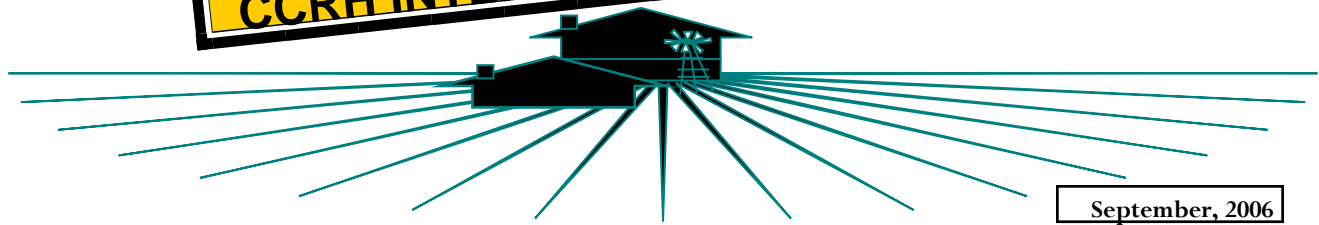


SEIZE THE DAY!!

CCRH INTERN PROGRAM NEWS



September, 2006

This is an informal California Coalition for Rural Housing publication for Internship Program participants. The Program is one-year paid Internship designed to increase staff diversity within the Affordable Housing and Community Development field, and assist in meeting the increasing diverse community needs of California's low-income rural and emerging city areas.

NINTH ANNUAL CCRH INTERN PROGRAM KICK'S OFF!!!

The ninth annual CCRH Internship Program initiated six diverse, high caliber interns into the field of housing and community development. To date, 58 students have successfully completed the program with more than 70% of recent graduates remaining in the field and holding responsible positions, including executive level positions.

This year's exceptional group of interns include Fabiola Gutierrez (Visionary Home Builders of California, formerly known as ACLC), Megan Bockman (Community HousingWorks), Richard Sonny Montoya (Community Housing Opportunities Corporation), Liliana Agundis (Housing Authority of the County of Stanislaus),

Antonio Penuelas (South County Housing), and Doua Vang (Mercy Housing California). All Interns have admirable well rounded backgrounds and a genuine interest in impacting and contributing to the field of housing and economic development. This year once again, it is truly an honor and inspiration to have these self-motivated, talented and intelligent young students participating in this year's program. This class of interns is undertaking and approaching their projects at their host organizations with seriousness, consciousness, a positive attitude and a great sense of humor as they learn the ropes. Our communities' are in very good hands with this year's interns and the Internship Program strives to see these young students thrive in this field.

See inside for Intern bios.



2006-2007 Interns at CCRH UC Davis Intern Institute. Students pictured here at Power Inn site (self-help project) in Sacramento, CA.

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INTERNS ATTEND CCRH'S UC DAVIS SUMMER TRAINING INSTITUTE



This year's UC Davis training institute took place from July 9—July 14, 2006. The Summer Institute is the first time that all the interns get to meet and know each other while getting trained in the latest tools by leaders in the field of Housing and Community Development. Despite a couple of glitches, this year's training institute was very effective and beneficial to the Interns' learning. The 6-day intensive training program included an Intern Program orientation and exercises that allowed interns to get to know each other very well in a comfortable and fun environment. Interns especially enjoyed the insights and breaking of bread with program alumni on their very first afternoon at UC Davis. Each morning, the Interns started the day with a half hour "ground breaking of the day" activity, then Interns went directly in to training sessions. The topics were varied and relevant to the work the Interns are undertaking. The program followed last year's successful schedule with the addition of a session on loan closings presented by Gisela Salgado, Program Coordinator. Jan Lindenthal of South County Housing appropriately opened the technical training portion of the program with her outstanding and interactive feasibility training session. This training provides a strong foundation for several topics covered during the week. Darryl Rutherford of CCRH guided the Interns through the NKCA data analysis and mapping training at UC Davis and followed up via conference call with the Interns in August. Interns were encouraged to use this useful tool for funding applications, research and housing policy. Interns will present their work at the CCRH annual Rural Summit scheduled for October 26 and 27, 2006. Chris Glaudel's NIMBY case study provided a real sense of the various neighborhood issues that housing developers must face and confront with a strong conviction in carrying out their organization's mission to serve communities and disadvantaged populations. Thank you to all the trainer's who made this week a great success, including but not limited to: Chris Glaudel, Jan Lindenthal, Ramon Mendez, Stephen Goldberg, Toni Quintero, Cesar Garza, Alfonso Villalobo, Wendy Horikoshi, Rich Ciraulo, Jose Nuno, Juan Gonzalez, Yinping Chan, Darryl Rutherford, Ana Baiz-Torres, Randy Underwood, Rob Wiener and Gisela Salgado.

