



PROGRESS REPORT MARCH 2009



PATRICIA NEAL NAMED PRESIDENT OF THE ORANGE COUNTY HOUSING TRUST

Patricia (Pat) W. Neal, a long-time leader in the California housing industry and former deputy secretary of the state's Business, Transportation and Housing Agency in the administration of Gov. Gray Davis, has been named president of the Orange County Housing Trust.

"Pat Neal is the perfect person to head the Housing Trust at a time when both the economy and the housing market seem to be overshadowing the critical need for affordable workforce housing here in Orange County and throughout Southern California," said Peter Villegas, chair of the Housing Trust Board of Governors. "Her top priority is to ensure that the Housing Trust continues to be a strong leader and influential voice promoting workforce housing as a critical element in our local and regional economies."

A Brea resident who owns and operates a real estate consulting firm, Pat brings to the Housing Trust a depth of experience and knowledge about the housing industry that includes holding top positions in both the public and private sectors.

As deputy secretary of the state's Business, Transportation and Housing Agency from 1999 to 2003, Pat was responsible for developing and implementing housing policy for the State of California. In her position, she oversaw the state's housing departments, which included The California Department of Real Estate; California Housing Finance Agency; Office of Real Estate Appraisers; California Housing and Community Development.

Pat also represented Business, Transportation and Housing on the California Housing Finance Agency Board of Directors as a voting member. She was the agency's representative on the California Coastal Commission and the California Rural Assistance Corporation, as well as the 21st Century Commission on the California Infrastructure.

A dedicated public servant, she also served on the University of California president's task force on housing and served on the Department of Mental Health's Supportive Housing Advisory, as well as the Environmental Protection Agency's Toxic Substances Task Force to clean-up contaminated "brownfield" sites. She also oversaw state Housing Element allocations to local communities as well as the impacts of the California Environmental Quality Act (CEQA) on development and compliance.

Providing clean, decent, safe, and affordable housing for all Californians has been one of her top priorities in both the public and private sectors. In the fall of 2001, Pat was assigned to work with the California Department of Transportation (Caltrans) to identify surplus property and under-utilized property that could be sold to affordable housing developers for the production of low and moderate-income housing. Pat also worked with Century Housing and Los Angeles County to expedite the acquisition of Caltrans excess and under-utilized sites for workforce housing, childcare centers, as well as transit oriented developments.

A long-time leader in the real estate industry, in 2003 Pat was appointed director of the Los Angeles-Orange County Partnership Office of Fannie Mae. She subsequently served as a director of Housing and Community Development at the Western Region Headquarters of Fannie Mae, working on special projects. These included developing employer assisted housing programs, working with the Cities of Anaheim, Santa Ana and Los Angeles to address affordable housing. Pat is also a member of the Clearinghouse CDFI Board of Directors and actively supports Shelter Partnership, a leading homeless service provider.

Pat is also a well known Realtor in California and was president of the California Association of Realtors in 1994. California Association of Realtors is the largest state trade/professional association in the United States and she was only the second woman to serve as C.A.R. president. As a successful business owner, Pat was the broker for Pat Neal Associates in Huntington Beach, an independent general brokerage office. The company specialized in first-time homebuyers, relocation, senior citizens and lender owned properties.

Pat attended Immaculate Heart College in Los Angeles and the University of California at Berkeley. She is a graduate of the State and Local Executive Leadership Program at the John F. Kennedy School of Government at Harvard University. In 2002, she was selected to be in the inaugural class of the Women & Power Executive Program at the JFK School of Government.

Pat is also a member of Lambda Alpha International, an honorary land economics society. The society was founded in 1930 at Northwestern University, and its mission includes promoting a closer understanding and liaison between the academic and business communities and the furthering of the highest ideals of scholarship and integrity in all fields relating to land economics.



ORANGE COUNTY HOUSING SUMMIT III ADDS SPEAKERS TO MAY 12 PROGRAM

Several speakers have been added to the program for the 2009 Orange County Housing Summit May 12 at the University of California, Irvine (UCI) Student Center. Hosted by the Orange County Housing Trust and titled "WORKFORCE HOUSING: FACTS & MYTHS," the Summit will focus on the status of affordable and workforce housing as we move through the midst of one of the nation's worst recessions.

