

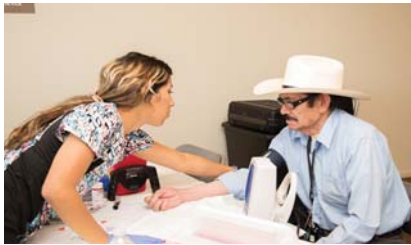


# HOUSING AND ECONOMIC DEVELOPMENT FUND



[ChavezFoundation.org/Housing](https://ChavezFoundation.org/Housing)





### **Si Se Puede Learning Centers**

CCF's flagship Si Se Puede Learning Centers (SSPLC) utilize an afterschool curriculum that promotes access to more educational resources and current digital technology. CCF operates 21 SSPLC across four states.

### **Si Se Puede Senior Centers**

CCF's Si Se Puede Senior Centers (SSPSC) enable resident seniors to be active both mentally and physically and empower them to develop joyful, healthful, meaningful lives. CCF operates six SSPSC across two states.

## **What We Do**

The Cesar Chavez Foundation (CCF) inspires and transforms communities by providing critical social enterprise services that address the needs of working families. CCF's Housing and Economic Development Fund builds, owns and operates high-quality, service-enhanced affordable housing for working families, seniors, and those with special needs.

### **Development and Acquisitions**

CCF adapts to changing markets and uses various approaches to affordable housing finance including HUD section 202, 4% and 9% Low Income Housing Tax Credits, Tax-Exempt Bonds, HOME Funds, AHP, HUD DPG Grants, NSP, various city loans and grants, and conventional financing sources. Since 1987, CCF has built or renovated more than 300 single-family homes, over 5,000 multi-family units and several commercial properties.

### **General Contractors and Construction Management**

CCF's subsidiary, Greenfield Construction, LLC, is a general contractor responsible for planning, coordinating and managing the construction of CCF's projects from inception to completion. Formed in 2012, Greenfield Construction, LLC has overseen five substantial rehabilitation projects: Casa Velasco, Villa Robles, Plaza Mendoza, Park at Cliff Creek and Plaza Dionicio Vasquez Apartments.

### **Property Management**

CCF manages residential communities with extensive amenities including playgrounds, swimming pools, community rooms and computer labs, to be safe, clean, efficient and aesthetically pleasing. CCF manages and operates over 38 of its own properties which house over 9,000 residents, and include multiple commercial and office buildings.

### **Asset Management**

CCF creates and implements long-term strategic plans for each of its properties and applies those to the day-to-day operations of the portfolio. Asset Management identifies and shares best management practices throughout the portfolio and also identifies problems early to ensure that those issues are corrected. It pursues refinancing opportunities and takes on special projects that benefit the long-term operations of the properties.



## HED Key Facts\*

### Overview

Office Locations .....	4
Employees .....	162
Community Service Programs .....	27
Managed Properties .....	46

### Development

In Construction/Rehabilitation Units .....	974
Units in the Pipeline .....	1,487

### Social Services

Annual Social Service Hours .....	15,550
Residents Receiving Direct Services .....	805

### Finances

Total Assets .....	\$202,679,796
Total Liabilities .....	\$55,009,655
Net Assets .....	\$147,670,141

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Office: (213) 362-0260  
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\*As of November 2018







# Casa De Eva

## Total Units: 49

- 49 One-Bedroom units

## Affordability: 100%

- 30% AMI

## Financing Sources

- Low-Income Housing Tax Credit (LIHTC)
- U.S. Department of Housing and Urban Development - 202 PRAC

## Status

- Grand Opening: February 2013

## Population Served

- Seniors (65+)

## Roles

- Developer
- Property Manager
- Community Services Provider

## Site Amenities

- Gated Entry & Security Cameras
- Community Rooms & Kitchen
- Computer Lab
- Game Room
- Covered Parking
- Weekly Resident Activities
- Laundry Facility
- Indoor Mailboxes
- On-Site Maintenance
- Elevator

## Unit Amenities

- Electric Stove & Oven
- 24 Hr Emergency Pull Cord
- Refrigerator
- Microwave
- Central Air

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## Park at Cliff Creek

### Total Units: 280

- 72 One-Bedroom units
- 120 Two-Bedroom units
- 88 Three-Bedroom units

### Affordability: 100%

- 60% AMI

### Financing Sources

- Tax Exempt Bonds
- 4% Tax Credits

### Status

- Acquired: 2014
- Renovated: 2016
- Grand Opening: April 2016

### Population Served

- Families

### Roles

- Developer
- General Contractor
- Property Manager
- Community Services Provider

