.



MAAC Project, MAAC Electric Vehicle Access Program

MAAC is the leading provider of comprehensive social services in San Diego County and provides life-changing services to over 75,000 individuals every year. The organization creates healthier

and stronger communities by providing a space where individuals and families in need can find means to self-sufficiency through advocacy and access to high-quality programs in five key areas: Economic Development, Education, Health & Well-being, Housing, and Advocacy & Leadership Development.

We are an affordable housing developer that currently manages nearly 1,000 safe, quality homes throughout San Diego and Imperial County. Beyond that, the organization is a fierce advocate of equitable and inclusive policies that improve the quality of life of all working families, including access to clean transportation.

MAAC's involvement in clean transportation began a few years ago when they advocated for the expansion of charging infrastructure in low-income communities. We installed electric vehicle charging stations at three of our affordable housing properties in Barrio Logan, Oak Park, and Carlsbad, as well as MAAC's headquarters in Chula Vista. Our ongoing work allowed us to partner with private foundation and the California Electric Vehicle Infrastructure Project (CALeVIP) to install additional charging stations in our affordable housing property in Lakeside and our North County offices in Vista. Once the infrastructure was in place, the next step for MAAC was to create pathways to clean vehicle ownership for all San Diegans to increase renewable energy usage and reduce carbon emissions. We partnered with BQuest Foundation to establish the Electric Vehicle Access Program and offer almost \$2,000,000 in low interest rate loans for the purchase of

electric vehicles. We created this clean vehicle financing program to ensure our tenants and other community members had the financial means to purchase and/or lease these vehicles to take advantage of the charging infrastructure in the properties. The goal was to increase adoption and access to plug-in hybrid and battery electric vehicles among San Diegans in low-to-moderate income BIPOC communities. Individuals participating in the program learn more about clean transportation, navigating the buying process, and making the transition from a fossil-fueled to a zero-emissions vehicle. Other features of MAAC's Electric Vehicle Access Program include one-on-one financial coaching that covers topics such budgeting, banking, and how to improve your credit score, preparing participants for the loan application process and repayment. Additionally, MAAC staff provided guidance on how to apply and use federal and state incentives and rebates to lower purchase costs.

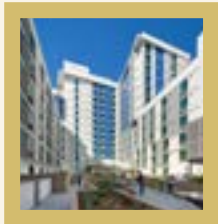
Income-eligible San Diego County residents who participated in the program received up to \$11,000 in grants and rebates and access to loans with interest rates as low as 3.99-5.99% APR, below market rate. The program helped 22 participants like Sarahi Casas, an affordable housing resident at MAAC's Laurel Tree Apartments in Carlsbad purchase her first vehicle, a plug-in hybrid that allowed the recent college graduate to drive to her job in San Diego and save a substantial amount of money on gas and vehicle maintenance that she can now use to pay off her student loans. Ms. Labien Nance also benefitted from the program. She is an older adult who is an in-home health services caretaker, a vehicle is essential for her work. She was interested in making the switch to an electric vehicle but wasn't sure where to start. The program provided her with the information needed to understand the impact of clean transportation, how to apply for rebates and incentives, as well as how to save money on gas and vehicle maintenance. 58 participants have received more than \$261,000 in state incentives and 22 individuals now lease or own an electric vehicle.

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.



**Saint Teresa of Calcutta Villa,
Father Joe's Villages**

Father Joe's Villages nominates Saint Teresa of Calcutta Villa for the Ruby Award- Supportive Housing Award. St. Teresa of Calcutta Villa was co-developed by Father Joe's Villages and

Chelsea Investment Corporation (CIC) and brought to fruition in partnership with architect firm Joseph Wong Design Associates and general contractor Level 10 Construction. This urban infill, transit oriented, LEED Gold targeted development has transformed what was an underutilized lot in East Village of downtown San Diego into a new place to call home for approximately 500 people.



**Wakeland Housing &
Development Corporation**

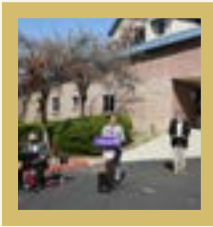
During a global pandemic, Wakeland Housing and Development Corporation constructed and leased two new supportive housing complexes, housing 125 vulnerable formerly

unhoused seniors, ages 55 and over, with chronic medical needs. Twenty-five residents housed in MESA funded units receive supportive services from BHS-funded programs. St. Paul's PACE is provided resident services to any eligible tenant who wants to enroll. PATH provides resident services, to all tenants in both complexes.