Co-hosts of this year's Summit are the Orange County chapter of the Urban Land Institute, the League of California Cities - Orange County Division, the Orange County Building Industry Association, the Orange County Association of Realtors, the UCI Paul Merage School of Business-Center for Real Estate, and the Orange County Business Council. Wells Fargo Bank, UCI School of Social Ecology-Community Outreach Partnership Center, and the Orange County Association of Realtors are initial Summit sponsors with \$10,000, \$5,000 and \$5,000 donations respectively.

We have already confirmed an outstanding roll call of speakers:
Prof. Victoria Basolo, UCI Dept. of Planning, Policy & Design
Peter Bastone, CEO, Mission Hospital

Robert Fryar, Sr. Vice President, Wells Fargo Bank
The Rev. Sharon Gracen, Faith Episcopal Church
Jeff Goddard, Executive Vice President, Pacific Western Bank
Con Howe, CityView Managing Director
Beth Krom, Irvine City Council Member
John K. McIlwain, Senior Resident Fellow and J. Ronald Terwilliger Chair for Housing at the Urban Land Institute
Matt Padilla, Financial Writer, Orange County Register
Rick Shagra, Sr. Vice President, Realtytrac, Inc.
Sidney Stone, Housing Manager, City of Huntington Beach
Prof. Kerry Vandell, Director, Center for Real Estate, UCI Paul Merage School of Business
Peter Villegas, Chair, Orange County Housing Trust
Bill Witte, President, Related Companies of California

With housing and land prices lower than they have been in nearly 20 years, coupled with new funding programs, opportunities abound for the development of affordable workforce housing to meet present and future needs. We believe this is the perfect time for a substantive discussion on affordable housing and we expect several hundred decision makers and opinion leaders representing local government, businesses, finance, housing and public interest to attend the Summit.

At the end of this report is the Summit registration form. Also provided is the contribution form for companies and organizations that would like to sponsor the Summit financially. For more information, contact Dan Carlsson at 949.559.9382/dcarlsson@cox.net.



ALI TAGHAVI JOINS NEIGHBORHOOD HOUSING SERVICES OF ORANGE COUNTY/ORANGE COUNTY HOUSING TRUST AS DIRECTOR OF FUND DEVELOPMENT

Ali B. Taghavi has joined Neighborhood Housing Services of Orange County (NHS OC) and the Orange County Housing Trust as director of Fund Development. Headquartered in Anaheim, Neighborhood Housing Services of Orange County develops and finances affordable housing and helps strengthen neighborhoods in partnership with residents, local government, financial institutions and the business community.

Ali has more than 10 years of experience in public relations, business development, media relations, government relations, community outreach, and strategic marketing and worked in the private, public, and non-profit sectors throughout Southern California.

Prior to NHS OC, he was director of community outreach for the Urban Land Institute Orange County. Ali also worked for the City of Irvine where he conducted community outreach programs on transportation issues. Before joining the City of Irvine, Ali worked for the Los Angeles and Century City law offices of Allen Matkins Leck Gamble Mallory & Natsis, LLP, where he was marketing manager.

Ali was also a community relations specialist for the Orange County Transportation Authority and was primarily responsible for developing and implementing public relations and media programs throughout the county.

Ali earned a Bachelor of Arts in Political Science and a Master of Arts in Political Science and a Master of Public Administration from California State University, Long Beach. He is a contributing author to the published Democracy & Action (Kendall/Hunt Publishing 2007). He also co-authored policy papers at the 48th annual SCUSA conference at the United States Military Academy (West Point, New York) and at the 39th annual Academy Assembly conference at the United States Air Force Academy (Colorado Springs, Colorado).



HOME AGAIN COLLABORATIVE GROWS IN STRENGTH WITH ADDITION OF SEVERAL HOUSING ORGANIZATIONS

The “Home Again Collaborative” is growing in strength with the addition of several housing organizations to the new entity that will purchase foreclosed homes and recycle them as affordable housing. The Orange County Housing Trust and Neighborhood Housing Services of Orange County jointly launched a Home Again pilot program in January of 2008, and has since acquired and refurbished six foreclosed homes that it purchased at auction.

The Home Again Collaborative is envisioned to include key Orange County nonprofit housing organizations, local governments, cooperating lending institutions, and the Orange County Home Ownership Preservation Collaborative. The purpose of the organization is produce more affordable housing by coordinating the acquisition, rehabilitation and disposition of foreclosed residential properties, according to Glenn Hayes, executive director of Neighborhood Housing Services of Orange County

“The initial success of Home Again during the pilot phase, coupled with growing interest among county housing officials and local government, convinced us that this program can bring badly needed, lower cost housing to the hundreds of Orange County residents who are struggling to keep a roof over their heads,” said Hayes. “Even though home prices have come down significantly, the county continues to have a lack of quality, affordable housing.”

