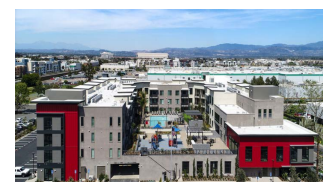


Annual Report



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A MOMENTOUS YEAR FOR AFFORDABLE HOUSING

LOOKING AHEAD

Alan Greenlee, Executive Director



The affordable housing industry has so much to be proud of this year and I'm personally proud of the role that SCANPH played in achieving so many positive outcomes. This year reflected great strides and growth organizationally, politically, and professionally not only for SCANPH but also our members. Such growth is reflected in our annual conference's highest ever turnout and financial support in the 30-year history of the event. Clearly, it's an exciting time for affordable housing in California due to the collective recognition that we are righting wrongs, advancing solutions together, and working across sectors to meet much-needed production goals. We need look no further than the public's support of Propositions 1 and 2, as their victory at the polls make SCANPH's mission more relevant than ever as we stick to our long term goal of facilitating the development of affordable housing.

We've engaged with so many new partners and leaders this year as we continue to build our coalition of political strength to aggregate and leverage power to advance supportive policy. We're excited about the year ahead as we focus on broadening our reach, expanding our operations, creating innovative programming, and building the capacity of the industry. To reiterate our conference theme, "We Are What We Build."

Thank you for your continued support.

Sincerely,

Alan

MISSION



ENVISIONING STRONG SOUTHERN CALIFORNIA COMMUNITIES

Serving Five Counties:

Los Angeles, Orange, Riverside, San Bernardino, and Ventura

SCANPH's mission is to facilitate development of affordable homes across southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.



WHAT WE DO

SCANPH strives to increase the capacity and expertise of our members, educate policymakers and the public about the need for affordable housing, and help to establish policies and programs that further these objectives.

While SCANPH's emphasis is on strengthening nonprofit developers, we welcome all members who share a long-term commitment to strengthening communities through quality affordable housing. Ultimately, SCANPH is guided by housing's uniqueness as a public good that cannot be separated from any component of a truly just society because safe shelter is fundamental to the attainment of a hierarchy of human needs that are simply foundational for success in life.



SUPPORTERS



THANK YOU TO OUR MAJOR SUPPORTERS IN 2018!

The support and contributions of SCANPH's sponsors and partners are critical to the success of our programming and the advancement of the affordable housing industry. Our long-standing relationships with industry leaders in finance, architecture, policy, and more reflect the collaborative nature of achieving our mission.

- Abode Communities
- Bank of America
- Butler Family Fund
- California Community Foundation
- Capital One
- Chase
- Citi Bank
- Conrad N. Hilton Foundation
- Community Corporation of Santa Monica
- Enterprise Community Partners

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- Kaiser Foundation Hospitals
- LA Community Development Commission
- LISC LA/NEF
- CIT OneWest Bank
- Pacific Western Bank
- Parsons Foundation
- Union Bank
- US Bank
- United Way of Greater LA
- SoCalGas
- Wells Fargo
- Weingart Foundation

2018 BOARD OF DIRECTORS



SCANPH's Board Members – the strength behind its success – are geographically diverse and serve as experts, practitioners, and advocates for supporting policy and programming advanced by SCANPH to support economically disadvantaged individuals and families who are most in need of affordable housing.

We are fortunate to rely on their expertise to shape and inform our authentic and trusted representation of the collective voice of the industry on pertinent policy matters.

The 2018 board included 19 members who comprise a diverse and representative body of SCANPH organizational members.

Alex Russell
Board President
Many Mansions

Dana Trujillo
Board Vice President/Treasurer
Skid Row Housing Trust

Rachel Rosner
Board Secretary
Bocarsly Emden Cowan Esmail & Arndt
LLP

Julie Mungai
Ex Officio
National CORE

Ed Holder
At-Large
Mercy Housing

Tara Barauskas
Community Corporation of Santa Monica

Nancy Conk

Becky Dennison
Venice Community Housing

Nina Dooley
LINC Housing

Anne Friedrich
Menorah Housing

Dora Leong Gallo
A Community of Friends

Daniel Huynh
LA Family Housing

Dawn Lee
Neighborhood Housing Services of
the Inland Empire

Joan Ling
UCLA

Nicole Norori
California Housing Partnership
Corporation

Bill Pavao

Welton Smith
Cesar Chavez Foundation

Takao Suzuki
Little Tokyo Service Center

Jacqueline Waggoner
Enterprise Community Partners, Inc.

