CALIFORNIA COALITION FOR RURAL HOUSING

TO BOLDLY GO: Rethinking California's Affordable Housing Future

NOVEMBER 1-3, 2023 ASILOMAR CONFERENCE GROUNDS, PACIFIC GROVE, CA

CALIFORNIA COALITION FOR RURAL HOUSING		
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SCHEDULE

	WEDNESDAY, NOVEMBER 1
1:30 PM - 3:00 PM	COVID Testing and Registration Chapel
2:15 PM - 2:45 PM	Tribal Dance Performance Fire Pit
	• Batho Napho
2:45 PM - 5:15 PM	Opening Plenary Chapel
	 Welcome: Tom Collishaw, Chairperson, CCRH; Rob Wiener, Executive Director, CCRH
	 Land Acknowledgement: Elizabeth Elliot, Executive Director, Northern Circle Indian Housing Authority
	State Housing Priorities for 2024
	 Honorable Robert Rivas, Speaker of the Assembly
	 Honorable Cecilia Aguiar-Curry, Assembly Speaker Pro Tempore
	Social Housing and Innovation
	Honorable Alex Lee, Assembly District 24
	Chione Flegal, Housing California
	Andrés Ramos, Public Advocates
5:15 PM - 6:00 PM	Internship 25th Anniversary Celebration Reception Seascape
	 Poder Award presentation
	Rising Star Award presentation
6:00 PM - 7:00 PM	Dinner Crocker Dining Hall
	Meal ticket at entrance
	THURSDAY, NOVEMBER 2
7:30 AM - 8:30 AM	Breakfast Crocker Dining Hall
	Meal ticket at entrance
7:30 AM - 9:30 AM	Registration Chapel
8:30 AM - 9:30 AM	Keynote Presentation Chapel
	 David Lipsetz, President and CEO, Housing Assistance Council (HAC)
9:30 AM - 9:50 AM	Coffee and Snack Break Chapel
9:50 AM - 9:55 AM	Introduction Chapel
	 Ari Beliak, CEO, Merritt Community Capital Corporation
9:55 AM - 10:50 AM	Presentation by CCRH Interns for Diversity in Nonprofit Housing Chapel
10:50 AM - 11:30 AM	CCRH Internship Program Host Agency Panel and Impact Chapel
11:30 AM - 11:35 AM	Visionary Rural Housing Leadership Fellowship Announcement Chapel
11:35 AM - 12:00 PM	Dennis Lalor Lifetime Achievement Award Chapel
12:00 PM - 1:00 PM	Lunch Crocker Dining Hall
	Meal ticket at entrance

SCHEDULE

	THURSDAY, NOVEMBER 2
1:30 PM - 3:15 PM	 Concurrent Workshops, Session One Tribal Housing: Making Good on the Promise Toyon Rural Reinvestment: Expanding CRA to Non-Traditional Financial Institutions in California Acacia Pro-Housing Designations: Lessons Learned in Rural Localities Marlin Aging in Community: Implementing CAPABLE and Other Elderly Housing Strategies in Rural Areas Curlew USDA Rural Development: Preserving and Optimizing RD's Housing and Community Facility Programs Heather 2024 Propositions: Winning a State Housing Bond and Lowering the Voter Threshold for Local Measures Chapel Rural Sustainable Communities: Building Amenity-Rich, Green Affordable Housing Dolphin
3:15 PM - 3:30 PM	Coffee and Snack Break Chapel
3:30 PM - 5:15 PM	 Concurrent Workshops, Session Two Farmworker Housing: Measuring Needs and Rethinking What Works Toyon Tax Credits and Bonds: TCAC/CDLAC Program Changes Affecting Rural Developers Chapel Homeownership: Mobilizing Resources to Increase Rural Ownership Marlin Climate Change: Financing and Building Climate-Resilient Rural Housing Acacia Building Grassroots Power: Local Organizing for Tenant Rights and Progressive Housing Policies Curlew Rural Homelessness: Implementing Homekey and Other Programs Serving the Unhoused Heather Preserving Mobilehome Parks: Acquiring, Repairing, and Growing Manufactured Home Communities Dolphin
5:15 PM - 6:15 PM	 Annual Meeting of Polar Bear Club Asilomar State Beach Polar Bear Plunge at 5:45! Come celebrate Rob's 43 years at CCRH by
6:00 PM - 7:00 PM	 being one of 43 attendees to take the plunge! Dinner Crocker Dining Hall Meal ticket at entrance
8:00 PM - 11:00 PM	 Karaoke and Dance Party Seascape Appetizers and desserts will be served

SCHEDULE

	FRIDAY, NOVEMBER 3
7:30 AM - 8:30 AM	Breakfast Crocker Dining Hall Heal • Meal ticket at entrance Heal
8:00 AM - 9:00 AM	CCRH Annual Board Meeting Seascape
9:00 AM - 10:30 AM	Concurrent Workshops, Session Three
	 Disaster Preparedness and Recovery: Building, Rebuilding, and Insuring
	Housing in Risk-Prone Rural Communities Dolphin
	• Furthering Fair Housing: Valuing Opportunity Without Triaging Poor Rural
	Communities <i>Curlew</i>
	 Conversation with HCD: Implementation Issues in New and Existing
	Housing Programs <i>Heather</i>
	• Diversity, Equity, and Inclusion: How are We as an Industry Creating a
	Diverse and Inclusive Field? <i>Toyon</i>
	Social Housing: Rethinking and Reframing Affordable Housing Acacia
10:30 AM - 10:45 AM	Coffee and Snack Break Chapel
10:45 AM - 12:10 PM	State Housing Directors Panel Chapel
	Maria Gallegos Herrera, USDA Rural Development
	Tiana Johnson Hall, California Housing Finance Agency
	Lynn von Koch-Liebert, California Strategic Growth Council
	Anthony Zeto, California Tax Credit Allocation Committee
	Gustavo Velasquez, HCD
12:10 PM - 12:15 PM	Wrap Up & Conclusion Chapel
	 Lunch available at Crocker Dining Hall

Donate Now to the Internship Program

Next Generation Leadership Development is only possible through the generous donations of individuals and organizations like you.











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Robert Rivas took the oath of office as Speaker of the California State Assembly on June 30, 2023. He was first elected to the body in 2018.

Prior to being elected Speaker, Rivas served as the Chair of the Assembly Agriculture Committee and as Vice-Chair of the influential Latino Legislative Caucus. A lifelong resident of the 29th Assembly District, Rivas previously served two terms on the San Benito County Board of Supervisors prior to becoming an Assemblymember.

Assemblymember Robert Rivas Speaker of the Assembly District 29



Rivas was raised in Paicines, California, where his grandfather was a farmworker at Almaden Vineyards. Rivas and his brother grew up in farmworker housing, cared for by their single mother and beloved grandparents, who emigrated from Mexico in the 1960s in search of the California Dream. As a child, Rivas watched his grandfather stand side-by-side with Cesar Chavez, Dolores Huerta, and the UFW as a leader in the fight to win fair contracts for farmworkers. Rivas' grandfather was known for his passionate advocacy on behalf of his fellow workers, but also for his ability to work with owners to negotiate contracts acceptable to both sides.

Through his grandfather, Rivas learned that you could fight fiercely for your beliefs, while respecting those with whom you disagreed. Still, it seemed unlikely that Rivas would become a community leader, at least not if doing so required public speaking. For much of his childhood he struggled to overcome a severe stutter, a condition he continues to contend with today.

Rivas' childhood experiences – growing up in a farmworker community, working to overcome a disability – gave him a direct understanding of the challenges faced by many residents as they seek to build better lives for themselves and their families. His efforts on behalf of those who have faced similar and other situations is apparent in his legislative work.

During his tenure in the Assembly, Speaker Rivas has championed legislation to improve California's supply of affordable housing, increase workplace health and safety protections, create the Golden State Teacher Grant Program, and secure the first-in-the-nation COVID-19 Farmworker Relief Package, which included critical efforts related to access to PPE and testing, temporary housing, and health care.

In November 2016, Cecilia Aguiar-Curry was elected to the California Assembly to represent the 4th District that includes all or parts of Napa, Lake, Yolo, Sonoma, Colusa and Solano counties. Cecilia grew up in western Yolo County and has long served her community. After going to school and working in the Bay Area for several years, she moved back to her hometown of Winters where she almost immediately became active in the local community and a regional leader on several issues. She first served as planning commissioner and then was elected to the city council eventually serving as the first female mayor of Winters.

Assemblymember Cecilia Aguiar-Curry Assembly Speaker Pro Tempore

District 4

While growing up, Cecilia was surrounded by agriculture. As a youth, she cut apricots in the packing shed and helped her father in the walnut orchards in the area. She is still involved in local agriculture to this day as she and her brothers own an 80-acre walnut orchard.

After earning a degree in business administration from San Jose State University, she launched a consulting firm that specialized in public outreach with government agencies.

As mayor of Winters, Cecilia oversaw improvements in the downtown area and worked to improve local schools, including securing computers for every sixth grader in the city. She also brought broadband internet to rural communities, built senior housing and helped the area to become an agricultural and food innovation hub for the region.

With the understanding that employment is central to any successful community, Cecilia helped bring a PG&E training facility to Winters that provided hundreds of jobs for local residents. Cecilia was also involved in efforts to create the Berryessa Snow Mountain National Monument in the inner California Coast Ranges that was proclaimed by President Obama in 2015.

