



California
Association
of Local Housing
Finance Agencies

CAL-ALHFA

Phone: 916.444.0288
Email: info@calalhfa.org

1724 10th Street, Suite 110
Sacramento, CA 95811
EIN: 33-0348343

CAL-ALHFA 2024 CONFERENCE
TEAMWORK - IT WORKS!
May 9, 2024
SACRAMENTO, CALIFORNIA

SPONSORS



GOLDEN STATE FINANCE AUTHORITY (Titanium Sponsor)
1215 K Street, Suite 1650
Sacramento, CA 95814

Office: (916) 384-1619
Toll-Free: (855) 740-8422
Fax: (916) 444-3219
Website: gsfahome.org

Golden State Finance Authority (GSFA) is a California Joint Powers Authority and a duly constituted public entity and agency, the mission of which is to provide affordable housing and contribute to the social and economic well-being of California residents. The Authority was organized in 1993 and exists under and by virtue of Articles 1-4 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California.

GSFA develops and administers programs that provide a source of financing for residential home purchases or refinances, commercial and residential energy efficiency improvement projects, multi-family housing construction and rehabilitation projects and city and/or county infrastructure improvements.

GSFA has distinguished itself as a leader in housing finance in California for over three decades helping over 85,700 individuals and families purchase a home, and it has provided more than \$664.1 million in down payment and closing cost assistance to homebuyers, and has participated in financing of \$1.1 billion in energy efficiency improvement projects.



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R4 CAPITAL (Platinum Sponsor)
895 Dove Street, Suite 450
Newport Beach, CA 92660

Office: (949) 438-1055
Website: r4cap.com

R4 Capital is a national affordable housing syndicator founded in 2011 by its President and CEO, Marc Schnitzer and the Regis Group, a 60-year-old, London-based, privately-held residential property investment firm.

R4 Capital's senior executive team has on average more than 25 years of Housing Tax Credit experience, with a track record that includes over \$15 billion of LIHTC equity investments on behalf of more than 200 corporate investors. R4 Capital has longstanding relationships with the nation's top LIHTC developers built over 30 years in more than 2,000 transactions. The firm maintains offices in New York, NY, Boston, MA, Newport Beach, CA, and Austin, TX.

Since May 2012, R4 Capital has raised more than \$5 billion of LIHTC equity investments from 110 institutional investors in 32 multi-investor funds and 11 proprietary funds.

In January 2016, R4 Capital launched R4 Capital Funding, a tax-exempt lending business that provides mortgage capital for affordable multifamily housing properties throughout the US.

R4 Capital's LIHTC equity and debt portfolio includes 528 properties located across 49 states, the District of Columbia, Puerto Rico, and the Northern Mariana Islands.



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HIGHRIDGE COSTA HOUSING PARTNERS (Platinum Sponsor)

330 West Victoria Street
Gardena, California 90248

Office: (425) 258-2800

Toll Free: (888) 261-8390

Fax: (424) 258-2801

Website: hcosta.com

At Highridge Costa Housing Partners, LLC, we are concerned about creating viable housing options for the future. We are building living communities that meet both individual and city growth planning needs.

The Highridge Costa Companies are among America's leading developers, asset managers, financiers, owners and operators of affordable multifamily workforce and senior apartment communities. The group consists of Highridge Costa Housing Partners, LLC (HCHP) and Highridge Costa Investors, LLC (HCI). Formerly known as Simpson Housing Solutions (and, prior to that, as Kaufman and Broad Multi-Housing, Inc.), HCHP and HCI were created in 2010 as a joint venture between Michael Costa, President and Chief Executive Officer and founder of the preceding companies, and Highridge Partners, a diversified, privately held investment company that has acquired, developed and/or financed assets totaling more than \$7 billion.

HCHP/HCI and its predecessor firms have developed and/or invested in approximately 27,000 affordable housing units since 1994, in some 283 communities throughout the U.S. and Puerto Rico, all developed using Low Income Housing Tax Credits. As one of the nation's most knowledgeable developers and asset managers in the highly specialized housing tax credit industry, the firm has extensive experience not only with federal Section 42 Low Income Housing Tax Credits, but also tax-exempt mortgage-backed revenue bonds and various other state and local housing finance programs and grants.



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FHLBank
San Francisco

FEDERAL HOME LOAN BANK OF SAN FRANCISCO (Gold Sponsor) Office: (415) 616-1000
333 Bush Street, Suite 2700 Toll Free: (800) 283-0700
San Francisco, CA 94014 Fax: (415) 616-2626
Website: fhlbsf.com

The Federal Home Loan Bank of San Francisco (FHLBank San Francisco) is a cooperatively-owned, wholesale bank that helps meet community credit needs by providing readily available, competitively priced credit products and services to member financial institutions through all phases of the economic cycle. Our members include commercial banks, credit unions, industrial loan companies, savings institutions, insurance companies, and community development financial institutions headquartered in Arizona, California, and Nevada.