Board Support:

- Governance
- Strategic planning
- Policy input
- Financial direction
- Staff support
- Fundraising
- Industry expertise
- Community relations



NEW SCANPH BOARD MEMBERS

JOINING THE TEAM



ISELA GRACIAN

President
East LA Community Corporation



JOHN OKURA

Director, Housing Development
Jamboree Housing Corporation



BEULAH KU

Assistant Vice President
Century Housing Corporation



JESSE SLANSKY

President/CEO
West Hollywood Community
Housing Corporation

Meet the SCANPH Team

Alan Greenlee
Executive Director



Jeannette Brown
Director of Public Affairs
& Programs



Michael Menjivar
Regional Organizer



Valerie Acevedo
Policy Coordinator



Andrew Oliver
Membership & Communications
Associate



Blanca Melchor
Events Coordinator





Annual Conference

Southern California's Largest Affordable Housing Event

- 1200+ Attendees Over Two Days of Programming
- 16 workshops
- Two Seminars on Day 1
- Affordable Housing Bus Tour
- Kick-Off Reception & Homes Within Reach Awards Ceremony
- 72 Exhibitors
- Keynote Speaker: Congressional Candidate Katie Hill (now newly-elected representative)
- Closing Reception





CONFERENCE

Kick-Off Reception & Awards Ceremony

~HONORING OUR INDUSTRY'S BEST~



This year SCANPH hosted its awards ceremony at the annual conference's kick-off reception. More than 200 attendees were present to honor this year's recipients.

2018 Award Recipients:

Multi-Family Housing Development: Mosaic Gardens at Westlake, LINC Housing

Transformative Communities Housing Development: The Campus, LA Family Housing

Permanent Supportive Housing Development: Anchor Place, Century Housing

Developer of the Year: Abode Communities

Senior Housing Development: Olivera Senior Apartments, Integrity Housing

Advocate of the Year: KeAndra Dodds, formerly of Enterprise Community Partners

Beyond LA Housing Development: Fullerton Heights, A Community of Friends

Staff Member of the Year: Gio Aliano, Abode Communities

SCANPH LAUNCHES...



CALIFORNIA AFFORDABLE HOUSING LEADERSHIP INSTITUTE

The California Affordable Housing Leadership Institute is SCANPH's new effort to engage new partners and leaders in serving the economically vulnerable in our communities.

The Challenge:

SCANPH's tireless advocacy work to successfully secure hundreds of millions of dollars in new resources to house low-income people presents an auspicious moment for the affordable housing industry due to the infusion of new development funding. However, effectively utilizing such resources presents a challenge for stakeholders across the industry because resources are available for development at a scale that the industry cannot match without significant investment in capacity building. Funding is the trigger and capacity building is the acceleration to empower the industry so we are equipped to meet the region's much-needed production goals.

The Solution:

CALI connects seasoned industry veterans with tomorrow's housing leaders to complement our successful resource development. We will train and empower emerging leaders to reach their full potential and contribute to serving the economically vulnerable in our communities. A particular focus has been placed on outreach to public-sector staff and staff of elected officials, as they are key partners in facilitating the development of affordable housing.

Why?

- Successful development does not operate in a silo; it takes collaboration across sectors and understanding of the myriad of challenges to get even one project built. CALI is the establishment of a network of visionary leaders ready to work across sectors to meet the region's much-needed production goals.
- Seminar programming is tailored for staff of elected officials and public-sector partners. Greater insight about the affordable housing development process will greatly impact their roles as leaders in tackling our state's housing crisis.
- CALI's future programming will include networking opportunities, graduate student outreach at local universities, and young professional development.