She currently resides in Winters a block from her childhood home with her longtime partner, Larry Harris, and has a stepson and two grown daughters.



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Assemblymember Alex Lee District 29



Alex Lee (李天明) represents California's 24th Assembly District which includes the Alameda County communities of Fremont, Newark, and Sunol, and the Santa Clara County Communities of Milpitas and San Jose.

Assemblymember Lee was elected in 2020 and became the youngest Asian American legislator ever elected and first openly bisexual state legislator in California history.

He currently Chairs the Assembly Environmental Safety and Toxic Materials Committee.

In his first year in office, he was named "Legislator of the Year" by the Golden State Manufactured Home Owners League (GMSOL) as well as the California Attorneys for Criminal Justice (CACJ).

Previously, he worked on statewide policy regarding public safety, climate change, and education for California State Senator Henry Stern and Assemblymember Evan Low.

Lee has been a Bay Area resident since birth and called both San Jose and Milpitas his home for all his life. He is a graduate of Milpitas High School and the University of California, Davis, where he served as Student Body President.

David Lipsetz President and CEO Housing Assistance Council



David Lipsetz is the President and CEO at the Housing Assistance Council (HAC) and a leading expert in affordable housing and sustainable community development. David came to HAC after holding several White House-appointed positions, most recently serving as the Associate Administrator for Rural Housing and Community Facilities at the U.S. Department of Agriculture (USDA.) His office oversaw policy development and program administration of more than \$100 billion in direct lending, mortgage guarantees, grants and technical assistance for community and economic development in rural America.

Prior to USDA, David was at the U.S. Department of Housing and Urban Development (HUD,) where he served as a Deputy Assistant Secretary and Senior Advisor for Public and Indian Housing, and as an Acting Chief of Staff to the Deputy Secretary. Prior to HUD, David managed policy, large-scale initiatives and organizational development for housing agencies in New York City and Oakland, CA. He also worked for the San Francisco Bay Area's regional planning authority; and Dresden, Germany's Institute for Ecological and Regional Development. His career began as a Legislative Assistant for domestic policy issues in the Office of U.S. Congressman John Dingell.

David was born and raised in Ohio. He earned a bachelor's degree in political science from Michigan State University, and Master's degrees in Sociology and City and Regional Planning from the Ohio State University. He currently resides in Washington, DC with his wife and kids.

IMPORTANT INFORMATION

The History and Timeline of Indian Housing

Moriah McGill, Northern Circle Indian Housing Authority

1851 - State of Address

"That a war of extermination will continue to be waged between the races until the Indian Race becomes extinct" Peter Burnett, January 6, 1851

1937 - Wagner-Steagall Act 1937

Established Low-Cost Housing as permanent government function

1949 - 1937 Act Updated

Act expanded to include "decent home and suitable living environment for all American Families"

1958 - Rancheria Act

Terminated Indian Tribes and removed from trust status and to be distributed to individual members

1960 - John F. Kennedy at Pine Ridge

Presidential candidate John F. Kennedy visited Pine Ridge to experience, in-person, the needs of the Tribe; made promise to assist Tribes if elected

1961 – Public Housing Administration

Recognizes Tribes and allows Tribal Governments to establish Indian Housing Authorities through Tribal resolution; 1st Tribe was Pine Ridge

1964 – Mutual Help Programs

Mutual Help, a lease to purchase housing opportunity, was launched; 1st recipient San Carlos Apache Indian Housing Authority

1971 – Indian Housing Report

U.S. Government Accountability Office created a report on Indian Housing; recommended national Indian housing policy

1979/1980 - Implementation for 1937 Housing Act units for Native American Tribes

The first HUD homes were built on the Indian Lands.

1982 - Ronald Regan

Ronald Regan elected President; HUD considerably downsized

1983 - Tillie Hardwick v. United States

Federal recognition for 17 terminated Tribes on the ground that the BIA had not fulfilled the agreements made at the time of termination

1984 - National American Indian Housing Council

NAIHC, Washington DC, established to aid in advocacy in and for funding and policy for Housing in Indian Country

IMPORTANT INFORMATION

The History and Timeline of Indian Housing

Moriah McGill, Northern Circle Indian Housing Authority

1989 – Indian Housing at HUD

1st time Indian housing was considered separate from other HUD programs with Indian HOME, Youth Sports, Comprehensive Grant and Indian Housing Development Program; still not Tribal specific funding allocations

1990s - Issues at HUD

HUD's Office of Native American Programs (ONAP), continued to focus on management issues on Indian housing Programs; housing needs inadequately met, homebuyer maintenance issues, no private funding opportunities and no construction standards with existing programs

1996 - NAHASDA, Native American Housing Assistance and Self-Determination Act

Adopted by Congress; first time an Indian Housing Program was designed specifically for Tribes

1998 - NAHASDA, Native American Housing Assistance and Self-Determination Act

Regulations are published; established 1st Indian Housing Block Grant through NAHASDA

1999 - IHBG, Indian Housing Block Grant Program (HUD)

64FR15778 Indian Housing Block Grant Program Guidance; purpose was to facilitate the smooth transition from procedures and resources under the 1937 Act to those under the IHBG program

2011 - B-10-11

Executive Order which reflected an administrative change to encourage communication and consultation. HCD adopts Tribal Consultation Policy

2014 - LIHTC, Low-Income Housing Tax Credit

CTCAC Tribal Trask Force advocates for Tribal set aside; CTCAC agrees to establish "Tribal Pilot" \$1m set aside

2016 - HOME Advocacy

1st inclusionary language regarding Tribes and TDHEs since the HOME programs inception in 1992

2019 - Governor Newsome EO N-15-19

New apology for Historical mistreatment, violence and neglect

2019 - AB 1010 (Eduardo Garcia)

Allow Tribes to be eligible applicants to participate in affordable housing programs

2020 - Present Funding: \$130,000,000.00 (State Set-Asides)

First time is history - State Set-Asides for Housing were allocated for California Tribes. To date, only a little over \$30 million was accessed due to barriers.



DIRECTOR'S PANEL BIDGRAPHIES

Maria Gallegos Herrera State Director, California, USDA Rural Development

Maria Gallegos Herrera began serving as California State Director for USDA Rural Development in June 2022, after serving as the Central California Regional Director of External Affairs for the Office of Governor Gavin Newsom.

Gallegos Herrera previously worked as a Community Development Manager at Self-Help Enterprises, a nationally recognized community development organization dedicated to working with low-income families to build and sustain healthy communities. Prior to her time at Self-Help Enterprises, she held positions at the Community Water Center and the California Department of Food and Agriculture. Throughout her career, Gallegos Herrera has tackled water contamination and shortages, improved access to government, and worked to create resilient and sustainable communities through relationship building, community organizing, advocacy, legislation, and technical assistance. Gallegos Herrera also served on the California Water Commission from 2015 to 2019 and was the recipient of the 2019 Rachel's Network Inaugural Catalyst Award.

Tiana Johnson Hall Executive Director, California Housing Finance Agency

Tiena Johnson Hall was appointed as Executive Director of the California Housing Finance Agency (CalHFA), the state's affordable housing lender, by California Governor Gavin Newsom in July 2021. In this role, she works to further the Agency's mission to invest in diverse communities with financing programs that help more Californians have a place to call home. Through her leadership of CalHFA, Ms. Johnson Hall engages mortgage lenders; affordable housing developers; federal, state and local government agencies; advocacy organizations; public officials and representatives from the private financing markets to work collaboratively to create housing options that are in reach and accessible for more low- and moderate-income Californians.



Prior to her appointment, Ms. Johnson Hall served on the CalHFA Board of Directors from 2014 and was the Senior Vice President and Manager of Community Development Finance for BBVA now a member of PNC Bank. She held various leadership positions for financial, banking and housing organizations such as Vice President and Community Development Manager, Bank of the West (2014); Senior VP and Relationship Manager, U.S. Bank (2005-2013); Director of Housing, Major Projects Division of the Los Angeles Housing and Investment Department (2004-2005); Senior VP and Regional Manager, Bank of America Community Lending (1997- 2003); Finance Development Officer, Major Projects Division of the Los Angeles Housing and Investment (1995-1997); Project Manager, Abode Communities (1991-1994). She also served on various housing and financial boards and councils.

Ms. Johnson Hall received her Bachelor's Degree in Economics from Howard University and Master of Business Administration (MBA) from the University of Redlands.



Lynn von Koch-Liebert Executive Director, California Strategic Growth Council



Lynn von Koch-Liebert is the Executive Director of the Strategic Growth Council. The California Strategic Growth Council (SGC) is a 10-member council comprised of seven state agencies and three public members with the mission to build healthy, thriving, and resilient communities for all. Funded through California's Cap and Trade system and the California General Fund, SGC's grant programs, strategic initiatives, and interagency coordination focus on multi-benefit and community-centric solutions at the nexus of climate and equity. Since 2008, SGC has invested over \$3.5 billion in projects strengthening communities and addressing climate change.

Prior to joining SGC, Lynn was the Deputy Secretary for Housing at the California Business, Consumer Services and Housing Agency. Prior to working with the State, Lynn was a Business Development executive at DynCorp International LLC. She also served in Afghanistan, South Sudan and Jerusalem for the United Nations Office of Project Services (UNOPS).