Initially, Neighborhood Housing Services of Orange County will contribute staff and technical expertise to the program with the goal of facilitating a larger scale, regional collaboration. Hayes said Home Again will expand by partnering with other nonprofit housing organizations including the Clearinghouse Community Development Financial Institution (www.clearinghousecdfi.com), Irvine Community Land Trust, Community Housing Resources, Inc., NeighborWorks® America (www.nw.org), and the National Community Stabilization Trust (www.stablecommunities.org), which have already joined the collaborative, along with local governments.

Hayes said grants in support of the Home Again program have been received from Federal Home Loan Bank of San Francisco (\$25,000) and the Home Depot Foundation (\$30,000) and pledges of additional support from NeighborWorks® America and Wells Fargo Bank. Applications for capital funding have also been submitted to NeighborWorks® America and the Treasury Department’s CDFI Fund.

In addition several major banking institutions have made capital investments and grants to the Orange County Housing Trust that will be used in support of Home Again. Cities and the County of Orange have been asked to participate by allocating federal Neighborhood Stabilization Funds (NSF) for use by the Home Again Collaborative. The target for funds from both public and private sources is \$6 million - \$8 million, Hayes noted.

“There is power in numbers, and our goal is to establish a coalition of housing, government and business leaders with the influence to secure funding such as the New Market Tax Credits from as many sources as possible to acquire and refurbish foreclosed housing,” Hayes said. “Otherwise, many of these vacant

properties will languish and deteriorate, negatively affecting surrounding housing values and neighborhoods. We can't think of a better use for these distressed properties than renewing them as affordable housing."

Hayes said Neighborhood Housing Services of Orange County will provide necessary technical support and program information to assist non-profit partners such as Habitat for Humanity (www.habitatoc.org), Community Housing Resources, Inc., Affordable Housing Clearinghouse (www.affordable-housing.org), Orange County Community Housing Corp. (www.occhc.org), and Mary Erickson Community Housing (www.maryerickson.org) to refurbish homes and make them available to qualified households. Neighborhood Housing Services will help ensure compliance with program goals and funding regulations, and identifying additional non-profit, philanthropic, and lender investors, Hayes noted.

"The Neighborhood Housing Services development team is in place and has experience purchasing, refurbishing, selling and leasing properties to qualified buyers," Hayes said. Homes are leased with the option to purchase over a five-year period utilizing down payment assistance financing. Hayes said that of the six foreclosed home already purchased by Neighborhood Housing Services, refurbishment of four of the homes has been completed; one has been sold and three have been leased to modest income families.



THREE ORANGE COUNTY HOUSING ADVOCATES HONORED BY NEIGHBORHOOD HOUSING SERVICES OF ORANGE COUNTY

The Orange County Business Council, Sisters of St. Joseph of Orange, and Union Bank of California were recipients of the 32nd Annual Good Neighbor Awards at the Neighborhood Housing Services of Orange County's annual meeting. The three recipients were honored for their support of various housing and social programs aimed at providing a healthier, more vibrant community including a wider diversity of both for-sale and rental housing for county residents, according to Glenn Hayes, Neighborhood Housing Services executive director.



The Orange County Business Council was singled out for its dedication to expand workforce housing opportunities through its Workforce Housing Committee and other activities. The Council created and hosts its Workforce Housing Scorecard and the Workforce Housing Toolkit. Both are available via the Council web site, www.ocbc.org. The scorecard is designed to address the crucial relationship between housing supply, workforce development, affordability and business competitiveness in Orange County. The toolkit is a web-based information resource that provides various solutions that can help the county's public and private sectors pursue a more balanced job-to-housing supply ratio. The Good Neighbor Award was presented to Lucy Dunn, president of the Orange County Business Council.



The Sisters of St. Joseph of Orange, which is a congregation of Catholic women, was honored for its long-term support of housing and other social programs through its sponsored ministries and community partnerships. The Sisters' advocacy efforts, board memberships and volunteerism have supported such agencies as Habitat for Humanity, the Kennedy Commission and Mercy Housing. Organizations and projects supported by the Sisters' outreach and participation include homes for single, pregnant adult and teen women; transitional sober living for homeless mothers with children; youth shelters; transitional housing for emancipated female youth; eviction prevention programs; homes for persons with

disabilities; and a variety of programs that address transitional living needs. The award was accepted by Sister Marie Jeanne Gaillac.