Innovations

IN RESPONSE TO COVID-19 AWARD

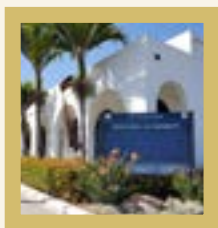
Encompasses new and interesting ideas in housing or services in response to the pandemic.



City of San Diego COVID-19 Housing Stability Assistance Program

Father Joe's Villages nominates In less than a year, the San Diego Housing Commission (SDHC) has made payments totaling more than \$183.2 million

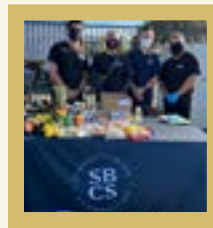
through the City of San Diego COVID-19 Housing Stability Assistance Program to help pay rent and utilities for more than 16,200 households. These are low-income households that experienced financial hardship due to or during the COVID-19 pandemic. SDHC successfully provided funds to households in need as other jurisdictions across the country experienced challenges disbursing federal emergency rent relief funds. Organizations throughout the public and private sectors, including businesses, labor groups and nonprofits, collaborated to help City of San Diego residents learn about and apply for help from the City of San Diego COVID-19 Housing Stability Assistance Program.



Joint San Diego Regional Housing Authorities - City of Oceanside Housing Authority, National City Housing Authority, San Diego County Housing and Community Development Services, San Diego Housing Commission

The economic impact of COVID-19 pandemic was most severely felt by the most vulnerable populations of our community. American Rescue Plan Act provided much needed financial relief in the form of emergency housing vouchers. To take advantage of these resources, public housing authorities throughout the country needed to act fast. The regional PHA's in San Diego were up to

the challenge; together, the PHA's obtained more than 800 emergency housing vouchers. Through the swift action and collaborative effort, along with guidance from the San Diego Regional Task Force on Homelessness, the PHA's was able to issue close to 80% of the allotted vouchers, as of March 2022, to the most vulnerable San Diegans.



SBCS Corporation

In 2020, the City of Chula Vista ("City") allocated emergency rental assistance and utility assistance to SBCS (non-profit program administrator) circa May 2020 in response to COVID-19 pandemic.

Subsequently, the City received notification that it was going to receive a direct allocation from the US Treasury and State HCD to administer an Emergency Rental Assistance Program (ERAP). Only three grantees received ERAP in the San Diego. However, the City was the only grantee who is not a Public Housing Agency. In a short period of time, a program was designed and developed and put into place including entering into a contract with a software vendor so that applications could be submitted online. SBCS also allowed residents to come into the office who needed assistance in filling out the necessary paperwork and/or assistance with uploading documentation. While applicants were at the office, SBCS was able to offer wrap around services such as food resources and tax preparation services. SBCS has able to provide over \$34.5 in assistance in such a small period of time (May 2021-January 2022) and assisted over 2,500 households. By assisting residents, many of these renters avoided eviction, landlords (including mom and pop landlords) continued to receive rental income, and residents received a much-needed resource.

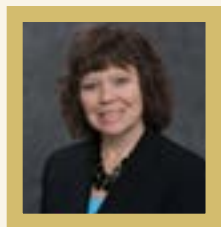
Hearth Stone

AWARD NOMINEES

Honors the individual who isn't in the c-suite but shows up every day eager to make an impact. An individual who supports the team and the mission they serve, the Dorothy who brings everyone together to achieve.

Claudia Montes

It is with great pleasure that I nominate Ms. Claudia Montes for consideration for the Hearth Stone Award. In addition to performing her job at an exemplary level, Claudia always rises to the occasion by going above and beyond. She strongly advocates for all and has not forgotten where she has come from, as she has moved through the ranks from case manager to program manager. At heart she is the one case manager you want by your side to be your advocate and support system. She is grounded yet flexible and has a way of boosting a person being so that they will measure up to their fullest potential. I can always count on her to have the participants and staff's interest at heart. Claudia is always willing to lend a hand to get the task completed. Working with her these past few years has been remarkable, she has so many success stories to tell and I can see in her that there is more to follow. She is passionate about making a difference in the population that is served by mentoring and touching the lives of others one person at a time.