Lynn has a Master's degree in Public Policy from Princeton University, a Master's degree in International Security from Cranfield Defense Academy, an Advanced Project Management Certificate from Stanford University, and a Bachelor's Degree in Economics and Political Science from the University of South Dakota.

Anthony Zeto Deputy Director, California Tax Credit Allocation Committee



Anthony has been with CTCAC for more than 19 years and has served as Deputy Executive Director since the end of 2016. As the Deputy Director, he acts as primary policy advisor to Executive Director on all program matters and oversees the day-to-day operations of the Committee.

He has represented CTCAC at local, state and national tax credit events including CTCAC workshops and public hearings. Mr. Zeto received a Bachelor of Science degree in Biological Sciences from the University of California, Davis.





Gustavo Velasquez Director, California Department of Housing and Community

Governor Gavin Newsom appointed Gustavo Velasquez to serve as Director of the California Department of Housing and Community Development (HCD) in May of 2020. He oversees 10 divisions and over 1,100 employees responsible for the funding, production, and preservation of affordable housing to promote safe, inclusive, and sustainable communities for all Californians.

In this role, Velasquez leads California's statewide department that administers state and federal funding for the development of affordable housing and infrastructure, develops housing and community development policies and research, produces the California Statewide Housing Plan, enforces housing element compliance with state law, upholds standards for housing construction, and manages titling and registration for mobilehomes.

Velasquez directed the Department through an organizational restructure while it doubled in size, effectively managing an unprecedented budget of \$25.1 billion over two fiscal years. Under his leadership, HCD launched programs such as Homekey and CA COVID-19 Rent Relief, now deemed national models for rapidly deploying billions of dollars to communities in need and securing housing for thousands of Californians experiencing or at-risk of homelessness.

He also oversaw the implementation of inaugural policy solutions, such as the establishment of the Housing Accountability Unit, to strengthen enforcement of housing element compliance, the launch of the California Housing Accelerator, to close funding gaps and jumpstart the construction of affordable homes, and the Multifamily Finance Super NOFA, to streamline the application and release of millions of dollars in state affordable housing funding resources.

Director Velasquez currently serves on the California Debt Limit Allocation Committee, the California Housing Finance Agency Board, the California Interagency Council on Homelessness, and UC Berkeley's Terner Center Advisory Board.

Velasquez has held notable and prominent positions, including the appointment by President Barack Obama to lead the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity, Director of the District of Columbia Office of Latino Affairs and the Office of Human Rights, Executive Director of the D.C. Latino Economic Development Center, and Senior Director at the Urban Institute, a renowned national economic and social policy research organization.

He graduated from the University of Pennsylvania with a master's degree in public administration.







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Bank of America Mechanics Bank (aka Rabobank) Bank of the West Merritt Capital Investment **BBVA** Compass Bank Morgan Stanley Fund Business Consumer Services and Housing Agency CA Department of Housing and Community Development Century Housing Fund Chan Zuckerberg Initiative Citi Bank **Community Economics** ConSol •) **Enterprise Community Partners** Estolano Advisors Hau'oli Mau Loa Foundation Housing California J.P. Morgan Chase James Irvine Foundation зh

NeighborWorks America Placeworks Public Health Institute Rural LISC San Joaquin Valley Health Fund San Joaquin Valley Housing Collaborative Sunlight Giving The California Endowment **TIDES Foundation** TriCounties Bank U.S. Bank **USDA** Weinberg Foundation Wells Fargo Bank

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Rob Wiener Executive Director

Since 1981, Dr. Robert Wiener has been the Executive Director of the California Coalition for Rural Housing (CCRH), one of the oldest state low-income housing coalitions in the U.S. Under his leadership, CCRH has played a major role in federal and state housing policy and program efforts that have gained billions of dollars in financing, as well as land use supports, for production of new rental housing, self-help housing, farm labor housing, housing preservation, and other areas of housing provision. He has also overseen over 10 federal grants for provision of technical assistance and training to community-based and tenants organizations, tribes, and local governments in the San Joaquin Valley and other regions of the state, including needs assessments and design and implementation of local housing and community development programs and strategies. In 2006, he was honored as the "Inspirational Nonprofit Housing Leader of the Year" by the Nonprofit Housing Association of Northern California and as a "Housing Hero" by the Cabrillo Economic Development Association. In 2013, CCRH was recognized as "Rural Organization of the Year" at the annual conference of the National Community Reinvestment Coalition in Washington, D.C.

In addition, since 1993, Wiener has also been a lecturer in the Department of Human and Community Development (HCD), where he teaches in the area of housing and social policy and conducts a summer abroad course on Housing and Community Development in Barcelona, Spain. In 2004, he was recognized as a "Distinguished Educator" by the UCD student government. In 2011 and 2013, he was honored as "Lecturer of the Year Wiener has also lectured at Hamline University, Muhlenberg College, Juniata College, the University of Maine, Presque Isle, and Roger Williams University on housing and poverty issues under the Woodrow Wilson Visiting Fellows Program. In 1999, he co-edited and -wrote a landmark book on Housing in Rural America and has since contributed chapters in a variety of books, including a Right to Housing (2006), Inclusionary Housing in International Perspective (2010), and Rural Housing, Exurbanization, and Amenity-Driven Development. He has a doctorate in urban and regional planning from UCLA.

CCRH staff and board are incredibly proud of Rob's 43 year legacy. He has effectively grown the organization from a 1-person team to a dynamic group of 16 staff, while advocating for state funding and improved living conditions for rural Californians. Rob has been instrumental in creating the CCRH Internship Program, that has paved the way for the next generation of diverse affordable housing leadership.

Please join us in celebrating Rob's achievements as Executive Director!

P.S. The staff and board at CCRH would love if you join us at the <u>Polar Bear Plunge</u> (Thursday, 5:45, at Asilomar State Beach) to help celebrate Rob! One of Rob's most favorite events of the year, we would love to have as many people as possible join in on the fun!







CALIFORNIA COALITION FOR RURAL HOUSING STAFF





CALIFORNIA COALITION FOR RURAL HOUSING STAFF



MERRITT

Investing in affordable housing & people, building a stronger California



Merritt believes everyone deserves a home in a community where they can thrive. We are dedicated to working with mission-aligned developers and funders to make the most challenging affordable housing projects possible.

Ari Beliak CEO abeliak@merrittcap.org



David Dologite Director of Acquisitions ddologite@merrittcap.org

WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Tribal Housing: Making Good on the Promise **TOYON**

Facilitators:

- Analee Trujillo, Pala Housing Resource Center
- Moriah McGill, Northern Circle Indian Housing Authority

Purpose: Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the CalHOME Program, and the California Emergency Solutions Grants Program. Although many of these programs have been utilized by localities and non-profits since their inception, Tribes have only had direct access in recent years.

Tribes alongside CCRH and Tribal Housing Advocates work tirelessly to develop language two bills; SB1. This bill would enact the Tribal Housing Reconstitution and Resiliency Act and would create the Tribal Housing Grant Program Trust Fund to be administered by the department. The bill would require the fund, upon annual appropriation from the Legislature, to be allocated in accordance with a specified formula, as provided.

This bill would authorize the funds to be allocated for specific purposes, including, among others, housing and housingrelated program services for affordable housing, housing and community development project costs, and management services for affordable housing. The bill would require the funds to be allocated only for the benefit of eligible beneficiaries, including, among others, Indian and essential families and individuals residing in an Indian area, as defined.

This bill would require recipients of the funds to expend all funds allocated to programs and services within 3 years from the date of execution of a funding agreement with the department, and to expend all funds allocated to projects within 5 years from the date of execution of a funding agreement with the department, unless granted an extension by the department, as specified. The bill would require moneys paid and deposited into the Tribal Housing Grant Program Trust Fund to be continuously appropriated on an annual basis for a 5-year period starting January 1, 2024, through December 31, 2028.

Although this bill moved, without hesitation, through the Senate, Assembly, and Appropriations it was VETOed once on the Governor's desk. How do we regroup to ensure that the State of California makes good the promise?

Critical Issues:

- SB18 had overwhelming support from the Senate and Assemble but was not signed
- Gain support from leaders, localities and non-profits
- Find solutions to funding Tribal housing projects

- Determine if there are policy or advocacy strategies that CCRH can lead in support of Tribal Housing funding efforts
- Sharing of Best Practices: identify key strategies and approaches that have worked for organizations, and how can they effectively be replicated in Tribal Nations California



WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Rural Reinvestment: Expanding CRA to Non-Traditional Financial Institutions in California

ACACIA

Facilitators:

- Aliyah Shaheed, Rise Economy
- Kenny Rodgers, Low Income Investment Fund

Purpose: The federal Community Reinvestment Act (CRA) was adopted in 1977 and requires federally insured depository institutions to aid in addressing credit needs of their entire communities, including low-and moderate-income neighborhoods.1CRA has led to investments in rural communities throughout California, but those communities are still being left behind. Expanding the Federal CRA to nontraditional financial institutions creates an opportunity to address the needs of rural communities that banks are not meeting. This roundtable will offer chances for participants to discuss how nontraditional financial institutions can address shifting technological times and a modern consumer base.

