

# CALIFORNIA'S AFFORDABLE HOUSING CRISIS

Presented to the California Assembly Committee on Housing and Community Development, March 11th, 2015

## CONSEQUENCES OF THE NEED

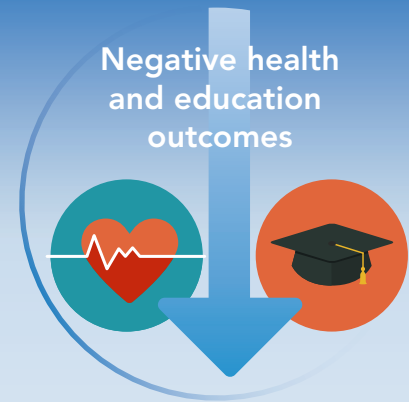
Overcrowding



Misalignment  
of jobs and housing—  
leading to long  
commutes



Negative health  
and education  
outcomes



## CHALLENGES

▶ *Opposition to  
Housing Solutions*



▶ *Declining Resources,  
Increasing Costs*



▶ *Conflicting alignment  
of program priorities*



## RECOMMENDATIONS

**LIMIT**

how CEQA can be abused to stop projects, and streamline where possible

**IMPROVE**

state agency alignment in the prioritization of projects

**ADJUST**

the distortion of local governments' fiscal priorities in land use

**IDENTIFY**

new funding sources—every policy should answer the housing question



*Together, we transform lives and communities.*  
[www.nationalcore.org](http://www.nationalcore.org)

# NATIONAL CORE

Great feats are seldom the work of one, but the endeavor of many. National Community Renaissance (National CORE) understands that prosperity, security, revitalization, and growth require a concerted collaboration and shared ambitions. We are a nonprofit affordable housing developer, but our work is not about bricks and mortar, rather creating healthy communities that thrive and prosper for many generations to come.

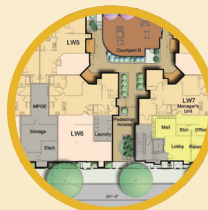
At National CORE, we support families and seniors by providing housing communities that are affordable, safe, and of the highest quality. We enhance neighborhood stability through long-term management and maintenance, as well as industry-leading services such as senior wellness, preschool and afterschool programs, and family financial training.

National CORE created the Hope through Housing Foundation (HOPE) in order to provide high-quality services for our residents to improve their lives and their communities. HOPE strives to meet or exceed nationally recognized benchmarks and best practices for its programs.



## Coordinated Services Build Long-Term Community Transformation

National CORE's unique in-house capabilities ensure the same high-level standards are met at each phase of community development.



### Develop

Our development team has a more than 20-year track record of consistently finding creative solutions to finance, design and project manage award-winning developments that provide the physical platform for community and social change.



### Build

Our in-house construction division includes experts in new construction, rehabilitation, infill podium development, mixed-use, senior and special needs housing, and state-of-the-art "green" building technology.



### Manage

National CORE's full-service property management division trains and manages onsite staff to make sure that resident and community needs are met. Our team includes experts in property management, compliance, asset management and risk management.



### Serve

Once safe, quality housing is achieved, true revitalization occurs when there is access to resources that promote prosperity, quality of life and physical well-being. Through measurable outcomes, our Hope through Housing Foundation ensures residents have access to services that improve their lives and transform their communities.



# our MISSION

National CORE's mission is to provide award-winning affordable housing paired with best-practice social service programs tailored to help families move toward self-sufficiency and ultimately to home ownership. Over more than two decades, CORE has built and renovated needed housing for tens of thousands of people. Our Hope through Housing Foundation has provided more than two million hours of service that better the lives of our very youngest to our most senior residents. It is that commitment that sets National CORE apart.

## Key Accomplishments

- National Community Renaissance (CORE) is one of the largest national nonprofit affordable housing developers in the United States.
- The National Association of Home Builders has honored CORE in the past as the nation's "Best Multifamily Housing Developer."
- In 2010, CORE's Villaggio on Route 66 community in Rancho Cucamonga, California was named the "Best Affordable Housing Community" by the National Association of Home Builders.
- In 2012, CORE was recognized by the Urban Land Institute as the "Best of the Best for Achievement in Community" for Vista Dunes located in La Quinta, California.
- CORE is consistently ranked as a top 50 apartment management company by the National Apartment Association.
- In 2013, the National Association of Home Builders named Alta Vista, CORE's new urban infill development in East Los Angeles, the "Best Workforce Housing" in the nation.
- CORE has been honored with more than 50 national, 30 regional and 80 local awards.