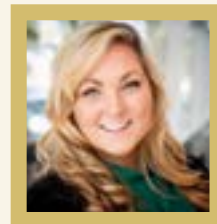


Doreen Kartes

Doreen Kartes isn't just the Office Manager at Wakeland Housing and Development Corporation. She is many, many other things: Wakeland's very first employee; a dedicated den mother to each and every person who works for the organization; maker of the

most creative Halloween costumes you will ever see; and truly the glue that holds everything together. (We mean that last bit both figuratively and literally – she keeps a toolbox handy at all times and can assemble an office chair in 20 minutes flat!) In Doreen's nearly 24 years working for Wakeland, she has epitomized the Hearth Stone Award, showing up every day without fail, through long commutes, bad weather and even a worldwide pandemic, to take her place at Wakeland's front desk so she can make sure everyone who walks through our office doors feels welcome, inspired and supported. But what really makes

Doreen stand out is her commitment to her co-workers on a personal level. She always lends a hand when she sees co-workers in need of help, whether it is bringing a forgotten file to your house after you've left the office or giving you a ride to the doctor when you've hurt your back. After her many years of hard work, dedication to her co-workers and kindness, we feel it is time to recognize this one-of-a-kind human being as the true heart of her organization. Doreen Kartes is the engine that keeps Wakeland running!



Sarah Buchanan

Without ego, Sarah is willing to assist where, when, and how it's needed. She has created a grant program with MFRG-ICON and has already been able to award grants to nonprofit organizations across the country. She dedicates herself to researching and

understanding the needs of our organization and those she selects for giving. She played an integral part in giving back to the residents of the "Genesis" property, formerly known as El Cajon Seniors (SDCHC, GLO Architecture, MFRG-ICON Construction, Solari, Veterans Administration and Family Health Centers of San Diego) by finding a space for the residents to envision their new beginning with a mural brought to life by her vision and work with local nonprofit organization, ArtReach. Sarah tirelessly worked to create a community event for local volunteers to give back to the residents of this Veteran Supportive Housing Property. In addition to this work, she has gone above and beyond in her representation of what it means to lead through example. She volunteers her time outside of the office with multiple organizations, giving where and how she is able. She is dedicated to making the world a better place and creating beauty wherever possible. Her sense of philanthropy both in the office and real world gives the impression that she was destined to serve.

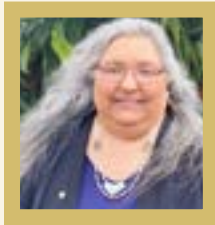
John Craven

PUBLIC SERVICE MEMORIAL AWARD NOMINEES

SPONSORED BY:

**THE
CRAVEN
FAMILY**

Encompasses new and interesting ideas in housing or services in response to the pandemic.



Lydia A. Goularte, Project Manager, City of San Diego

Lydia has been advocating for affordable housing and economic development of San Diego communities since 1995. Lydia has always gone above and beyond to support the

mentoring of new leadership in affordable housing and community development. While at LISC San Diego, she coordinated the LISC AmeriCorps which has created leaders throughout the region and beyond. Lydia goes above and beyond to address the housing needs of San Diegans especially in disadvantaged communities and promotes equity and inclusion in everything she does.

She is currently a Project Manager for the City of San Diego in the Economic Development Department and manages over \$18 million in Community Development Funds. Lydia is also the City of San Diego's representative for the San Diego Regional Alliance for Fair Housing and has assisted in the coordination of the 2020-2025 Regional Analysis of Impediments to Fair Housing Choice and the annual conference.