### Site Amenities

- Business Center, Wifi, & Free Notary
- Monthly Crime Watch Meetings
- Summer School Lunch Program
- Quarterly Health Classes
- After School Program
- 24hr Emergency Staff
- On-Site Management
- On-Site Maintenance
- Grills & Picnic Areas
- Playground & Pool
- Resident Activities
- Library

### Unit Amenities

- Energy Efficient Water Heater
- Washer & Dryer Connections
- Energy Efficient Appliances
- Air Conditioning Unit
- Patio/Balcony
- Refrigerator
- Microwave

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# Zollie Scales Manor

## Total Units: 158

- 95 One-Bedroom units
- 63 Two-Bedroom units

## Affordability: 100%

- 40 units at 50% AMI
- 118 units at 120% AMI

## Financing Sources

- U.S. Department of Housing and Urban Development - Neighborhood Stabilization Program
- Conventional Financing

## Status

- Acquired: 2012
- Renovated: 2013
- Grand Opening: June 2013

## Population Served

- Families

## Roles

- Developer
- General Contractor
- Property Manager
- Community Services Provider

## Site Amenities

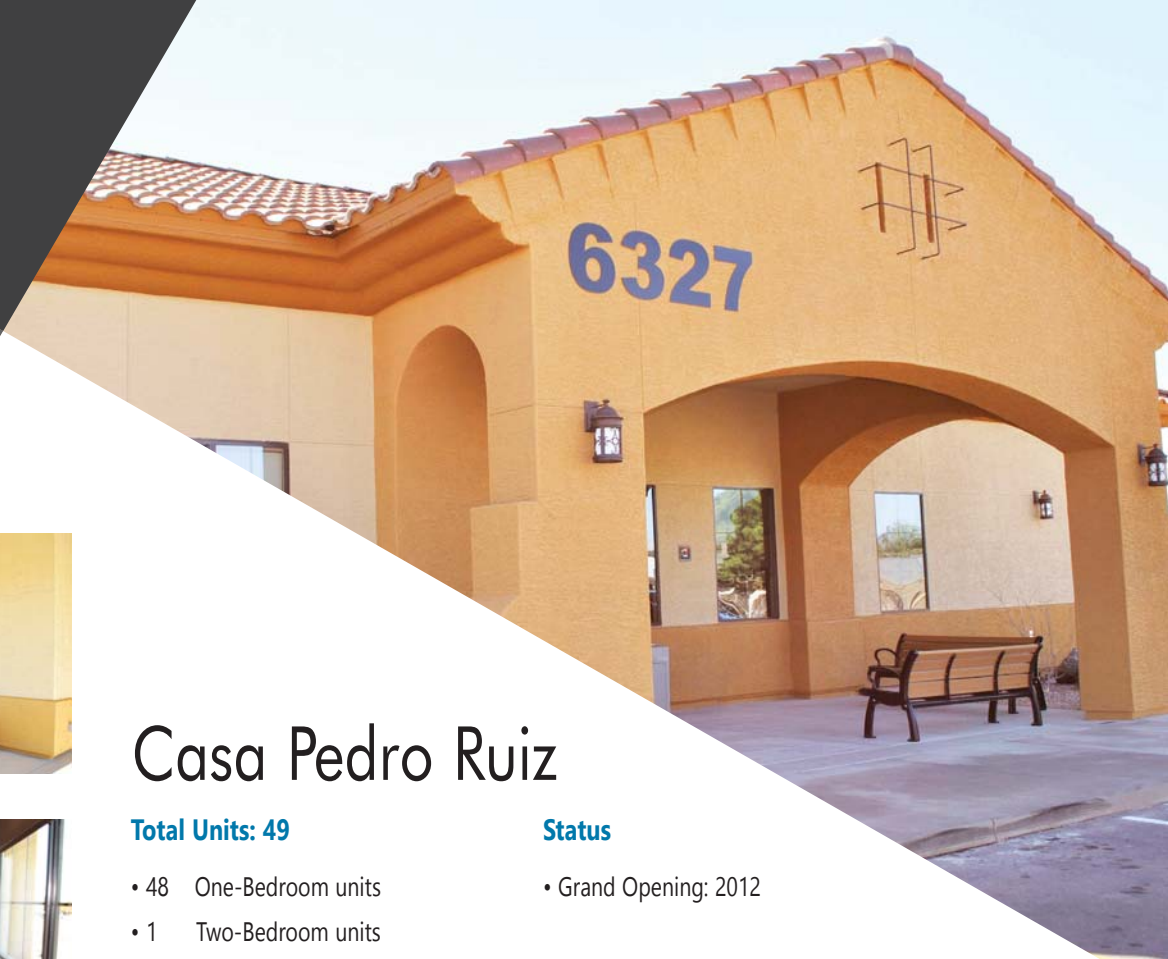
- Quarterly Resident Activities
- 24hr Emergency Staff
- On-Site Management
- On-Site Maintenance
- Laundry Facilities
- Gated Entry
- Free Notary
- Playground

