

CHISPA is proud of George Villa!

From infancy till sixth grade, George lived with his family in CHISPA's Loma El Paraiso Apartments in Salinas. We are so pleased that George reestablished contact with CHISPA recently, bringing his Team Villa Boxing to the young residents at Roosevelt Townhomes as part of our Summer Program.

George has accomplished a lot since graduating from high school. Our community has benefitted from his leadership.

George worked for Henry Cowell State Park in Felton and as a seasonal firefighter through California Department of Forestry. In 2014, George joined the MILPA Collective.

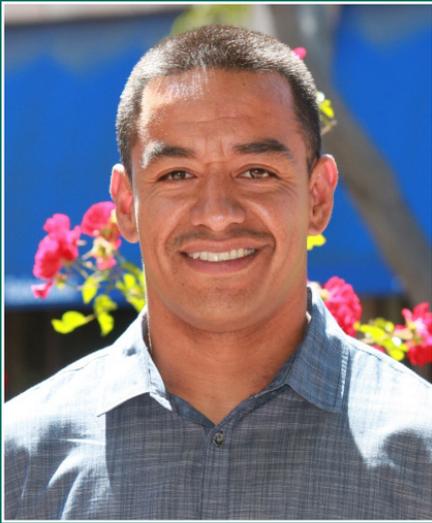
MILPA's purpose is to build leadership and professional vitality of communities of color and to advocate for constructive social policies. George reports that his experience with MILPA helped him mature as a person and fine-tune his leadership skills.

CHISPA, Inc.

SUMMER 2017 NEWSLETTER



George Villa with his nephew, Ruben Villa, in Washington DC



CHISPA is proud of George Villa!

At MILPA, George interned for the Health Career Connections, a foundation that focuses on health fields, policy, nursing, environmental justice. His project was to organize the community to advocate for a reduction of the size of the County's planned juvenile hall renovation.

George noted that the County was using an outdated crime database which implied the need for more beds than actually needed. MILPA and other collaborating partners organized letters and petitions from the community objecting to the government spending funds for a too-large facility. The campaign was successful, and the facility will be sized more appropriately.

George worked at an organic farm in San Benito County for ten months. While there, he learned that Gavilan College offered a certificate in personal training. He secured that certificate and left the farm to work as a personal trainer.

Today, George is still a personal trainer. Also, he helps train and supports his nephew, Ruben Villa, a professional boxer.

Together with his uncles, Ruben Villa Sr. and Andrew Rodriguez, George started the youth afterschool fitness and boxing program known as Team Villa Boxing. The gym has non-profit status and fiscal sponsorship through the ACTION Council.

Team Villa provides young people with instruction in self-discipline, respect, and mental development as well as physical training. A recent \$5,000 grant from the California Endowment will sponsor 20 Salinas teenagers to receive personal training three/four times a week for a year.

George provides personal training classes between 5:30 am - 7:30 am and from 7:30 pm - 9:00 pm, working around his classes at Gavilan College, where he recently earned his AA degree in kinesiology.

George will begin school at UC Davis this fall, where he will continue his education and leadership.

Patty Padilla-Salsberg, Board Member

"It's a wonderful feeling to know that CHISPA provides opportunities for families to purchase homes who never thought they would be home owners."

Patty Padilla joined CHISPA's Board of Directors in 2016. She is a Labor Relations Representative for the California School Employees Association.

Patty earned her Bachelor's in Science and California School Board Association Masters in Governance. She worked as a Health Technician for El Sausal Middle School for 17 years. She is serving her 3rd term on the Salinas Union High School Board of Trustees. Patty has also served on the Salinas Union High School Education Foundation, ROP Regional Board and the board of Sunrise House.

Patty is honored to have been recruited to serve on CHISPA's board of directors and says she is proud to be part of an organization that provides services to families and afterschool and summer activities for youth.

Patty is married to Aaron Salsberg. Their blended family includes five children and seven grandchildren.



Junsay Oaks Senior Apartments

CHISPA will begin construction of Junsay Oaks Senior Apartments in December 2017. Junsay Oaks Apartments will be constructed at 3098 De Forest Road in the City of Marina. The 47 rental apartments will be dedicated to people age 62 and older.