PIC'S FROM INTERN INSTITUTE



2006-2007 INTERN PARTICIPANT PROFILES

Liliana Agundis is hosted by Housing Authority County of Stanislaus (Modesto) Attends California State University, Stanislaus

Liliana was born in San Luis Potosi, Mexico. Her parents Florencio and Virginia, brought her to the United States when she was three years old and was raised in the Central Valley ever since. She has two older brothers, one older sister and one younger sister. Liliana is first generation college student with a major in psychology and a minor in speech communication. She is a senior at CSU, Stanislaus in Turlock and is working on her Bachelor's Degree. Once she graduates, she plans to apply for a master program. She hopes to help people in need, particularly immigrant and farm-labor workers to improve their living and working conditions. One of her on campus activities included being in the Student Support Service Program, designed to help first generation minority students acquire the necessary skills to continue their education. She has worked with diverse people and held leadership positions by being an active participant in Phi Lambda Rho, Sorority. Liliana has helped in fundraisers, Cesar Chavez day, Women's week and a High School conference. In the future she would like to continue working in community development and with low-income populations.

Liliana has recently obtained a position at the Housing Authority County of Stanislaus as a Housing Development Intern. She obtained this position through the California Coalition of Rural Housing (CCRH) Internship Program. The Housing Authority is a non-profit, public corporation, committed to helping residents and communities in the county with their housing needs, especially targeting low-income families. Liliana works in the administration department and she is currently assisting with the Shackelford Sewer Connection Program by qualifying applicants for the program. Her specific duties include gathering data from interested families, obtaining copies of deeds, verifying income, calling clients and informing clients about the program. Liliana had the opportunity to attend two meetings for two different development projects (the Village and Patterson). She has visited the construction site of Las Palmas Senior Apartments in Patterson, CA. Liliana is very excited to see the progress of these projects and is looking forward to her learning experience through this internship.

Megan Bockman is hosted by Community HousingWorks (San Diego) Attends University of California, San Diego

Megan was born and raised in San Diego by her parents Amy and Francis Bockman. She has two younger siblings. She is the second generation of her family to go to college and values the work ethic that her mom and dad have instilled in her as first generation college students. Currently she is completing her fourth and final year at the University of California, San Diego. She is pursuing a bachelor's degree in Urban Studies and Planning with a minor in photography. In the past three years at UCSD, Megan has been involved with women's water polo; the Muir college bible study, Campus Crusade for Christ; and as Program Director for the Boys and Girls Club of San Dieguito, she has been working with low-income families living in affordable housing. She also recently traveled to Uganda, in Africa, working on a short-term mission team with her church. After completing her senior year at UCSD she would like to pursue a career that involves housing and community development on an international level, preferably in Africa.

Megan is currently the Housing and Real Estate Development Intern at Community HousingWorks located in City Heights in the City of San Diego. Community HousingWorks is a leading non-profit organization that helps people and neighborhoods move up in the world by providing a full range of housing options combined with training and support. Megan will be working with project managers and their development teams on various stages of the development process. This internship, through the California Coalition for Rural Housing, will provide her with many experiences to learn about the field of Housing and Community Development. She is also looking forward to shadowing the Executive Director, Sue Reynolds, where she will have the opportunity to see an overall perspective of the organization.