Critical Issues: As financial institutions move away from a brick-and-mortar model into relying on a tech-based model, there needs to be infrastructure to support such changes, including more investments in broadband internet. The CRA has fallen behind fundamental changes to the banking industry, and local community needs including mobile banking and other fintech innovations that enable banks to serve low- and moderate-income customers. Additional examples of the shifts in financial institutions include CashApp's partnership with 7-Eleven, fintech investments into ATMs, or investing in stable power. Institutions also need to be prepared to invest in climate resiliency to combat wildfires, floods, and changing weather patterns that affect antiquated infrastructure. Examples of climate-change adaptation might include support for retrofitting homes and fintech lenders supporting borrowers with low-interest loans for rebuilding after weather events. Rural communities are often banking deserts and expanding the CRA opens avenues for rural communities to have new access to capital. Some states have implemented statewide CRA-type models. As affordable housing resources remain stagnant and competitive, a statewide CRA should be considered for creating additional methods to support rural communities with financial infrastructure, access to capital, and financial literacy resources in California.

- Identifying the need for CRA and why expanding it in California will benefit rural communities
- Framing a strategy to engage local legislatures on advocating for a statewide CRA
- Gaining a better understanding of reinvestment needs of rural communities



WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Pro-Housing Designations: Lessons Learned in Rural Localities MARLIN

Facilitators:

- Clancy Taylor, CCRH
- Jim Robbins, City of Ukiah Community Development Department



Purpose: Achieving Pro-Housing Designation from the California Department of Housing and Community Development (HCD) is an increasingly important tool that rural jurisdictions can use to bolster their local housing programs and housing development efforts. However, the process requires significant effort on the part of local land use planners, other staff, and local leaders. This is especially true in lower-income communities, and the potential obstacles can be daunting. The goal of this workshop is to demystify the Pro-Housing Designation process, facilitate a conversation about lessons learned, share best practices, and create a collaborative atmosphere for an ongoing discussion over the next year.

The Pro-Housing Designation Program creates incentives for local jurisdictions that are compliant with state housing element requirements and that have enacted pro-housing policies. The incentives take the form of additional points or other preferences in the scoring of applications for competitive housing and infrastructure programs (such as Caltrans Local Assistance). The administrators of the other programs determine the value and form of the preference. A compliant housing element is a threshold requirement of the program's application process.

Critical Issues:

- What is HCD's Pro-Housing Designation Program?
- What are HCD's goals for the Pro-Housing Designation Program?
- What are the benefits of Pro-Housing Designation?
- What are some best practices when working on and submitting an application to the program?
- What are some of the challenges that rural communities face with the program?
- How can rural communities overcome obstacles, participate in the program, and create a local Pro-Housing atmosphere that leverages state and federal subsidies as well as private sector development opportunities?
- How can rural communities best collaborate over the next year to share information and support each other with their applications, challenges, and messaging to HCD about the program?

- Increased collaboration among rural communities in their efforts to share information, discuss best practices, and identify successful approaches to Pro-Housing Designation by HCD
- Identify the concerns and challenges of communities that are struggling with the process
- Identify communities that experience structural barriers preventing them from attempting the process and ensure their stories are being shared with HCD
- Identify technical assistance that may be available to rural jurisdictions as they engage with and move through the process

WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Rural Sustainable Communities: Building Amenity-Rich, Green Affordable Housing *DOLPHIN*

Facilitators:

- Heather Mendonca, Self-Help Enterprises
- Kristine Williams, Enterprise Community Partners



Purpose: Housing is a platform to advance equitable climate mitigation, adaptation and resilience. California's Cap and Trade Program and the creation of the Greenhouse Gas Reduction Fund (GGRF) helped launch opportunities for rural communities to access affordable housing funds and participate in the State's greenhouse gas reduction goals. These opportunities brought many of the usual challenges that rural communities face in accessing state programs designed for more urban communities. State funding programs are often designed with an urban bias and the land use practices promoted to support environmental and smart growth principles require modification to effectively transform rural communities. Additionally, codes and policies continue to trend towards decarbonization and zero net energy development, and that poses new challenges for developing sustainable affordable housing in rural communities. This session will explore challenges within existing funding programs, climate/resiliency challenges not being met, and an advocacy plan with metrics for measuring success. As the prevalence of wildfires, rising heat and the drought continue to negatively impact our rural communities, it is essential we address climate adaptation and mitigation through an affordable housing and community development lens.

Critical Issues:

- Identify climate concerns unique to rural communities and gaps in ability to address
- Updates to AHSC Program Guidelines and new challenges faced by rural and frontline communities
- Decarbonization and electrification---concerns, challenges and existing resources
- Identify methods to measure success and/or common goals to unite behind
- Affordable housing is uniquely positioned to assist in climate resiliency efforts-what are some opportunities for dual track benefits, such as battery storage and community centers as emergency response and resiliency hubs?
- Should climate mitigation measures be allowed and supported in traditional funding programs such as MHP and IIG?

- Identification of climate challenges unique to rural areas across the state
- Develop process for submitting feedback on identified challenges for rural communities to access critical programs that promote sustainable development
- Strategize on additional advocacy efforts needed to further rural goals
- Identify common data metrics in climate adaptation and mitigation which can be applied throughout rural communities facing these challenges
- Identify strategies for addressing capacity challenges

WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Aging in Community: Implementing CAPABLE and Other Elderly Housing Strategies in Rural Areas *CURLEW*

Facilitators:

- Rick Gulino, People Self-Help Housing
- Bob Zdenek, CCRH and San Joaquin Valley Housing Collaborative



Purpose: CCRH received a grant from the Harry and Jeanette Weinberg Foundation in July 2021 to adapt the Community Aging in Place: Advancing Better Living for Elders (CAPABLE) approach in rural setting in California and Appalachia. CCRH selected Pep Housing to implement the CAPABLE model in Sonoma County. CAPABLE is a persondirected home-based program that works with vulnerable older adults who develop an Activity of Daily Living (ADL) Plan to improve their health and mobility. The ADL is developed in consultation with an occupational therapist (OT) and registered nurse (RN). Once the older adult completes the ADL, the affordable housing developer and sponsors makes the recommended home modifications to the dwelling to increase safety for older adults. CAPABLE cuts down injuries and falls dramatically and evaluation studies show that \$3000 in CAPABLE save individuals \$30,000 over time through reduced hospitalization and nursing home stays. CAPABLE is a problem-solving approach that focuses on improving older adults' strength, balance, mobility, nutrition, and home safety.

PEP Housing was successful in securing the supplementary funding from local sources. They recruited the Occupational Therapist and Registered Nurse which was challenging due to the shortage of these clinicians in the area. They completed their training online through Johns Hopkins School of Nursing CAPABLE. PEP Housing has existing communities that provide housing to limited-income older adults. This facilitated the process of selecting the participants to the program. In addition, with current organizational structure was available to provide necessary supports. The administrative support, maintenance (handyman), resident services, and property management. The interplay of these different departments and the cooperation generated contributed immensely to the program implementation. However, it might have created additional workload for the staff. The overall leadership and support of top management specifically the executive director are all key elements.

PEP Housing resident participants benefited by accessing these services available to them through CAPABLE. Additional resources were purchased from simple inexpensive supplies and materials to installation of grab bars, repair of wheelchairs, lighting, shelving are examples of the changes that made their home environment a better place to age independently with a better quality of life.

Peoples' Self-Help Housing, our mission is to provide affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast. The Supportive Housing Program (SHP) is a clinically based case management and social services program. SHP provides cost free, voluntary, and confidential services which are available to all PSHHC residents. The program is designed to assist residents in achieving and maintaining independent functioning. This is achieved by providing direct services that include crisis intervention, case management, counseling, homeless prevention, employment/education, home management, preventive education, financial management, advocacy, benefits/entitlements, etc. At the very least the goal is to assist residents in maintaining their tenancy in permanent, affordable housing; in the ideal they strive to support all residents in achieving an improved quality of life, if not self-sufficiency.

WORKSHOP SESSION ONE: 1:30 - 3:15 PM

Aging in Community: Implementing CAPABLE and Other Elderly Housing Strategies in Rural Areas **CURLEW**

Facilitators:

- Rick Gulino, People Self-Help Housing
- Bob Zdenek, CCRH and San Joaquin Valley Housing Collaborative



Purpose (cont.): Through the Supportive Housing Program (SHP) and their compassionate Property management approach People's Self-Help Housing (PSHH) provides senior housing with a strong focus on aging in place. PSHH stives to foster personal independence which allows seniors to age safely and comfortably. PSHH currently supports 9 senior properties totaling 268 units. The Supportive housing program also supports 100s of other seniors, many of them veterans, at other family properties.

Critical Issues:

- Older adults are the fastest growing population, and they are living longer
- There is a lack of services for older adults in rural communities and limited economies of scale
- Older adults are prone to falling and up to one-third third of older adults fall annually. CAPABLE was designed to reduce the likelihood of falls
- Lack of affordable housing options for older adults with limited resources
- Need to preserve existing housing choices for older adults and make the housing safe

- Interest in some CCRH members of the CAPABLE approach and how PEP Housing is doing
- CCRH continues to share information from the CAPABLE initiative with affordable housing developers
- Learning about other Innovative Aging Initiatives and program and policy barriers
- Increase knowledge and connections with how health care institutions can support making housing safer
- Explore opportunities with existing aging resources

WORKSHOP SESSION ONE: 1:30 - 3:15 PM

USDA Rural Development: Preserving and Optimizing RD's Housing and Community Facility Programs HEATHER

Facilitators:

- Sheryl Flores, Peoples Self-Help Housing Corporation
- David Lipsetz, Housing Assistance Council

Purpose: Learn about current challenges to rural housing and infrastructure programs with USDA Rural Development (RD), program changes, and plans of the State RD Office to assist in facilitating accessing national program funds.