Workshops & Events



More than 1500 Attendees in 2018!

Capacity-Building Workshops:

- Winning at the Ballot: Bond Campaign Updates
- Balancing Inclusionary Affordable Housing with Market-Rate Development
- Documenting the Impact of Affordable Housing: Assembling Effective Evidence
- Meeting LA's Fair Share of New Housing with HCIDLA and LA's Planning Dept.
- Affordable Housing Seminar & Tour of Rockwood Apartments (for OC and LA students)
- SCANPH Member Policy Forum and Legislative Update
- Hybrid Tax Credit Financing Workshop
- Roundtable with CDLAC Executive Director
- SCANPH-CHPC Workshop on Anticipatory SB3 MHP Guidelines
- Two HHH-PLA Training Sessions with the Bureau of Contract Administration
- Know Your Rights: Legal Protections from Immigration Enforcement at Affordable Housing
- Legislative Visioning Session with the Policy Working Group

Networking Nights:

- Happy Houser Networking Night in partnership with Enterprise Community Partners
- June Summer Series: Networking Night at Karl Strauss featuring Ben Winter, Housing Policy Specialist, Office of Mayor Garcetti
- July Summer Series: Networking Night at Helms Design Center with women leaders in housing development: Rebecca Clark (LINC), Isela Gracian (ELACC), and Tunua Thrash-Ntuk (LISC LA)
- August Summer Series: Networking Night at The Bloc Rooftop featuring David Ambroz, President of the Los Angeles City Planning Commission

Forums / Policy Events:

- Propositions 1 & 2 Campaign Kickoff and Rally
- Rally with Hilda Solis for Metro Passing TOC Policy
- National Housing Week of Action: Forum in Inglewood
- Mayor Garcetti Press Event Supporting "A Bridge Home" Emergency Shelters in Korea Town
- Riverside Fair Housing Council Conference Presentation
- AD 51 Candidates Forum

Regional Campaign Lead for Propositions 1 & 2: Big Wins at the Ballot



Victory!



- Thousands of new homes? ✓
- New jobs? ✓
- Billions in economic activity? ✓
- Major investment in building and preserving affordable homes? ✓
- Mental health services for thousands of homeless Californians? ✓

Voters clearly understood what was at stake on the ballot because they approved Propositions 1 and 2. Support for these measures stemmed from our collective desire to create a more affordable, stable, and equitable California for all -- and it was our network that helped spread the message. As the regional campaign lead for these measures, SCANPH is proud of the outcome and the support of our members. Our membership, partners, elected officials, supporters, and volunteers worked tirelessly to advance these solutions at the ballot. From securing endorsements, contributing to the campaign, engaging residents, serving as an ambassador, and more, SCANPH had a bevy of resources to draw on that were crucial for victory.



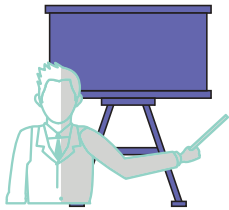
YES ON PROPOSITIONS 1 & 2

VETERANS AND AFFORDABLE HOUSING ACT AND NO PLACE LIKE HOME

Residents United Network of Greater Los Angeles



RUN added **150** new residents to its membership throughout 2018



SCANPH conducted over **50** training sessions across Southern California



RUN Advocates knocked on over **440** doors ahead of the 2018 Election



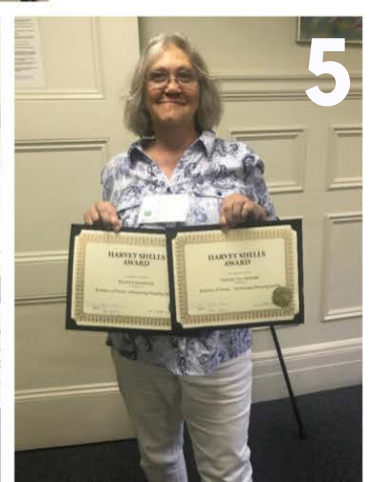
Over **160** residents attended two regional convenings in 2018

SCANPH is host to the Los Angeles chapter of the Residents United Network (RUN). This network mobilizes residents of low-income housing through leadership development so that they are trained to be effective advocates for the numerous benefits associated with developing affordable housing. Mobilizing residents of developments is a truly impactful way to shape one of the state's most important policy issues: the housing crisis.

