



More Than Just Housing

CHISPA Offers A Full Range Of Services And Community Centers To Complement Housing

The largest private, nonprofit housing developer in Monterey County, California, the Community Housing Improvement Systems and Planning Association (CHISPA, Inc.) has built more than 2,300 affordable single-family homes and apartments.

“CHISPA has developed apartment complexes and single-family homes for about 30 years,” says Dana Cleary, Director of Real Estate Development. “We are embedded in the community. We provide a variety of community services in our buildings, so we are linked to local educational programs and service programs. It’s housing, but it’s also providing services for our tenants that allow them to move up in their lives.”

COMMUNITY SERVICES AND PROGRAMS

CHISPA’s portfolio includes 25 properties, with about 1,200 units under management.

The organization recently completed two developments. Sea Garden Apartments was completed in August, 2013 and fully leased before October. It and offers 58 two and three- bedroom apartments for low-income families, with a community center for resident meetings and activities and for art and music classes and afternoon recreation, provided by local community service providers and by teachers.

“Onsite community services and classes create a safe environment for children after school. The parents may be working a couple of shifts or they may not yet be home when the children get out of school. Our community room provides a supervised setting for kids to come home to, with a homework center and supervised play,” Cleary says.

“The parents don’t need to rush off somewhere else to pick up their children; they are already home. We have six computers, so the kids can use them to do their homework.

The community center also houses the property manager’s office and a playground. More than 40 raised garden beds were built for tenant use.

“We always design our buildings to be highly energy efficient. We exceeded the [California] Title 24 standard by about 24 or 25 percent,” Cleary says. “The tenants have low heating and water bills, because the apartments are highly insulated. Tankless hot water heaters reduce water heating costs. Solar tubes bring exterior light into second floor apartments. We structure the kitchen with pull out recycling bins, so it is easy for residents to recycle. We have a meeting at the beginning



Sea Garden Resident Gardens & Back of Building E



Sea Garden Building E Front



Sea Garden Play Area



Director of Real Estate Development :: Dana Cleary
Location :: Salinas, California



Tyler Park Townhomes



Wesley Oaks



of the year to instruct people on how to recycle because people are not obliged to do it in apartments in this area."

At the beginning of the year, CHISPA introduces the tenants to each other and sets up a neighborhood watch program, which helps new residents get settled into the community.

Also completed recently was Wesley Oaks, a 10-home rental subdivision in Salinas. One home is rented to young people aging out of foster care. Six homes are designated for families working in the agriculture industry. Nine of the ten homes are for low-income families.

DEVELOPMENTS IN THE PIPELINE

This year, CHISPA will begin construction of 36 single-family homes in the agricultural Town of Greenfield, California. The organization also will begin a renovation by the end of the year on the Harden Ranch Apartments in Salinas, California, and the Tyler Park Townhomes in Greenfield, California.

Addressing the need for senior housing, the organization is in the process of financing a

47-unit senior property in Marina. "We have done all of the entitlements for this apartment building," Cleary says. "It is right next to a transit station, which makes it easy for people. It is also adjacent to a community health clinic, the post office and a shopping center. Somebody who moves in there will not need a car. We are going to focus our attention on getting that financed and built. The City of Marina is in need of public community meeting space. Our building will provide a community room that everybody in town could use, in addition to our tenants."

CHISPA sees its place in the community as more than just a housing developer. In addition to housing, the organization offers services that enrich and improve the lives of its residents.

"Our goal is to build affordable housing that offers more than just a place to live," Cleary says. "A CHISPA apartment offers a chance to collect yourself as a resident, to learn some things that you might not have known, to have a safe setting for your children and to move yourself upward." ↗

PAUL DAVIS PARTNERSHIP

Congratulations CHISPA! We appreciate your dedication to providing quality housing for communities with great sensitivity to the environment, social concerns, aesthetics, and long term building practices. It is an honor for The Paul Davis Partnership to be a part of your team for over 20 years!

FARIA DRYWALL

Faria Drywall is a family owned business that has been in operation since 1989. We pride ourselves in quality workmanship and excellent customer service. Servicing the entire Bay Area and Central Coast we are able to provide our service for all sorts of jobs and customers. We specialize in residential homes, apartments, condos, and also commercial buildings. Faria Drywall offers competitive pricing and free estimates and we would be happy to provide you with a quote on your next project. For all your drywall needs think of us, Faria Drywall.

Working with CHISPA for over 20 years to create beautiful, affordable housing

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

286 Eldorado Street Monterey, CA 93940 831.373.2784 (tel) 831.373.7459 (fax) www.pauldavispartnership.com

Faria Drywall, Inc
8518 Church Street # 5
Gilroy, CA 95020

**New Construction, Residential, Commercial
Remodels, Additions, Repairs**

**Achieving Excellence and Quality
Workmanship Since 1989**

Free Estimates

CA LIC. # 601528
Tel: 408-847-2058 • Fax: 408-847-3349