Azucena Valladolid, Sr. Vice President of Rental Assistance and Workforce Development, San Diego Housing Commission

Responding to the challenge of leasing up PSH, Azucena brought together key team

members and instituted lease-up process improvements in 2019 that benefitted Stella and the Beacon PSH projects, and in 2020 these improvements were deployed at both Trinity & Ivy to achieve full lease-up in record time. Coordinating the various parties involved in the lease-up, Azucena brought her experience and insight to implement process improvements that included:

- Project-Based Voucher Training for developers, property management, and service providers.
- Streamlining the Project-Based voucher application including reducing it from approximately 78 pages to approximately 26 pages.
- Expedited background checks which reduced the time to approve applicants
- Hosting weekly leasing status calls with SDHC, developer, property manager, and service providers. SDHC created and shared a lease-up status log so that the developer, property manager and service provider knew exactly where the application was in the process.
- Increased staffing so that SDHC could review applications in a shorter timeframe (less than 10 days vs. 30 days).
- Having more regular tenant briefings and offering to have the briefings off-site if more convenient to the tenants and property management.
- Allowing developers to refer up to 25% more applicants than available units to account for applicants who are denied or fall out of the process due to death, hospitalization, incarceration, etc.

Rich Juarez
INTEGRITY AWARD

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.



Amy Denhart, Director of Funders Together to End Homelessness San Diego (FTEHSD)

In 2021, Amy developed a yearlong approach and established the following five-step methodology to FTEHSD's campaign: 1)

Review national messaging research; 2) Conduct a quantitative San Diego area scan of media coverage on the topic of homelessness; 3) Conduct polling of San Diego constituents; 4) Conduct a qualitative analysis of what San Diego area leaders are saying; 5) Implement a 5-month digital marketing research project to see what works with the public.

The campaign exceeded expectations when evaluated on its original objectives. 11 out of 15 county supervisor and city council offices accepted a meeting with Amy to learn more about her campaign's findings. Over 100 community

leaders and spokespeople for San Diego organizations attended a November 9, 2021 webinar communications training hosted by Amy and over 588,000 engaged through her paid social campaigns (views, likes, shares, comments).

Because this is a narrative change project, the subjective impact of this campaign can't be understated. After conducting the webinar, many community members reached out to Amy and requested continued communications training and social media messaging toolkits. Now, takeaways from this campaign will be used to inform narrative change, influence media coverage and guide future civic-engagement efforts, bringing a consensus to housing as a solution to homelessness through consistent messaging.



TOM SCOTT

Tom Scott has been both a professional and volunteer advocate for the creation of affordable homes since 1986 when Cynthia Parker invited him to join the Board of Anchorage Neighborhood Housing Services, serving until 1990 when he and Peggy moved to Poway. In 1996 he asked Jennifer LeSar if she needed a new board member for Community Housing of North County which was building Park View Terrace a half block from his home. The board appointed him and he served until 2002, serving as President from 1999-2002.

In 2002 he was hired as the Executive Director for the San Diego Housing Federation which had a staff of one half time administrative assistant. During his tenure he served on every local and regional committee that worked on housing issues. He served on the Board of Housing California including serving as President.

He testified at city councils throughout the County. And frustrated some of the market rate sector advocates with his advocacy for expanded inclusionary housing and funding for local housing trust funds. He retired from the Federation in October 2010.

Since retiring he has served as the interim Executive Director for the Sacramento Housing Alliance, the San Diego Association of Nonprofits, the Southern California Association of Nonprofit Housing and two stints at the San Diego Housing Federation. He and Peggy provided management services for the National Certified Public Manager® Consortium until retiring completely in 2016.

In addition, he has served the community in several volunteer positions, including as a board member and CFO of the San Diego Community Land Trust; Poway Housing Commission, Poway Redevelopment Advisory Committee, the Oversight Board of the Successor Agency of the Poway Redevelopment Agency; Facilities Committee Chair at 7 Oaks Community Center, and as a Treasurer of the National Emergency Medical Services Museum.

Prior to joining the Federation he spent 25 years in the emergency medical services industry as a state administrator, researcher, writer, national consultant and association manager.

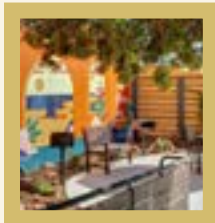
He has a B.A. in Sociology/Social Work from LaSalle College in Philadelphia and a Master's Degree from the University of Chicago's School of Social Service Administration. He has completed certificate programs at the Wharton School at the University of Pennsylvania and the John F. Kennedy School of Government at Harvard University. He served in the US Navy for 4 years, including an in-country tour in Vietnam.

He has been married to Peggy Stewart for 42 years. They have resided in Rancho Bernardo since 2013.

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, 2021 and December 31, 2021.