Intern profiles continue on Next Page



Fabiola Gutierrez is hosted by Visionary Home Builders of California, formerly known as ACLC (Stockton) Attends University of the Pacific

Fabiola Gutierrez is the only daughter of immigrant parents that came from Mexico in the 70's to find job opportunities and accomplish the "American dream" of owning a house. They came to find their place in the Central Valley, in the small town of Modesto. At that time it was largely an agricultural town with the cannery industry booming and field work being very abundant. Fabiola's parents worked hard towards saving a down payment to buy a house and start their family. She is very proud of her family work ethic and family upbringing.

Fabiola was born and raised in Modesto, where she attended all her schooling until she reached college and decided to apply to the University of the Pacific in Stockton (UOP). She was accepted and started as a pre-pharmacy major. She found herself uninterested in the general coursework that the major required and found her niche in the sociology department. Fabiola loved her first sociology course taught by Professor Childs and was very interested in all the issues discussed in sociology, including class, race, and gender issues. Her major then changed to sociology. She took a major interest in the social services area and volunteered her time at Community Partnership for Families of San Joaquin County. She also worked as a tutor at El Dorado School in Stockton for an after-school program for students needing help in mathematics; this program was coordinated through the Jacoby Center at UOP. Fabiola, however, found herself to be especially interested in the housing field. She finds it important to assist others in finding safe, affordable housing in decent neighborhoods because she knew many people who were living under deplorable conditions. Her ultimate goal is to be able to provide the comfort and security that affordable, safe housing can bring to communities and families. She was very fortunate to grow up in her parents' clean and safe home and she thinks that every child and adult deserves that same opportunity.

Fabiola is now a senior in college and is currently working as a CCRH Intern for Visionary Home Builders of California in Stockton. She is working side by side with Jose Nuno, Project Manager and former CCRH Intern. Her responsibilities involved assisting in the completion of a TCAC finance application for the Marquis Place Project, attending development meetings and City Council meetings for this project and will soon be assisting in the construction loan closing for this development project. The Marquis Place Project is a 21-unit apartment complex that will consist of two and three bedroom apartments for low-income families. Fabiola just recently attended a 3-day staff retreat, where she was able to bond and work more closely with her colleagues at Visionary Home Builders of California. Team building activities included a group project that consisted of developing a housing development project and presenting it to a mock city council for approval. Fabiola finds her Internship to be a rewarding experience and a journey of constant learning.

Richard "Sonny" Montoya is hosted by Community Housing Opportunities Corp. (Davis) Attends University of California, Davis

Sonny Montoya was born and raised in Sacramento, California. He is the youngest and only boy with two older sisters who have inspired him to pursue higher education, leading by example. Both his parents have taught him through their hard work the benefits of a strong work ethic and dedication. Sonny is currently completing his undergraduate work at the University of California, Davis where he is pursuing a Bachelors of Science degree in Community and Regional Development with a minor in International and Global Studies. His future plans are to travel around the world and attend graduate school in pursuit of a Masters degree in city and regional planning. In his past three years at UC Davis, Sonny has been actively involved in M.E.Ch.A., an organization on campus that promotes political, cultural, and educational awareness in the Chicano/a/Latino/a community. Through M.E.Ch.A., he has collectively organized youth conferences and workshops revolving around the politics of identity and culture as well as queer issues within the community. Sonny has volunteered and interned at the Student Recruitment and Retention Center (SRRC) on campus, a place that strives for educational equity and the holistic development of underrepresented students. Most recently, he was the student director for the Native/Native-American component at the SRRC, working to increase Native enrollment at the University and retain them until graduation. Sonny's passion for social activism and collaborative work with other communities of color has motivated him to pursue a career in city planning working to make both public and private spaces more easily accessible to all communities within urban environments.