Critical Issues:

- Critical Rental Issues
 - Delayed closings: Since centralization of USDA Multi-family Loan Programs, loans are not closing prior to the start of construction and has been delayed many months after completion of the project which increases the project debt servicing costs significantly and delays the receipt of rental assistance. It is uncertain whether the rental assistance will be paid retroactively.
 - Vacancies: Many units throughout the state sit vacant because documented farmworkers while undocumented farmworkers are in desperate need of affordable housing. Is there a way exceptions could be made to fill vacant units while still giving priority to documented workers?
 - Issues raised last year: Is obtaining USDA commitments prior to TCAC still an issue? How is compliance monitoring post decentralization?
- Critical Home Ownership Issues
 - Delayed closings: Energy Efficient Ratio Boost: California has much stricter energy conservation code requirements than other states. All new construction in California is more energy efficient than new homes in other states. Therefore the extra cost required to go through the various certification programs are an extra and unproductive requirement that adds to the cost and timeline to build the homes. Furthermore since California has different standards there are not local energy consultants that are credentialed to certify the approved programs as they are seldom used in California.

Information should be provided to the National Office to substantiate California's Building Code meets or exceeds these program requirements to allow newly constructed homes in California to automatically receive the Energy Efficient Boost.

- NEPAs: USDA NEPA process is different from HUD's requiring two separate NEPAs for a project with SHOP funds which increases costs and time and is in addition to California's CEQA review. Could the processes be made more similar?
- Issues raised last year: Increased 502 loans for COVID cost over-runs, 523 per unit grant funds too low, USDA staffing shortages.
- Critical Community Facility Program Issues
 - Are you working on any community facility projects? How can USDA help your community?



WORKSHOP SESSION ONE: 1:30 - 3:15 PM

2024 Propositions: Winning a State Housing Bond and Lowering the Voter Threshold for Local Measures

CHAPEL

Facilitators:

- Matt Huerta, Matt Huerta Consulting
- Galen Dobbins, CCRH



Purpose: This session will discuss statewide housing bond efforts, the campaign to lower the voting threshold and how the housing community can make a lasting change in housing finance by supporting and advocating for these measures in the 2024 elections.

Critical Issues: The state legislature advanced a series of ambitious measures in the first half of the 2023-2024 legislative session aimed at supporting and funding affordable housing all around the state. While AB 1657 has been turned into a two-year bill, it is still in the legislative process and ultimately subject to the fiscal conditions of the state and bond authority; it also requires a two thirds majority vote of the legislature. ACA 1, which would lower the voter threshold from a two-thirds majority to a 55% majority to approve local bonds (and certain special taxes for other critical housing support) was narrowly approved by the legislature in September and will appear on the ballot in November of next year.

- Assembly Bill 1657 (AB 1657) by Assemblymember Buffy Wicks, an urgency measure, would enact the Affordable Housing Bond Act of 2024, which authorizes the sale of \$10 billion in general obligation bonds, upon approval by voters. The bond breakdown is as follows:
 - \$5.25 billion to be used for the Multifamily Housing Program (MHP)
 - \$1.75 billion to be deposited in the Housing Rehabilitation Loan Fund to be used for supportive housing administered through the MHP program
 - \$1.5 billion to preserve or rehabilitate existing subsidized or unsubsidized rental housing through the Portfolio Reinvestment Program & others
 - \$1 billion to the CalHOME Program and My Home down payment assistance program by CalHFA
 - \$500 million for the Joe Serna, Jr. Farmworker Housing (Serna) Program and a dedicated program designed for, and in consultation with, tribes to finance housing and housing-related activities
- Assembly Constitutional Amendment 1 (ACA1) by Assemblymember Aguiar-Curry, subject to voter approval, allows a city, county, or special district, with 55% voter approval, to incur bonded indebtedness or impose specified special taxes to fund projects for affordable housing, permanent supportive housing, or public infrastructure.

- Create more awareness and confirm support among participants for both measures
- Identify and create an advocacy plan for any changes needed to strengthen these measures
- Identify ways rural housing advocates can strengthen the big tent coalition statewide that is currently being assembled

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WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Farmworker Housing: Measuring Needs and Rethinking What Works **TOYON**

Facilitators:

- Margarita H. de Escontria, Cabrillo Economic Development Corporation
- Luisa Café, CCRH



Purpose: AB 1654, signed in 2022, allocates \$25 million or 5% (whichever is less) of all LIHTC funding to building farmworker housing for a ten-year period. It also requires HCD to conduct a statewide assessment of farmworker housing needs and conditions, which will, in turn, inform a statewide strategy to address the shortage of farmworker housing. To address this shortage, this strategy will need to tackle critical issues that have emerged in the last few years and become barriers to farmworker housing production, such as the rise of insurance costs and continuous lack of public investments in rural areas. This workshop will provide an opportunity for stakeholders to brainstorm needs and solutions to farmworker housing. Additionally, we will work together to identify potential strategies to keep the important issue of farmworker housing at the forefront of housing investment in California.

Critical Issues:

- How has the definition of high resource areas impacted farmworker projects in your area to access funding? In many areas of the state, the communities closest or adjacent to agricultural worker are not identified as "high resource areas." What are the alternatives? How can you be more competitive and how do you fund without tax credits?
- Do we have suggestions for TCAC on how to prioritize farmworker housing given the increased emphasis on the opportunity maps? Perhaps if a large family development is designated for a minimum of 50% farmworkers, should this score higher?
- What specific aspects of our competitive tax-credit financing continue to be a barrier to success? Past issues include TCAC amenity points, competitive bond scoring, zoning, and lack of infrastructure, among others. Are these still the most pressing issues? What ideas do we have for solutions? Should we push for additional funds for farmworker developments? More and more developers have entered rural development spaces, so competition is fierce now.
- What was the impact of HCD Super-NOFA on the competitiveness of farmworker housing projects? How can it be improved to expand access to farmworker housing funding? There should be more emphasis on direct experience of developer including the establishment of a minimum (years of experience). Also, the need for understanding the community is overlooked. Supportive housing requires years of experience in the ratings and farmworker should include a similar model.
- How can the Joe Serna Jr. Farmworker Housing Grant Program be improved?
- What have been the solutions to make farmworker projects pencil out? Combining other populations in order to obtain additional financing.
- How has the spike in fire insurance fees impacted properties that serve farmworkers in your service area? Many rural areas have high fire risk which makes the properties uninsurable, or the cost is too high for the project to pencil. What can be done about General insurance (like Builder's Risk) has risen to unbelievable levels. Something we need to budget accordingly for. In some cases, insurance companies have withdrawn from California markets. Builder's Risk is now a "post-closing" item which is unheard of when it comes to a construction closing.

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Farmworker Housing: Measuring Needs and Rethinking What Works TOYON

Facilitators:

- Margarita H. de Escontria, Cabrillo Economic Development Corporation
- Luisa Café, CCRH

Critical Issues (cont.):

- What have been other barriers to building farmworker housing? Is land availability becoming an issue?
- In your service area, have you seen changes in farmworker housing needs (location of developments, unit sizes, and income threshold)? How can we best serve those needs? How have these changes affected access to funding? How have the shifts in Income thresholds impacted you? Have you been impacted by farmworkers earning over 60% AMI?

- Suggested changes to competitive financing programs to prioritize farmworker housing developments
- Suggested policy priorities for the 2024 legislative cycle



WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Tax Credits and Bonds:

TCAC/CDLAC Program Changes Affecting Rural Developers CHAPEL

Facilitators:

- Laura Kobler, California Housing Partnership
- Joanna Carman, MidPen Housing

Guests:

• Ricki Hammett, Deputy Director CDLAC; DC Navarrete, Program Manager CDLAC



Purpose: This session will include the latest updates from TCAC and CDLAC from the programs' staff leadership team. You will be given an opportunity to converse with all of the panelists, share your experiences from the past year. You are encouraged to share your feedback on either or both TCAC and CDLAC programs, and your ideas on how the agencies can better assist you in creating quality affordable housing.