## Unit Amenities

- Energy Efficient Appliances
- Garbage Disposals
- Air Conditioning
- Cable Ready
- Refrigerator

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Houston, TX 77021  
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zsmmail@chavezfoundation.org





# Casa Pedro Ruiz

## Total Units: 49

- 48 One-Bedroom units
- 1 Two-Bedroom units

## Affordability: 100%

- 30% AMI

## Financing Sources

- U.S. Department of Housing and Urban Development - 202 PRAC
- Affordable Housing Program (AHP)
- State of Arizona - General Obligation Bonds

## Status

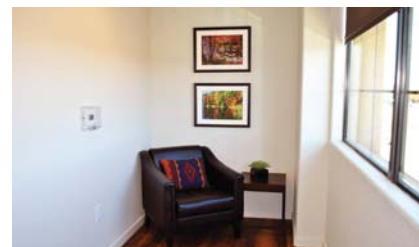
- Grand Opening: 2012

## Population Served

- Seniors (65+)

## Roles

- Developer
- General Contractor
- Property Manager
- Community Services Provider



## Site Amenities

- Community Areas with Kitchen
- Free Wifi in common areas
- Weekly Resident Activities
- On-Site Management
- 24hr Emergency Staff
- Laundry Facility
- Computer Lab
- Craft Room
- Grill Area
- Library

## Unit Amenities

- Energy Efficient Appliances
- Grab Bar in Bathroom
- Air Conditioning Unit
- Refrigerator & Stove
- Carpeted Bedroom
- Ceiling Fan

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Phoenix, AZ 85043  
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# LA Plaza Village

## Total Units: 355

- 153 Studio units
- 120 One-Bedroom units
- 76 Two-Bedroom units
- 6 Three-Bedroom units

## Affordability: 20%

- 20 units at 60% AMI
- 51 units at 80% AMI

## Financing Sources

- Wells Fargo Conventional Financing
- Principal Insurance - Equity
- In partnership with Trammell Crow Co.

## Status

- Ground Breaking: December 2016
- Grand Opening: Second Quarter of 2019

## Population Served

- Families

## Roles

- Co-Developer

## Site Amenities

- Bike Maintenance Area
- Underground Parking
- Dog Park and Wash
- Ground Floor Retail
- Access to Transit
- Fitness Center
- Historic Paseo
- Pool and Spa
- Bike Parking
- Club House
- DIY Center
- Deck

## Unit Amenities

- Washer and Dryers in Units
- Energy Efficient Appliances
- Quartz Countertops
- Top Grade Finishes
- City Views

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# Coming Soon

## West Adams

3015-3031 SW. View St.  
Los Angeles, CA 90016



**Total Units** 64 • **Affordability** 100% • **Population Served** Veterans & Seniors  
**Amenities** Two Service Centers • **Role** Developer & Owner

## Kings Canyon

5070 E. Kings Canyon Rd.  
Fresno, CA 93727



**Total Units** 135 • **Affordability** 100% • **Population Served** Families  
**Amenities** Community Centers, Computer Lab, Workplace Training, & Art Gallery • **Role** Developer

# DEVELOPMENTS

## ARIZONA

Project Name	Location	Market	Total Units	Affordable Units	Primary Funding
Avondale Haciendas	Avondale	Senior	69	68	HUD 202
Casa Bill Soltero	Glendale	Senior	61	60	202PRAC/HOME
Casa De Amigos	Scottsdale	Home Ownership	36	36	Conventional
Casa Pedro Ruiz	Phoenix	Senior	49	48	HUD 202
Cesar Chavez Professional Center	Phoenix	Office	7	N/A	Conventional
Hacienda Manuel Chavez	Somerton	Family	80	79	9% LIHTC
Neighborhood Stabilization Project	Phoenix	Home Ownership	48	48	City of Phoenix NSP
Paseo Abeytia	Phoenix	Senior	46	45	HUD 202
Plaza Manuel Ortega	El Mirage	Family	80	79	Bond, 4% LIHTC
Sombra Apartment Homes	Phoenix	Family	263	260	Bond