Genesis Apartments, San Diego Community Housing Corporation

Genesis Apartments is a catalyst for transformation and renewing – taking an old development and breathing life to facilitate a new, nurturing community for senior veterans who previously experienced homelessness.

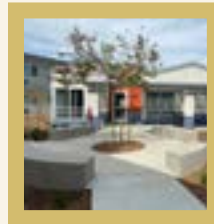
Genesis Apartments is the first permanent supportive housing development in the City of El Cajon, offering eight one-bedroom units to senior veterans who were previously homeless. Developed by San Diego Community Housing Corporation and designed by GLO Architecture, and MFRG-ICON Construction as the General Contractor. The project transformed an aging 1949 apartment complex into a safe and stable haven for its residents.

The rehabilitation included substantial renovations to the structures and interiors, energy efficiency upgrades, extensive site revitalization, and a community room conversion. The eight modern bungalow apartments surround a ramped courtyard, and each unit was designed with accessibility and comfort in mind. Residents enjoy generous outdoor seating areas, a community garden, and a community pavilion with a full kitchen, lounge, and laundry room.

The project name was inspired by a resident who had originally given the name “Genesis” to a large pepper tree on the site, representing the “new beginning” that was made possible through this project. To the eight veterans who now call this place home, the project offers a fresh start.

For all of the residents, permanent housing will provide crucial stability paired with onsite resident and supportive services through a network of community partnerships. Residents are offered onsite and offsite supportive services through the U.S. Department of Veterans Affairs and San Diego Family Health Centers of San Diego (FHCS). Resident

services include basic needs assessment, mental health care, primary health care, counseling, life skills, and advocacy/education.



Villa Lakeshore Apartments, MAAC Project

Villa Lakeshore Apartments is a 34-unit affordable housing community developed by MAAC that is located at 12606 Lakeshore Drive Lakeside, CA 92040. This development was built in 1979 and offers 30 two- and 4 three-

bedroom apartments for households earning between 50-60 % of area median income (AMI). Amenities include central laundry facilities, on-site management and assigned parking spaces.

This property went through a \$14.3 million rehabilitation in 2021, that included interior and exterior upgrades, 1,000 square foot expansion of the community building to improve delivery and availability of social services in the surrounding community and making environmentally responsible improvements like installing electric vehicle charging stations and solar panels to ensure the property remains safe, and comfortable for residents.

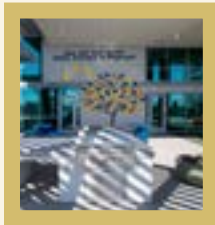
We also established MAAC’s Electric Vehicle Access Program and offered residents the opportunity to receive education about electric vehicles, rebate navigation services that amounted up to \$11,000 in grants and guidance on applying for low-interest loans (3.99-5.99%) to purchase or lease an electric vehicle.

The look and feel of the property have been completely transformed - not only the physical features, but also with a focus on sustainability, environmentally responsible solutions and community health, wellness and engagement.

Project of the Year

NEW CONSTRUCTION AWARD NOMINEES

Recognizes excellence in affordable housing developments completed in San Diego County between January 1, 2021 and December 31, 2021.



Saint Teresa of Calcutta Villa, Father Joe's Villages

Father Joe's Villages is pleased to nominate Saint Teresa of Calcutta Villa for the Ruby Award-Project of the Year for New Construction Award. St. Teresa of Calcutta Villa was co-developed by Father Joe's Villages (FJV) and Chelsea

Investment Corporation (CIC). This urban infill, transit oriented, LEED Gold targeted development has transformed what was an underutilized lot in East Village of downtown San Diego into a new place to call home for approximately 500 people.

Designed by an international award-winning architect, the beautiful, three-story building brings a number of benefits to the community, including:

- The revitalization of an underutilized commercial site that no longer served neighbors' needs with a vibrant, attractive residential building that will remain a neighborhood asset long into the future.
- The addition of 53 much-needed affordable homes for seniors located just steps from grocery stores, transit and dozens of other necessities of daily living.
- And the creation of a residential community with the potential to end homelessness for more than 500 seniors over the development's 55-year life span.