Sonny is currently the Development intern at Community Housing Opportunities Corporation (CHOC) in Davis working with Development Director Paul Ainger. CHOC is a non-profit affordable housing developer working to increase the availability of affordable housing and to improve the quality of life for very low-, low- and moderate-income households. Currently, Sonny is working on a multi-family and single-family housing development in Winters, and the rehabilitation of a mobile-home park Casa del Sol in nearby Woodland. Most recently, he had the opportunity to prepare and celebrate the grand openings of multi-family, single-family and senior-housing property Acacia Meadows in South Sacramento and Safe Harbor House in Woodland, a housing complex for the mentally-challenged. Sonny is most excited about starting the construction and development of Winters II, a 34 unit family-housing project expected for completion in June 2007.

2006-2007 INTERN PROFILES, continued..

Antonio Penuelas Jr. is hosted by South County Housing (Gilroy)

Attends University of California, Santa Cruz

Antonio Sr and Alma had a child approximately 21 years ago, who grew up in the San Joaquin Valley in the small town of Shafter. Raised in a rural agricultural community with his younger brother and sister, three and six years his minor, brought a sense of pride and humbleness in the child. Antonio Jr's academic success began late in the third grade as he was admitted to Project Challenge and then later to the Gate Honors Program at school. He soon rose to the top of his class and was awarded several scholarships after completing high school. Antonio did not stop with his academics, he also contributed back to the community by becoming a volunteer coach for the Shafter Parks and Recreation. Antonio also committed time to the Shafter High Sports and Music Programs. Antonio had participated in Football, Basketball, and Wrestling at Shafter High. An experience Antonio was especially appreciative of is having been able to spend two summers working in the fields. Antonio regards this experience as highly rewarding as he learned the harsh conditions immigrants face and the great pride and work ethic of the immigrants. Antonio, the first in his family to pursue higher education in the United States, left his home in search of change as he realized the injustices existing around him.

Antonio found himself at the University of California Santa Cruz where he found the fuel and passion he had always had but never realized, the desire to fight injustice and continue the ideals of truth and justice. A ground shaking change had taken place, no longer was he motivated by superficial means like money, but instead finding justice in society. In doing so, he found himself into student government and became a Senator and Representative for the University. He also continued his community service by helping various organizations on campus and as a volunteer coach at the local Boys and Girls Club. Antonio also kept up his competitive spirit by joining the wrestling club and participated in intramural basketball. To his disappointment, there was no football team on campus but instead found an alternative in marital arts. He now is training in Brazilian Jiu-Jitsu and MuayThai. Academic wise he has continued to challenge himself as he is double majoring in Legal Studies and Psychology.

Antonio is now a senior at the University and has become an intern for South County Housing where he has already begun long hours in the office as an Associate Developer in the Real Estate Department. He's been involved thus far in rigorous project due diligence, communicating with various officials, participating in team development meetings, being on site conducting inspections, and working personally with the families South County Housing serves.

Doua Vang is hosted by Mercy Housing California (West Sacramento)

Attends University of California, Davis

Doua Vang was born in Laos and migrated to the United States when he was five. He currently resides with his parents, Xia Cher Vang and Mee Yang, and his other sibling at one of Mercy Housing Properties completed in 1993 (Village Park Apartments). He has lived in Sacramento for about 16 years and is the first one to attend college in his family. Doua has worked with students in high school and junior high school through the Advancement Via Individual Determination (AVID) program with the Sacramento County Office of Education. In college, he has been actively involved with the Hmong Student Union in various mentoring activities. One of their major events involves a high school conference, where high school students have the opportunity to spend time in college for one day learning about higher education. Doua also participates in organizing a college event where high school students have the opportunity to spend several days in college shadowing students throughout the day to get a better sense of what it is like to be in college.