## CALIFORNIA

Project Name	Location	Market	Total Units	Affordable Units	Primary Funding
40 Acres	Delano	Hall	2	N/A	Conventional
Agbayani Village	Delano	SRO	31	0	Conventional
Casa Amelia Cadena	Shafter	Family	81	80	9% LIHTC
Casas Blancas	Fresno	Family	104	0	Conventional
Casa De Eva	Bakersfield	Senior	49	48	HUD 202/ 9% LIHTC
Casa Hernandez	Delano	Senior	80	79	9% LIHTC, HOME
Casas San Miguel	Fresno	Home Ownership	41	41	Conventional
Casa Velasco Apartments	Fresno	Family	150	149	Bond, 4% LIHTC
Fresno Property Management Building	Fresno	Office	5	N/A	Conventional
Plaza Vasquez	Gilroy	Family	111	110	Bond/4%LIHTC, 221D4 HUD
Govea Gardens	Bakersfield	Family	150	149	9% LIHTC, HOME
Kings Canyon (Jan. 2018 Construction)	Fresno	Family & Senior	135	134	Bond/4% LIHTC, HCD/AHSC
KMYX Radio	Bakersfield	Office	3	N/A	Conventional
La Paz Villa Apartments	Parlier	Family	81	0	Conventional
La Plaza (In Construction)*	Los Angeles	Mixed Use	355	71	Conventional
Mariposa Plaza	Parlier	Commercial	7	N/A	Conventional
Mission Plaza	Parlier	Commercial	6	N/A	Conventional
Plaza Mendoza Apartments	Fresno	Family	132	130	Bond, 4% LIHTC
Rene Lopez Estates	Parlier	Home Ownership	86	86	Conventional
Ross Gardens Apartments	Fresno	Family	140	139	9% LIHTC
Salandini Villa Apartments	Parlier	Family	148	146	9% LIHTC



# DEVELOPMENTS

## CALIFORNIA

Project Name	Location	Market	Total Units	Affordable Units	Primary Funding
Vista Del Monte Apartments	San Francisco	Family	104	104	Bond, 4% LIHTC PB Section 8
Villa Luna Apartments	Hollister	Family	116	115	LIPHRA, HUD
Villa Robles Apartments	Porterville	Family	100	99	Bond, 4% LIHTC
West Adams (Jan. 2017 Construction)	Los Angeles	Family & Veterans	64	63	9% LIHTC, IIG Grant

## NEW MEXICO

Project Name	Location	Market	Total Units	Affordable Units	Primary Funding
Deming Manor *	Deming	Family	52	52	Bond, 4% LIHTC
King Arthur's Court *	Lordsburg	Family	28	28	Bond, 4% LIHTC
La Vida Nueva	Albuquerque	Family	316	315	Bond, 4% LIHTC
Plaza David Chavez	Albuquerque	Family	75	74	Bond, 4% LIHTC
Sandia Vista Apartments	Albuquerque	Family	138	137	Bond, 4% LIHTC
Tradewinds Carriage Apartments *	Truth Or Consequences	Family	32	32	Bond, 4% LIHTC

## TEXAS

Project Name	Location	Market	Total Units	Affordable Units	Primary Funding
Villa Rodriguez Apartments	San Antonio	Family	346	260	Bond
Casa Saldana	Mercedes	Family	196	156	9% LIHTC
Casa Messina	Edcouch	Family	76	73	9% LIHTC, HOME
Jardines De La Fuente	Pharr	Family	200	160	9% LIHTC
Park At Cliff Creek	Dallas	Family	280	280	Bond, 4% LIHTC
Timbers Apatments	Austin	Family	104	103	Bond, 4% LIHTC
Village At Meadowbend-I	Temple	Family	138	104	9% LIHTC
Village At Meadowbend-II	Temple	Family	99	80	9% LIHTC
Zollie Scales Manor	Houston	Family	158	157	Bond, 4% LITC, NSP
<b>Total Sites</b>	<b>50</b>		<b>5258</b>	<b>4477</b>	

\* Third Party Management

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# Our Team



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President



Manuel H. Bernal  
Chief Operating Officer



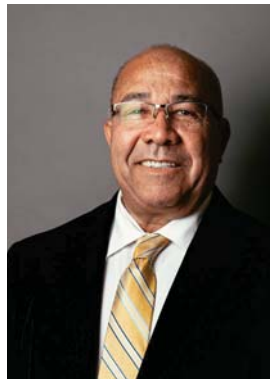
Clifford Timmermans  
Chief Financial Officer



Paul S. Park  
General Counsel



Alfredo Izmajtovich  
Executive Vice  
President - HED



Welton Smith  
Director of Real Estate  
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Richard K. Rollins  
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## Offices

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