Union Bank of California (www.uboc.com) was recognized for its multi-faceted program funded through its philanthropic Union Bank of California Foundation. The fund provides money in four major areas identified by the bank for its community outreach to assist low- and moderate-income residents: education, community economic development, affordable housing, and the environment. Union Bank has established strategic alliances in Orange County as well as in other areas where the bank has operations. Neighborhood Housing Services of Orange County has been a partner and a grant recipient of Union Bank for at least 10 years. Most recently, the bank sponsored and participated in NHS OC's Neighborhood Pride Day in Santa Ana. Carl Ballton, Union Bank sr. vice president of corporate social responsibility and president and COO of Union Bank of California Foundation, accepted the award.

Headquartered in Anaheim, Neighborhood Housing Services of Orange County is the host organization of the Orange County Housing Trust. NHS OC develops and finances affordable housing and helps strengthen neighborhoods in partnership with residents, local government, financial institutions and the business community. The vision of NHS OC is to assist working families achieve the American Dream of homeownership. NHS OC prepares low- to moderate-income families for homeownership through homebuyer education, one-on-one counseling and lending services. Last year, NHS OC also helped 105 Orange County families successfully avoid home foreclosure and provided counseling and assistance to 650 families at risk of foreclosure.

ORANGE COUNTY HOUSING TRUST MISSION

The mission of the Orange County Housing Trust (OCHT) is to collaborate with the public and private sectors to provide programs, resources and advocacy designed to establish a regional solution to the growing demand for affordable workforce housing options in Orange County and throughout Southern California.

The Orange County Housing Trust
198 W. Lincoln Ave., 2nd Floor, Anaheim, CA 92805
Tel: 714.490.1250 Fax: 714.490.1263
www.ochousingtrust.org



THE HOUSING SUMMIT III

WORKFORCE HOUSING – FACTS & MYTHS

Tuesday, May 12, 2009, 7:30 a.m. to 1:40 p.m. -- UCI Student Center

REGISTRATION

Name _____ Title _____

Company/Entity Name _____

Address _____ Zip _____

Phone _____ Email _____

Name _____ Title _____

Company/Entity Name _____

Address _____ Zip _____

Phone _____ Email _____

Name _____ Title _____

Company/Entity Name _____

Address _____ Zip _____

Phone _____ Email _____

\$75/person until April 24 • \$95/person after April 24

Make checks payable to: **Orange County Housing Trust**

Please send to: ORANGE COUNTY HOUSING TRUST

198 W. Lincoln Ave., 2nd Floor, Anaheim, CA 92805

For online credit card payment, go to www.ochousingtrust.org or please fill out form below:

Visa/MC# _____ Exp. _____

Sec code (3 digits on back) _____

Amount _____

Name on credit card _____

Billing address of credit card _____

_____ Zip _____

Signature of cardholder



ORANGE COUNTY HOUSING SUMMIT III

WORKFORCE HOUSING – FACTS & MYTHS

May 12, 2009 UCI Student Center

7:30 am registration – 8:00 am to 1:40 pm Summit

Orange County Housing Summit III is presented by the Orange County Housing Trust and is co-hosted by Urban Land Institute OC District Council, the League of California Cities, the UCI Paul Merage School of Business-Center for Real Estate, the Orange County Business Council, Orange County Association of Realtors, Orange County Building Industry Association, and Neighborhood Housing Services of Orange County.

Sponsorship Opportunities:

PLATINUM \$15,000 - Recognition on own banner, all signage, press releases, newsletter, collateral material, and 8 Summit tickets.

GOLD \$10,000 – Banner, all signs, newsletter, collateral material, and 6 tickets.

SILVER \$5,000 - Banner, newsletter, collateral material, and 4 tickets.

BRONZE \$2,500 - Banner, newsletter, and 2 tickets.

PUBLIC SECTOR \$1,000 - Banner, newsletter.

Organization: _____ Contact: _____

Address: _____ City: _____ Zip: _____

Email: _____ Phone: _____

We are pleased to be a _____ Sponsor of Housing Summit III.

___ Our check for \$_____ is enclosed. (Check made out to the Orange County Housing Trust.)

___ Please bill us.

Please complete this form and return to: Ali Taghavi OCHT, 198 W. Lincoln Ave, 2nd Floor, Anaheim, CA 92805 or ataghavi@nhsoc.org - 714-490-1250

To register for the Summit, visit www.ochousingtrust.org or www.nhsoc.org