Doua is currently working as a Developmental Project Intern for Mercy Housing California, a non-profit affordable housing developer in West Sacramento. Doua was able to obtain the position through the California Coalition of Rural Housing (CCRH) Internship Program. Mercy Housing is one of the leading affordable housing developers in the region. He is part of the Developmental Department, responsible for developing single family, multi family housing, and homeless units. Doua's responsibilities will include calculating rents for various affordable housing levels, assisting in the interpretation of proformas and the acquisition of funds for pre-development costs for Mercy's newest project "Martin Luther King". Doua will be actively involved in the preparation of applications for funding of new projects and the follow up of existing ones. Dealing with various title companies, investors, and financial institutions will give Doua a hands on experience in the world of community and affordable housing development. Martin Luther King will consist of 80 units located in the South side of Sacramento. The units will be a place for the chronically and mentally homeless people. The completion date for the project will be in 2008.

INTERN GRADUATE UPDATES



On May 22, 2006 the Intern class of 2005-2006 successfully graduated from the Internship Program, marking the eight class of students to complete this one of a kind challenging year-long program. The event was attended by CCRH Board of Directors, Internship Advisory Committee members, membership organizations, supporters in the field, and family members. The ceremony took place at the Holiday Inn Capitol Plaza in Sacramento, preceding CCRH's 30th Anniversary Celebration. The festivities were a success and now that the graduating Interns have been celebrated, cheered and applauded, where are they now??

Yinping Chan. Ping was hosted by Mercy Housing California, West Sacramento. She is currently completing her last two courses in Community and Regional Development at UC Davis and continues development work at Mercy Housing CA. She plans to stay in the field after she fully completes college.

Kanishka Karunaratne. Kanishka continued through the summer at Community HousingWorks in San Diego. She is currently in Los Angeles preparing to begin the Masters Program in Urban Planning at UCLA. Way to go!! Don't forget to come back and tell us about your work in the City of Angels and about the communities you are directly working with.

Ileana Oseguera. Hosted by Community Housing Opportunities Corporation, Ileana continues to work for the organization's administration and development department. She was recently welcomed as a resident of Acacia Meadows, CHOC's most recent multi-family housing development project in Sacramento. Ultimately, Ileana's goal is to pursue a career in policy at the State level and impact the very same farmworker communities she comes from.

Alicia Valdez. Hosted by the Housing Authority County of Stanislaus, Alicia continued through the summer at this agency and is currently preparing for a Master Program in Education.

Marisol Verdugo. Marisol was hosted by South County Housing Corporation, who recently promoted her to project manager. Congratulations on the promotion and the recent wedding!!!

ANNOUNCEMENTS!!!

Congratulations to Veronica Saldana ('03) for her recent graduation from the Master Program in Urban Planning at UCLA!! Glad to hear we will have you back in the field of housing and community development.

Congratulations to Alicia Valdez, newly wed ('06)!!

Congratulations to Lisia Rivera on her wedding ('05)!

Congratulations to Jose Nuno for his promotion to project manager and for his wedding ('05)!

A million thanks to Heriberto Rosales ('00), Yinping Chan ('06), and Ileana Oseguera ('06) for participating and representing the Internship Program in front of the Hearst Foundation representative. The Hearst Foundation granted \$50,000 to the this year's Internship Program. Thank you for your support!!!

Upcoming Intern Events

Intern Advisory Committee Meeting: Oct./Sept. 2006

Rural Housing Summit: Oct. 26 and 27, 2006

Host Application for 06-07 Year Available: Nov./Dec., 2005

Learning Plan, Self-Assessment, and Project Portfolio #3 due: Nov. 30, 2006

For more information about the Program, to post a job announcement to our email group, or to learn how you can be a welcomed program sponsor, please email:

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Sabino Lopez, Center for Community Advocacy
Peggy Jen, LISC San Francisco
Hong Yang, Self Help Enterprises (former Intern)
Rich Ciraulo, Mercy Housing
Cindy Heavens, CHOC
Jerry Rioux, San Luis Obispo County Housing Trust Fund (CCRH Board Member)

THANK YOU Intern Program Funders!!!

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Community Housing Opportunities Corp.
Community HousingWorks
Mercy Housing California
South County Housing Corp.
Visionary Home Builders of CA
(formerly known as ACLC, Inc.)

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