Critical Issues:

- CDLAC Regulations and Public Benefit Tiebreaker: After a few rounds are completed, we found that projects with deep targeting, project based rental subsidies, cost efficiency, high opportunity areas tend to rise to the top. Projects not needing state credits are eventually getting funded. What other do you have to share? For developers, how has the CDLAC tiebreaker affected your current and future pipelines? Also, why does the CDLAC system not limit the number of allocations to any single developer similar to the 9% program?
- State Credits: TCAC awarded nearly 80% of enhanced state credits along with 1/3 of the bonds in R1, resulting in no state credits in R2 and tiny bit in R3. TCAC has indicated that they intend to spread the credits over all 3 rounds in 2024. If that happens, state credits likely runs out after making set-aside awards. That ok? Should they cap the amount of credits per-unit?
- Within the TCAC rural set-aside proposal to give rural disaster projects similar priority to RHS/HOME-funded developments.
- Any thoughts on increasing the max 9% award from \$2.5M to something higher? Say \$2.75M?
- For smaller geographic regions that have less than the TCAC capped \$2.5M (x 125%) available each round, thoughts on having a single funding round per year to allow for larger projects?
- 9% Tiebreaker: Thoughts on changing the large project boost to give higher weighting to larger units using the same "adjusted units" definition that CDLAC uses?
- Concerns with PIS deadline for R2 projects? Expand authority for credit exchange to include R2 projects? And/or move TCAC 9% to first round of year, so that R2 awarded by end of August.
- Reduce CDLAC to only 2 rounds per year during competitive application rounds/years?
- Use of Surplus Bonds. The regulations currently allow any unallocated bonds to be made available to new construction projects without an allocation after Round 3. What are thoughts on allocating surplus bonds in the earlier Rounds?
- Homeless Set-Asides There has been recent discussion about changes to the TCAC and CDLAC homeless setasides. This includes lowering the referral requirement through CES for homeless designated units for the TCAC set-aside and lowering the priority in the CDLAC homeless set-aside to 25% homeless-designated units. What do people think about this proposal?
- Allow PIS package submittal deadline to be the later of 1 year post TCO or 90 days post conversion (for projects that take longer to close)

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Homeownership: Mobilizing Resources to Increase Rural Ownership MARLIN

Facilitators:

- Tom Collishaw, Self-Help Enterprises
- Elizabeth Matsumoto, Rural Communities Housing Development Corporation



Purpose: The current prospects for first-time low-income homebuyers in California are daunting, to say the least. Rising mortgage interest rates, constrained yet persistently high market values, increasing costs of new construction, and lack of resale inventory all continue to hinder homebuying opportunities. Add climate change and the growing danger of home insurers either leaving the market or dramatically increasing the cost of coverage, and it makes for a pessimistic outlook. Yet homeownership remains the single most important pathway to economic independence and wealth creation for low- and moderate-income people traditionally left out of the market. Raising limits on soft secondary financing sources has its effect, and a broader group of approaches such as CLTs, ADUs and shared equity models are creating new demands on current funding streams. And homeownership continues to fall behind rental housing and homeless solutions in the competition for scarce public resources, made apparent in the initial deliberations regarding allocations in a new housing bond proposal for the 2024 ballot.

In light of all this, how do we maintain and build upon a robust homeownership effort in rural California? In this session, we will brainstorm opportunities and roadblocks to creating sustainable, affordable homeownership opportunities for low and moderate-income families, as well as recommend strategies for improvement.

Critical Issues:

- The main HCD homeownership programs are now combined in a single SuperNOFA process, which had its first round in 2023. What do you like, and what are the problems with this approach?
- Major changes and harmonization of CalHome and Serna guidelines are being proposed. Will this help or hinder programs?
- What are the main challenges you are facing in finding and developing land for affordable homeownership? Are there new financing tools local, state, or federal that are helpful?
- How does the increased interest in ADUs help or hinder your efforts?
- What are the current challenges with mutual self-help housing programs? Will reduced 502 Direct mortgage appropriations affect your program?

- Determine if there are policy or advocacy strategies that CCRH can lead in support of homeownership efforts.
- Sharing of Best Practices: identify key strategies and approaches that have worked for organizations, and how can they effectively be replicated in other parts of rural California.

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Climate Change: Financing and Building Climate-Resilient Rural Housing ACACIA

Facilitators:

- Vanessa Guerra, Mutual Housing California
- Marc Caswell, California Strategic Growth Council



Purpose: The effects of climate change have been accumulating for decades. In the past ten years, it seems California has transitioned from four to just two seasons per year, and fire season has become nearly year-round for many rural communities. Rising temperatures and changed precipitation patterns leave California's rural communities and residents extremely vulnerable, unprepared, and struggling to cope in this new reality. Understanding the linkages between climate change, infrastructure and affordable housing is essential if we are to evolve in the face of California's drought, wildfire, flood, and extreme heat events. The purpose of this workshop is to expand the conversation around the various climate threats, determine how current funding sources stack up to the demand, and what opportunities there are in the current landscape to increase funding that will meet the State's rural housing needs.

Although the State provides funding options for climate-resilient housing projects, the complexity and nuances of these programs can create a disadvantage for rural projects when compared to urban ones. While there may be some opportunities through set-asides and funding goals, the need for a set-aside could imply that the programs were not initially intended to meet rural projects where they are. Consequently, these options may only work for a limited number of rural projects. This issue is particularly evident in the case of projects on tribal lands or with tribal partners, which frequently coincide with their set-asides.

Critical Issues:

- Rural is different: Rural projects are distinct from urban projects, but are usually asked to meet the same guidelines and standards in funding sources, often winning funding only via set-aside.
- High Resource Areas, Disadvantaged Communities, and Rural projects: State programs incentivize different priorities, and at times are at directly at odds with each other. Are there any specific incentives or components that are uniquely favorable or unfavorable for rural projects that can be advocated throughout multiple state programs?
- State agency structure does not mirror federal: At the federal level, the USDA manages rural housing while HUD manages urban housing. In California, we do not have a similar structure: all housing is under HCD purview, which is modeled off of HUD.
- Rural and Tribal competition: Rural and Tribal projects are often directly competing for the same small set-asides in programs. Should there be a separate rural-only, tribal-only, or rural and tribal-only housing program in California? If so, which agency would be best to run it?
- Finding rural climate resiliency advantages: As technology and building codes have progressed, climate resiliency components that were once rewarded have become the expected baseline. Are there any resiliency measures that rural projects can achieve more easily than urban projects?
- Retrofits versus infill: The rural housing need may benefit from more funding for retrofits and improvements compared to new infill housing as in urban areas, but programs are often prioritizing the latter.

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Climate Change:

Financing and Building Climate-Resilient Rural Housing

Facilitators:

- Vanessa Guerra, Mutual Housing California
- Marc Caswell, California Strategic Growth Council

- Identify if there is a need for a new rural-specific, tribal-specific, or rural and tribal-specific housing program in California. If so, which agency (existing or a new) could manage it?
- Identify ways where climate resiliency housing programs may recognize and incentivize project components that are unique to rural projects
- Identify rural priorities that can be integrated/advocated throughout various housing funding guidelines.
- Share best practices for how rural applicants can increase their standing in competitive climate resiliency funding programs



WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Building Grassroots Power:

Local Organizing for Tenant Rights and Progressive Housing Policies CURLEW

Facilitators:

- Francisco Dueñas, Housing Now! CA
- Eusevio Ortega, CCRH



Purpose: The ultimate goal of building grassroots power is to ensure that residents and key stakeholders are able to have an impact on the policy decisions that affect their communities, changing the rules that disadvantage and neglect their needs. By increasing participation in the political process, grassroots movements help to improve democracy –government by the people. Organizing and coalition building, two common strategies in grassroots efforts, brings together different groups of people to achieve a common goal.

The purpose of this workshop is to facilitate a conversation among peer organizations to share their experiences and the lessons they have learned through engaging in or collaborating with grassroots organizing efforts and campaigns strategies. Everyone will be encouraged to share feedback and ideas on how local organizing and coalition building can better assist organizations in securing progressive housing policies, including tenant protections.

Critical Issues:

- Discussion around the barriers and challenges to effective coalition building and tenant organizing or to collaborations with these efforts
- What are some strategies that can be utilized to strengthen local organizing and coalition building efforts across rural areas?
- Who should be involved? There are certain people and groups whose representation is essential for both coalitions and organizers. Organizations and coalitions involved in grassroots campaigns must decide who their constituents and members are, what gives them legitimacy and whose experience they center.
- What are organizations doing to continue building their relationships with the community and key stakeholders? What have been some of the pros and cons of organizing and recruiting new members virtually versus in person?
- Discussion on how local organizing efforts and campaigns can help create the bold policies needed to ensure stable, affordable homes for our most marginalized communities

- Learn what other challenges local organizing efforts and campaigns are facing
- Identify strategies to further improve community partnerships and collaborations with local organizing campaigns.
- Learn what other coalitions and tenant led organizations are advocating for

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Rural Homelessness:

Implementing Homekey and Other Programs Serving the Unhoused HEATHER

Facilitators:

- Jocelyn Lin, Burbank Housing
- Iliana Chevez, CCRH



Purpose: Backed with federal and state funding, Project Homekey aims to utilize unused motels and hotels to move people from the streets to housing. Using Housing First principles, Homekey intends to bridge supportive services with permanent, stable housing to help people overcome the challenges that lead them into homelessness. The program has recently awarded its third round of funding at \$736 million and many studies, such as the Terner Center and UC of San Francisco, have studied the impact of Homekey on reducing the number of people experience homelessness. Homekey launched during the pandemic and has provided a roof over the heads of many unhoused individuals but is this sufficient to address the growing number of homeless individuals living in California. Much needs to be done to address the issues of Homekey such as long-term support remaining underfunded. For all its strengths, Homekey remains embedded within an underfunded and fragmented affordable housing system. This means that many properties do not have sufficient funding to support long-term operations to support resident well-being (including case management, health care, and mental health and/or substance use counseling). And there are other programs intending to address homelessness. This workshop will focus on the implementation of homeless funding programs like No Place Like Home (NPLH), Homeless Housing, Assistance, and Prevention Program (HHAP), Bridge Housing, Bringing Families Home, Homekey, and others.

Critical Issues:

- What is needed to make Homekey and other homelessness housing programs a success?
- How does homelessness look like in your rural area? Does the approach to homelessness in rural areas differ to urbanized/metro areas?
- Are there best practices identified in the implementation of these programs, and with what success?
- What other factors are impacting homelessness that can't be solved with these housing programs?
- Are there legislative actions needed to make future rounds of these programs more effective and impactful?