CHISPA selected this location because of its convenience. It is next door to the Marina Post Office, across from the transit station, and it is an easy walk to shopping and to the Monterey County Health Clinic.

20 apartments will be reserved for clients of the Central California Alliance for Health (CCAH). CCAH manages the needs of Medi-Cal clients in Monterey County. The goal of CCAH and CHISPA is to provide medically fragile seniors with stable housing and with on-site case management to monitor medications and medical appointments. CCAH anticipates that these clients will make fewer visits to the hospital as a result of stable housing and follow-up services by the case manager. The case manager will be funded by the County of Monterey Department of Health.

CHISPA's limited partner in this development will be Wells Fargo Community Lending and Investment. Wells Fargo Bank will provide the construction loan. Other financing includes the State Department of Housing Infill Infrastructure Grant and funding from the Federal Home Loan Bank. California Community Reinvestment Corporation will provide a permanent mortgage.

The Housing Authority of Monterey County will provide Project Based Section 8 vouchers for this development, to make the apartments affordable for all residents.



CHISPA DEVELOPMENT

Cambria Subdivision, City of Greenfield

CHISPA has constructed and sold 21 homes in our Cambria Subdivision in Greenfield. We sold six of these homes to CHISPA tenants. Our recent home buyers work in a variety of professions: truck driver, elementary school teacher, custodian, medical assistant, chef, and administrator of an assisted living facility.

One home was designed in partnership with PG&E to be a zero-net energy property. Highly efficient insulation, framing, and furnace combined will result in a home in which the energy used by the building annually is roughly equal to the amount of renewable energy created by solar panels on the roof. This home was leased, not sold, so we can monitor the energy use.

We are under construction on Phase 5, (seven homes). Four of these homes are under contract; one is for sale. Two homes will be leased.

We will begin construction of our final phase (five homes) later this year.

Interested home buyers should contact Carolina Nunez cnunez@chispahousing.org or 831-757-6251 x 137.

Buena Vista Apartments, County of San Benito

CHISPA has almost completed the construction of our 41-unit affordable apartment building on Buena Vista Road in Hollister.

Construction financing is provided by Wells Fargo Bank, N.A., by the County of San Benito, the California Housing Finance Agency (CalHFA), and by City of Hollister. Equity is provided by Wells Fargo Bank Community Lending and Investment.

The Buena Vista Apartments will be rented to low and very-low income families. Four apartments are reserved for clients of the County of San Benito Behavioral Health Department.

Buena Vista Subdivision, County of San Benito

CHISPA is constructing 13 single-family homes adjacent to the Buena Vista Apartments.

Phase I: Six homes will be completed by October 2017.

Phase II: seven homes will be completed by March 2018.



WE BUILD NEIGHBORHOODS

295 Main Street, Suite 100
Salinas, CA 93901

NONPROFIT ORG.
AUTO
US POSTAGE PAID
SALINAS, CA
PERMIT NO. 414

(Junsay Oaks Senior Apartments)



CHISPA DEVELOPMENT

Junsay Oaks Senior Apartments, City of Marina

CHISPA will begin construction of this senior apartment building in December 2017.

Junsay Oaks Apartments will be rented to people age 62 and older. 20 apartments will be reserved for clients of the Central California Alliance for Health (CCAH). CCAH manages the needs of Medi-Cal clients in Monterey County. The goal of CCAH and CHISPA is to reduce trips the emergency room and hospital by providing medically fragile seniors with stable housing and with on-site case management to monitor medications and medical appointments.

Vista de la Terraza Apartments, City of Salinas

CHISPA has completed foundation repairs on this 40 year old property. We will re-roof the buildings and upgrade one apartment to be wheelchair accessible.

Sunrise Senior Apartments, City of Hollister

CHISPA secured approvals and financial support from the City of Hollister for a 49-unit senior apartment building. We submitted an application to the State Treasurer for Low Income Housing Tax Credits.

East Garrison Apartments, County of Monterey, close to City of Marina

CHISPA will construct a 66-unit apartment complex in the East Garrison Subdivision under development by Urban Community Partners on Reservation Road, outside of Marina. This development is in the pre-development stage.

Contact CHISPA

295 Main Street, Suite 100,
Salinas, California 93901

www.chispacousing.org

831.757.6251
Fax 831.757.7537