## HOPE enhances National CORE with a wide range of services:

### Family Services

- Financial literacy
- Asset-building tools
- Pathway to homeownership

### Child Development

- Head Start and State preschool
- Social and emotional skill development
- Reading and math skills development

### Youth Development

- K-12 academic & enrichment programming
- Homework assistance
- Violence prevention programs
- Physical recreation
- Family involvement activities

### Senior Services and Independent Living

- Care management
- Benefits and entitlement counseling
- Onsite food banks
- In-house health clinics
- Special assistance for disabled adults





1432 N. Willow Avenue • Rialto, California 92376

# Citrus Grove of Rialto



## Acquisition/Rehab (Family)

Citrus Grove of Rialto has transformed a blighted eyesore into a healthy, thriving community with greater opportunities for the education and well-being of its residents. Located directly adjacent to Eisenhower High School, Citrus Grove offers a highly specialized afterschool program for teens in grades 9-12 that includes tutoring, computer lab access, mentoring and leadership building activities.

### Awards

- 2009 National Association of Housing and Redevelopment Officials (NAHRO) *Award of Excellence*
- 2009 National Association of Home Builders *Best Conversion/Repositioning of a Multifamily Asset*
- 2010 California Redevelopment Association *Award of Excellence in Residential Rehabilitation Development*

### Social Services

At Citrus Grove, HOPE offers a Head Start Preschool and its signature *After School and Beyond* program, serving families living in Citrus Grove and Vista Cascade.

### Programs Offered

- KidzLit Balanced Literacy
- Virtual Vacations
- PeaceBuilders
- Daily recreation and nutrition education
- Youth-selected clubs
- Head Start Preschool
- Health services

### Impact on Participants

- **At-risk children who attend preschool are significantly more likely to graduate high school and attend college than their peers who do not attend preschool**
- **Parents report that the top three reasons they send their children to HOPE's afterschool programs are 1) they get help with homework, 2) they learn to get along with others, and 3) they are building relationships with positive role models**

### Total Units:152

- 99 2-Bedroom • 53 3-Bedroom

### Affordability: 100% Affordable

- 30%, 40%, 50%, 60% AMI
- Completed in 2008

### Role

Owner • Developer • General Contractor  
Property Manager • Supportive Services Provider

### Financing Sources

- Tax-Exempt Bonds
- HCD MHP
- San Bernardino County
- City of Rialto RDA Loan
- LIHTC - 4%
- CalHFA HELP Loan
- HOME Loan
- FHLB AHP

### Onsite Amenities

- Community Center/Office Area
- Learning Center
- Centralized Laundry Facilities
- Computer Lab
- Outdoor Community Area
- Onsite property management and maintenance



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and communities.*

www.NationalCORE.org



8314 2nd Street • Downey, CA 90241

## Downey View

### New Construction (Family)



A six-story, state-of-the-art apartment complex, Downey View is a central element of the Downtown Downey Specific Plan, which was designed to create a lively urban community of affordable and market-rate housing, office space, retail establishments and restaurants. Downey View replaced an outdated telephone service building with an urban-infill, transit-oriented development complete with rooftop garden.

#### Total Units: 50

- 35 2-Bedroom
- 15 3-Bedroom

#### Affordability: 100% Affordable

- 30%, 45%, 50% AMI

#### Role

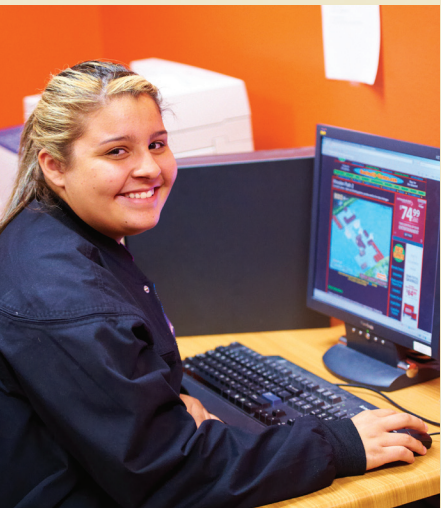
Owner • Developer • General Contractor  
Property Manager • Supportive Services Provider

#### Financing Sources

- City of Downey Community Development Commission Housing Fund
- City of Downey HOME
- HACoLA City of Industry Fund
- LIHTC - 9%
- JP Morgan Chase

#### Onsite Amenities

- Community Center
- Computers for resident use
- Rooftop Garden
- Tot Lot
- Within walking distance to a wide-range of retail and community services
- Centralized Laundry Facilities
- Wide range of environmental-friendly features
- Onsite property management



#### Social Services

At Downey View, CORE's Hope through Housing Foundation offers services in adult economic mobility to residents as well as the surrounding community.

#### Programs

- Adult Financial Literacy Training
- Health and Wellbeing Workshops
- Skill Building Classes
- Computer Skills Classes
- Others based on resident needs

#### Rooftop Garden

Hope through Housing Foundation oversees a rooftop edible garden for residents at Downey View. The garden includes individual plots for resident use and serves as an outdoor classroom for children and families by providing workshops in farming, gardening, biodiversity and composting. Hope through Housing partners with community organizations to provide a broad base of resources and accessibility to green education and gardening for residents.



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