WORKSHOP SESSION TWO: 3:30 - 5:15 PM

Preserving Mobilehome Parks: Acquiring, Repairing, and Growing Manufactured Home Communities

DOLPHIN

Facilitators:

- Brian Augusta, CRLA Foundation
- Kate Rose, CCRH



Purpose: Discussing strategies to preserve and develop manufactured housing communities

Critical Issues: Manufactured housing is often referred to as the state's last bastion of naturally occurring affordable housing. In fact, 47% of manufactured housing is affordable, compared to only 18% of all housing. Manufactured housing communities exist in large numbers throughout the state (roughly 1.5M residents live in manufactured housing) and are an especially significant part of the existing housing stock in rural, agricultural, and American Indian Tribal Communities. The issue of manufactured housing condition and availability is, at its heart, an issue of equity. The people living in manufactured housing communities are predominantly migrant/seasonal/temporary workers, Indigenous people, and people on low or fixed incomes. But while this housing type is a critical piece of the Housing Crisis puzzle, funding for preserving these communities remains scarce.

Last year's budget included an additional \$100M in funding for the state's Manufactured Housing Opportunity & Revitalization Program (known as "MORE" and formerly "MPRROP"). We celebrated the large infusion of cash and championed changes to the MORE guidelines to increase its efficacy over MPRROP. However, this year's budget contains no such boon and once the funding for the current NOFA is expended, there is no guarantee of more funding in future years. The application window set by the NOFA ends in June 2024, but the MORE program was already oversubscribed by August 2023.

Those parks that couldn't compete for this limited funding are at risk of closure and the loss of these parks will strain an already overburdened affordable housing system. Where will the tenants of these parks go once they are displaced by investors, by climate change pressures such as fires or floods, or by local jurisdictions looking to rezone to the "best and highest use"?

- Share information about the barriers and opportunities presented by manufactured housing communities
- Create support for consistent funding for MORE
- Identify alternative funding sources for preservation and new construction
- Brainstorm both state and local government-level policy solutions to tenant displacement



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WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Disaster Preparedness and Recovery: Building, Rebuilding, and Insuring Housing in Risk-Prone Rural Communities

DOLPHIN

Facilitators:

- Alan Nazzaro, Rural Community Assistance Corporation
- Noah Patton, National Low Income Housing Coalition



Purpose: The Town of Paradise was nearly wiped out by the Camp Fire. 85 residents died, 80% of all homes were destroyed, while over 90% of the MHU's were decimated , the only hospital was leveled, and a large percentage of the businesses were damaged or destroyed as well. After the fire, the cost of construction and insurance for single or Multi-family properties increased dramatically.

Disasters like this are becoming more frequent and more impactful and rural & Indigenous communities are disproportionately impacted. RCAC recognizes the growing need to help these communities navigate the barriers to obtaining the resources to accomplish the daunting task of rebuilding. Add climate change and the growing danger of home insurers either leaving the market or as mentioned in Paradise dramatically increasing the cost of coverage, and it makes for a very pessimistic recovery or new development outlook in WUI communities.

In light of all this, how do we maintain existing WUI communities and/or continue to build affordable housing in rural California?

Critical Issues:

- Can sustainable insurance be delivered without the risk reduction provided by community-wide wildfire mitigation?
- Can community-wide wildfire mitigation be done statewide in WUI areas to increase geographic diversity for increased risk reduction to deliver reasonable reinsurance (stop loss) for the insurance industry in CA?
- Will communities self-tax to maintain mitigation measures long-term, if it results in lower insurance costs; and will the state offer matching funds to incentivize these efforts?
- Calculating insurance premium benefit from risk mitigation measures, from individual parcels to community-wide and regional solutions Likely includes regional/statewide reinsurance plan
- Community Based Catastrophe Insurance ("CBCI") develop insurance solutions responsive to community and regional scale risk mitigation

Anticipated Outcomes:

- Determine if there are policy or advocacy strategies that CCRH can lead in support of these much needed initiatives for rural communities facing the threat of wildfire
- Sharing of Best Practices: identify key strategies and approaches that have worked in WUI communities like Paradise and how can they effectively be replicated in other parts of rural California

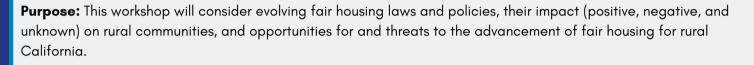
WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Furthering Fair Housing: Valuing Opportunity Without Triaging Poor Rural Communities

CURLEW

Facilitators:

- Tyrone Buckley, California Department of Housing & Community Development
- Seana O'Shaughnessy, Community Housing Improvement Program



Critical Issues: In recent years, the State of California has advanced a series of policies, regulation, and funding that have sought to clarify, expand, and implement public agencies' duties to affirmatively further fair housing ("AFFH"). As defined by state law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These actions "taken together, [must] address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws." This workshop will explore the extent to which these evolving fair housing laws, policies, and funding sources truly advance or rather hinder the achievement fair housing for communities and groups protected under civil rights laws in rural California and identify ways in which law, policy, and funding must evolve further to meet the fair housing needs of rural California, including in light of climate change, the pandemic, and other major aspects of our current context.

This workshop will specifically consider several recent policy developments and evaluate legislative and budget efforts and opportunities more broadly. In particular, the workshop will explore the extent to which the Opportunity Maps and scoring criteria developed and adopted by the Department of Housing and Community Development and the California Tax Credit Allocation Committee ("TCAC") for the purpose of "avoid[ing] further segregation and concentration of poverty" and "encourage[ing] access to opportunity" has hindered or advanced fair housing for rural California. Questions that workshop participants discuss may include the following:

- What does targeting affordable housing funding to AFFH mean in rural areas?
- How has implementation of the Opportunity Maps and scoring criteria impacted where affordable housing is developed or not?
- How can engagement of rural affordable housing stakeholders with TCAC and HCD better address concerns that the maps inaccurately or incompletely represented access to opportunity in rural California and that scoring criteria would disadvantage funding applications for projects in rural communities? Should the opportunity maps and scoring criteria be modified to better advance fair housing for rural communities? How?
- Are there additional or alternative forums and avenues to resolve the concerns relating to the Opportunity Map and scoring criteria?
- How has the creation of the Opportunity Maps impacted state policy and our collective understanding of the landscape of opportunity in California and rural California in particular? In other words, what spinoff effects have the maps and criteria had outside of tax credit allocations and how has that advanced or hindered (or not) fair housing in rural California?

WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Furthering Fair Housing: Valuing Opportunity Without Triaging Poor Rural Communities

CURLEW

Facilitators:

- Tyrone Buckley, California Department of Housing & Community Development
- Seana O'Shaughnessy, Community Housing Improvement Program

Critical Issues (cont.):

• What other tools and approaches can be used to AFFH in rural areas?

Another specific topic which the workshop will address is the duty of state agencies and departments, cities, counties, and public housing authorities that have programs that impact housing or community development to AFFH. We will consider what opportunities to ensure that this obligation results in meaningfully advancing fair housing for rural communities. Other questions which may be considered include:

- To what extent can affordable housing developers, housing justice advocates and other stakeholders work collaboratively to achieve effective land use and funding policies that advance fair housing for rural California
- How can HCD's Housing Accountability Unit and the Attorney General's Housing Strike Force be marshaled to address AFFH violations in rural communities?

Finally, the workshop will generally explore the extent to which recent state legislation and budget allocations respond to the fair housing needs and opportunities of rural California. Some questions that we will consider include:

- To what extent do efforts to address housing issues intersectionally, such as in 2023 budget allocations linking the state's housing and climate strategies, impact the state of fair housing in rural California? How must these efforts evolve to better respond to the needs of rural California?
- What are some of the greatest recent legislative successes and failures with respect to addressing fair housing issues in rural California, including in light of climate change, the pandemic, and other factors impacting rural communities?
- What should CCRH's top legislative and budget priorities be to advance fair housing in rural California in 2023?

Anticipated Outcomes:

- Identify 1-2 legislative policies and/or budget priorities that CCRH will pursue to advance fair housing for rural communities
- Identify specific desired outcomes to advance fair housing in rural California and ways in which rural housing stakeholders will work together to achieve those outcomes
- Determine whether any policy changes and/or investments needed to prevent TCAC Opportunity Maps and scoring criteria from negatively impacting affordable housing development and to effectively advance fair housing in rural communities



WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Conversation with HCD: Implementation Issues in New and Existing Housing Programs HEATHER

Facilitators:

- Marianne Lim, EAH Housing
- Veronica Lira, Community Economics



Purpose: This past year, the struggles of rising interest rates and construction costs, along with extreme competitiveness for HCD programs, tax-exempt bond allocation, state credits and 9% credits continued and intensified. We also saw successes as projects funded with Accelerator and the first SuperNOFA got under construction. We will all work hard on ballot measures for next year to provide an infusion of funds for 2025 and beyond. How can we best use the resources we have to most efficiently move projects along in 2024?

We'll hear updates and discuss with HCD staff a range of issues covering their rental and homeownership programs.

We'll address big picture issues such as:

- What funding is expected to be available for rental housing in 2024?
- Timing of NOFAs and alignment with TCAC/CDLAC schedules
- What sorts of changes are anticipated in SuperNOFA scoring or regulations?
- What resources will be available on the homeownership programs?