Ivy Senior Apartments, Wakeland Housing and Development Corporation

Ivy Senior Apartments breaks new ground for the City of San Diego as it transitions from a hub of siloed single-family home ownership to a connected, world-class city with greater residential

density and diversity. As one of the first supportive housing developments in San Diego's Clairemont neighborhood north of I-8, Ivy addresses the growing issue of homelessness in our suburban communities by providing 53 affordable and supportive homes for formerly homeless seniors who need ongoing medical care.

Ivy also marks new territory for the developer, Wakeland Housing and Development Corporation, as one of the most challenging projects ever completed from a community outreach standpoint. Wakeland faced tremendous opposition to Ivy due to neighbors' skepticism about the supportive housing model and concerns about rising homelessness but managed to change hearts and minds through careful and considered outreach to key stakeholders, converting Ivy's opponents to supporters and clearing the path to project completion.



Boxabl

The goal of Boxabl is to dramatically reduce housing costs by making building construction compatible with assembly line mass production.



Keeler Court Apartments, Community HousingWorks

With sweeping views of downtown and the San Diego Bay, Keeler Court Apartments brings a modern residential development into a working-class neighborhood ready

for revitalization. Developed by Community HousingWorks, Keeler Court is a 71-unit affordable apartment community located in the Southcrest neighborhood of San Diego serving families and veterans earning between 30% to 60% of Area Median Income (AMI). The development was financed using 4% tax credits with tax exempt bond financing including multiple state and local funding sources. Keeler Court is a landmark, pioneering achievement as the first Affordable Housing and Sustainable Communities cap-and-trade development to break

Project of the Year

NEW CONSTRUCTION AWARD NOMINEES

ground in the City of San Diego. Because of CHW's financial acumen, design expertise, and robust resident services, CHW implemented a sustainable vision of transit-oriented development that connects planning, housing, and transportation into a diverse & rich community.

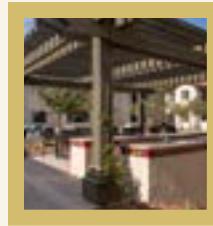


Trinity Place, Wakeland Housing and Development Corporation

As homelessness rises among San Diego's seniors, so does the need for permanent supportive housing communities that can end their suffering and restore their dignity. Trinity Place addresses that growing need for affordable and

safe homes for our unhoused seniors by providing 74 beautifully designed studio apartments with wraparound support services for people age 55+ in San Diego's Grantville neighborhood. Developed by Wakeland Housing and Development Corporation, designed by Studio E Architects and built by Allgire General Contractors, this new supportive housing community is a model for solving homelessness that has already transformed residents' lives in the months since it opened doors.

The journey to complete Trinity Place was not without challenges. Wakeland acquired the site in January 2018 and closed financing in March 2020, just as the COVID-19 pandemic hit. Breaking ground soon after, there was uncertainty about construction costs, safety and shutdowns as stay-at-home orders began and global markets shifted. The Trinity Place construction team was proactive, mitigating costs with early purchasing and storing of materials before prices escalated and ensuring safety by establishing new site protocols that helped avoid delays in the timeline. In the end, the \$34.2 million project was completed on time and on budget.



Villa de Vida, Mercy Housing

Mercy Housing and their partners, Villa de Vida, Inc., Sun Country Builders, Rodriquez & Associates, San Diego County Housing Authority, and the City of Poway worked tirelessly together to produce a one-of-a-kind community that is both beautiful

and functional in addition to be especially created for adults with developmental disabilities.

Everyone that worked on this community committed to making it the best most well-suited home for a group of people that have been marginalized and blocked from independent living. The project is beautiful and has been designed and decorated to suit the needs of a very special population - adults with developmental disabilities.

Thank you to the Committee, Board Members, and Staff

AWARDS SELECTION COMMITTEE

Mirle Rabinowitz-Bussell, UCSD - Chair
Dike Anyiwo, San Diego Regional Chamber of Commerce
Amy Denhart, Funders Together to End Homelessness
Debbie Fountain, Corporation for Supportive Housing
Linnie Gavino, Keyser Marston Associates Inc.
Mikey Knab
Betsy Morris, EM Advisors
Jennette Shay, Price Philanthropies
Mike Stepner, NewSchool of Architecture and Design



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SPECIAL THANKS

Bree Wong ♦ **Sarah Buchanan** ♦ **Lisa DeMarco**



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