For most financial institutions, especially small community lenders, direct borrowing from the global capital markets is not an option. As part of a network of 11 regional Federal Home Loan Banks across the country, we are able to raise funds in the global capital markets at favorable rates and terms. This allows us to provide our members with prompt, reliable access to low-cost loans (we call them “advances”) and financial risk management tools that help them meet the housing finance and economic development needs of the regions they serve.

Members use our products and services to help them lower their funding costs, reduce interest rate risk, manage liquidity, offer a wider range of credit products to their customers, and access lower-cost funding for affordable housing and economic development.

The credit we make available enables community lenders to make home mortgage, commercial real estate, small business, and other loans. Working with our members, community nonprofits, and cities and towns across our region, we also support affordable housing and economic development through targeted grant and loan programs. As part of this effort, we set aside 10% of our income each year to fund Affordable Housing Program grants for lower-income households.

Each year, we set aside 10% of the Bank’s earnings to fund its Affordable Housing Program (AHP). A portion of AHP funding is allocated to two first-time homebuyer downpayment assistance programs. Since the AHP was created in 1990, we have awarded over \$1.29 billion in AHP dollars to support the construction, rehabilitation, or purchase of nearly 150,000 homes affordable to lower-income households.

www.calalhfa.org



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SAN DIEGO HOUSING COMMISSION (Gold Sponsor)

1122 Broadway, Suite 300
San Diego, CA 92101

Office: (619) 231-9400

Website: sdhc.org

The San Diego Housing Commission (SDHC) has earned a national reputation as a model public housing agency, creating innovative programs that provide housing opportunities for individuals and families with low income or experiencing homelessness in the City of San Diego — the eighth-largest city in the nation, second largest in California.

An award-winning public housing agency created in 1979, SDHC performs three major program functions that create affordable housing opportunities:

- Federal rental housing assistance provider for more than 16,000 low-income households, annually;
- Partner to address homelessness, including HOUSING FIRST – SAN DIEGO, SDHC's landmark homelessness action plan; and
- Affordable housing developer, investor and lender—producing more than 23,000 affordable housing units currently in service through partnership developments and acquisitions.

SDHC's Real Estate Division oversees a variety of key functions:

- Initiates the agency's property acquisitions and cultivates development partnerships to expand the city's supply of affordable rental units;
- Manages and maintains SDHC's properties;
- Administers loans, grants, and other mechanisms to help people with modest incomes become first-time homebuyers;
- Monitor thousands of housing units governed by affordable housing policies and regulations; and
- Providing low-cost loans and grants to help low-income homeowners renovate homes, improve access for the disabled, or remove or neutralize toxic lead paint, when funding is available.



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FRESNO HOUSING AUTHORITY (Gold Sponsor)

1331 Fulton Street
Fresno, CA 93721

Office: (559) 443-8400
Website: fresnohousing.org

The Fresno Housing Authority was founded 75 years ago, and has been providing quality affordable housing ever since - as a developer of new affordable housing, as the manager of public housing developments, as a partner with private developers in the creation of mixed-income development, as the manager of a large voucher program, and through its role in the preservation of affordable housing throughout Fresno County.

Fresno Housing Authority helps approximately 50,000 low-income families (including seniors and the disabled) afford safe, quality decent housing. Of these, approximately 13,000 families use Housing Choice Vouchers (formerly known as Section 8) to live independently in market rate rental housing owned by private landlords. Fresno Housing Authority manages and/or owns nearly 80 multi-family housing developments throughout Fresno County. Since 2010, Fresno Housing Authority has developed 2,100 new quality affordable housing units and renovated 640 units.



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mogavero
ARCHITECTS

MOGAVERO ARCHITECTS (Bronze Sponsor)
1331 T Street
Sacramento, CA 95811

Office: (916) 443-1033
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Communities start with people, and consensus building is an important part of what Mogavero Architects (Mogavero) strives for as their team approaches their work. Mogavero listens to stakeholder ideas and folds them into the design process so that the built environment is reflective not only of the company's own values, but of those who will use the spaces Mogavero is responsible for designing. When people have access to a sound decision-making process resulting in a community based plan, the likelihood that they will support new projects, and ultimately own and care for them, is greatly enhanced.

Public participation in the planning and design process adds immeasurable value to the built environment. Mogavero Architects has extensive experience in consensus building and collaborative decision making with public agencies, private organizations and individuals. Public participation in the planning and design process adds immeasurable value to the built environment.

Mogavero's goal is to add value to its clients' efforts and enhance the quality of communities, both large and small, and to clearly understand the basis of the company's design efforts. Every project has its own unique set of geographic, social, technical, political, ecological and economic conditions. The company typically facilitates collaborative efforts with neighborhood associations in addition to public and private organizations as it assists merchant builders, developers, government agencies and nonprofit organizations realize their project goals.