And longstanding concerns:

- Using MHP/AHSC/etc funds as construction sources
- Ensuring that rural projects get their appropriate share of resources
- HCD timelines/delays for construction closings and perm conversions
- How are the AFFH proposed revisions coming along?

And a few deep dives into project issues, as raised by attendees, such as:

- Stuck 2021 Serna-funded projects
- NPLH COSR/timing and use of other project reserves
- Transition reserves/pool

Come prepared to ask questions or provide feedback on general policy or program specific issues. HCD staff expected to be on hand will be able to cover most funding programs, including Serna, MHP, AHSC, IIG, VHHP, NPLH, CalHOME, MPRROP/MORE, HOME, CDBG, Homekey, and California Housing Accelerator among others.

WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Diversity, Equity, and Inclusion: How are We as an Industry Creating a Diverse and Inclusive Field?

ΤΟΥΟΝ

Facilitators:

- Erika Holzhauer, Rural Communities Assistance Corporation
- Austyn Perry, CCRH



Purpose: This workshop will provide an opportunity to provide feedback to CCRH on the ways we can best support our members' efforts to advance racial equity within their institutions and in our rural housing field. Come with an open mind, and build our racial stamina to have the difficult, uncomfortable yet important conversations to drive real change.

Critical Issues: While the issue of equity diversity and racism was lifted up three years ago with the murder of George Floyd, this is not new to those that have experienced racism and oppression for hundreds of years. We continue to reckon with the racial injustice clearly exposed through this tragic event. Black, Indigenous and People of Color (BIPOC) continue to be disproportionately affected by racial injustice and the lack of adequate, affordable housing. To responsibly address the needs of these communities, our field needs to include and elevate these voices at all levels of our organizations. We must also foster a culture of inclusiveness to achieve retention and advancement of talent.

As non-profit housing development organizations, we must center equity in our work in the fight for housing and racial justice. It is our responsibility to develop housing in a way that not only meets people's needs, but that also advances equitable opportunities for our residents and ensures our staff – at all levels of our organizations – better reflect the communities we serve. Institutionalized structural and systemic racism prevents inclusion of marginalized groups, therefore we must move towards leading with an equity lens. Second, we need to understand that marginalized communities – have the right to decide how and where they live.

We are calling on housing practitioners to have a dialogue with us about what it means to embark on the racial equity journey. This workshop will allow participants to share their own journey in this work, share best practices and learn from others. CCRH established a Racial Equity, Diversity and Inclusion (REDI) committee of the CCRH Board four years ago. Since then, CCRH board and staff have engaged in racial equity education workshops and together developed REDI values to guide our work forward. CCRH created an Operations Director position to implement internal systemic changes to better support and center staff, which has tripled in the last five years. CCRH developed a REDI Integration Plan to guide our work for the next 2-3 years and now has a full-time Racial Equity Program Manager to carry forward this work.

As Housers, we must use our proximity to power to address the impacts systemic racism has had on our communities and our rural community development sector. The interrogation of our organization's policies and practices related to who we hire, who we promote, who serves on our board, who lives in our housing and where we build, among others, must be a priority, if we are to achieve our goal of advancing diversity and equity in the rural community development movement.

Anticipated Outcomes:

- Define what Racial Equity means for rural community development organizations
- Share best practices from organizations engaged in this work
- Discuss and recommend what can CCRH do to best support this work for our members

Resources: Curious about what Racial Equity Cycle stage your organization is at? Take a look at this article! https://equityinthecenter.org/wp-content/uploads/2020/09/eic_aww-pub_wip_final.pdf

WORKSHOP SESSION THREE: 9:00 - 10:30 AM

Social Housing: Rethinking and Reframing Affordable Housing ACACIA

Facilitators:

- Richard Marcantonio, Public Advocates Inc.
- Veronica Beaty, CCRH



Purpose: With the enactment of SB 555 (Wahab), California becomes the first state in the U.S. to embark on a comprehensive exploration of what it will take to promote and scale up a range of models of social housing – from community land trusts to a potential state housing authority. This workshop will prepare participants with background on the opportunities that the new statute opens up, and engage participants in identifying actions that will prepare the rural housing community to engage effectively in the HCD process to create a Social Housing Study with legislative recommendations by Dec. 31, 2026.

Critical Issues: The premise of SB 555 is that "The private housing market has failed to meet the needs of the vast majority of California residents, who are unable to afford market rents. Increasingly, housing speculation and financialization in the rental market is driving rents higher, even as new market-rate housing is produced." Given that the speculative market is the root of the problem, SB 555 identifies the long-term solution as fostering a growing sector of social housing that "offers below-market rents affordable to households of all income levels who are unable to afford market rents and that is permanently shielded from the speculative market."

Social housing has a long history, dating from post-WWI Vienna, and has evolved many different approaches around the world. California has taken the approach of laying a foundation for many different models, provided they meet the general characteristics defined in the law. At the same time, not every form of affordable housing is social housing. For instance, while tax-credit affordable housing "is an essential part of California's housing stock, [it] is not sufficient to meet the need for housing affordable to those who cannot afford market rents. Moreover, the expiration of affordability covenants each year threatens to revert affordable units to market rents."

In order to scale up existing models of social housing (through both preservation and new production), and launch promising models not yet in practice, HCD will convene a public process to prepare "a comprehensive analysis of the opportunities, resources, obstacles, and recommendations for the creation of … social housing at scale, to assist in meeting" the RHNA need for below market rate housing affordable to households with incomes from extremely low to moderate.

Because the HCD process will not begin to ramp up before mid-2024 (we do not yet know the exact timeline), now is the time to think about how we will prepare to engage in it to maximum effect, both to ensure that the study is useful, the legislative recommendations effective, and the public educated and engaged in the longer-term fight for decommodified housing at the scale California needs.

Anticipated Outcomes: The workshop discussion will frame out, and answer questions about, the HCD process to complete the Social Housing Study by Dec. 2026, as a prelude to a group discussion about whether and how social housing can address rural needs; what models of social housing are of particular interest in rural communities; what resources are available (funding, land, other) and what constraints stand in the way of proliferating and scaling up the creation of social housing; what legislative action would best promote social housing in the coming years; and how the HCD process can be used to educate and engage community residents at both the state and local level to build a movement for permanently affordable mixed income housing protected from market speculation.





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Afterglow Rooms 1301-1312	F2
Breakers East Rooms 821-832	C5
Breakers West Rooms 833-840	C5
Cypress Rooms 717-724	H5
Deer Lodge Rooms 1121-1130	НЗ
Director's Cottage	СЗ
	F2
Embers Rooms 1313-1324	F2
Engineer's Cottage	G3
	F1
Forest Lodge Rooms 1202-1211	
Guest Inn Rooms 901-903	F2
Hearth Rooms 1325-1336	F1
Live Oak Rooms 1101-1110	G3
Lodge Rooms 201-218	D4
Long View North Rooms 101-110	A3
Long View Middle Rooms 111-120	A3
Long View South Rooms 121-130	A3
Manzanita Rooms 1001-1012	B4
Oak Knoll Rooms 1013-1024	C4
Pirates' Den Rooms 501-510	G5
Sand Rooms 605-610	G6
Scripps Rooms 301-323	D4
Shores Rooms 709-716	H5
Spindrift North Rooms 849-856	C5
Spindrift South Rooms 841-848	C6
Stuck-up Inn Rooms 401-414	F4
Surf Rooms 601-604	H6
Tree Tops Rooms 1111-1120	НЗ
Whitecaps North Rooms 809-820	C5
Whitecaps South Rooms 801-808	D5
Willow Inn Rooms 1025-1036	B4
Windward Rooms 701-708	H5
Woodside	G1
Rooms 1212-1223	

MEETING ROOMS

Acacia	B4
Chapel Auditorium	D5
Curlew	C4
Dolphin	C5
Evergreen	F1
Fred Farr Forum	E2
Heather	C4
Kiln	E2
Madrone	G3
Manzanita I & II	B4
Marlin	D4
Merrill Hall	G4
Nautilus	H4
Oak Knoll I & II	C4
Oak Shelter	F1
Sanderling	C6
Scripps	D4
Surf & Sand	G5
Toyon	B4
Triton	H4
Willow I & II	B4
Whitehead	G3
OTHER	
BBQ Area	E6
Crocker Dining Hall	F6
Fire Pits	E6/H5
Guest Check-In	E5
Hearst Social Hall	E5
Human Resources	F1
Meditation Space	A3
Mott Training Center	
Park Ranger Office	G1
Park Store	E5
Phoebe's Café	E5
Seascape	F6
Swimming Pool	A5
Group Sales	E4
Viewpoint	E4
Volleyball Court	H5
Woodlands	F5
Yoga Room	A3
PARKING LOTS	
Parking Lot A	E5
Parking Lot A	G5
Parking Lot B	
	H4
Parking Lot D	F2
Parking Lot E	E3
Parking Lot F	D4
Parking Lot G	D3
Parking Lot H	B3
Parking Lot J	A4
Parking Lot K	B4
Parking Lot L	B5
Parking Lot M	E2
Parking Lot N	H2
Parking Lot P	13



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Membership Type:

Organization 🛛 In

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Budget \$500k-\$1M	\$1,000	
Budget \$1M-\$2M	\$2,000	
Budget \$2M-\$3M	\$3,000	

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The California Coalition for Rural Housing (CCRH) is a statewide membership organization of housing advocates, developers, policy makers, service providers, and residents working to produce and preserve affordable housing in California.

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