Election 2018

SCANPH facilitated dozens of training sessions at our member developments by working with resident services staff and the residents themselves. The newly-trained advocates supported the successful campaigns for Propositions 1 and 2. We are excited to watch RUN's role grow as more residents flourish as empowered housing advocates who continue to engage civically as we head into the 2019 legislative session.

1. Resident leaders receive training at the Fall regional convening
2. Emily Martiniuk, RUN Resident Leader at LA Family Housing, being interviewed on NBC
3. Michael Menjivar conducting a power hour for the Propositions 1 & 2 campaigns at Venice Community Housing
4. Power Hour at LINC Housing's Mosaic Gardens at Willowbrook in Compton
5. Francine Lee Andrade, a resident leader from Downtown Woman's Center, receives a special award for her outreach and civic engagement.



SCANPH'S POLICY WORKING GROUP STRUCTURE

Given the infusion of new resources to house low-income people that were hard-fought by SCANPH and our advocacy partners, our organization has made an important pivot in its policy work. In order to proactively position the affordable housing industry for catalytic change spurred by the availability of such resources, SCANPH has transitioned from a relentless focus on winning resources to now focusing on implementation/regulatory advocacy so that new funding we have helped secure can be effectively used by our members. **Our working group structure is pivotal for facilitating this transition in our policy work so nonprofit developers are well positioned to succeed.**

A PROVEN METHOD FOR IMPLEMENTATION OF KEY POLICIES

SCANPH's effective committee framework achieves industry-driven outcomes by bringing informed voices to the table from across our membership and networks. This grounds our work in the expertise of practitioners and constituents who directly benefit from advancing our agenda. This committee framework, including ad hoc groups and various working groups, has served our initiatives well and will support the development of our capacity-building work so that we best serve the industry's needs as we focus on the following: policy implementation, holding legislators accountable to funding commitments, and the honing of regulatory policies.



TCAC WORKING GROUP

SCANPH convenes a working group of developers to provide input on draft regulatory changes issued by the Tax Credit Allocation Committee every autumn. The guidance of those who implement such policy ensures our comment letter on behalf of the industry presents the perspective of nonprofit developers.



STATE POLICY

SCANPH is a trusted partner to collaboratively advance effective public policy that meets both state policy goals and nonprofit developer-focused outcomes. Our members have critical, firsthand insight on implementation of local financing and land-use tools that are available to incentivize affordable housing development.



CDC WORKING GROUP

SCANPH has created a working group of nonprofit developers to partner with county leaders to analyze effective implementation of county programs and resources. By organizing and facilitating program users' input on the regulatory implications of forthcoming changes and NOFA periods, we can collaboratively advance effective public policy that meets programmatic goals.



HCIDLA WORKING GROUP

HCIDLA continues to manage and ensure that affordable housing developments are in alignment with prospective funding programs and sources, as well as competitive application cycles. SCANPH ensures that the implementation of its resources is both efficient and impactful by providing important developer insight. We do so through ongoing dialogue and partnership with the department's leaders and consistent regulatory feedback.

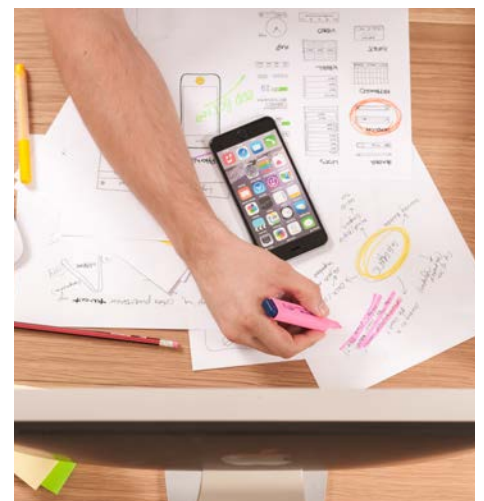
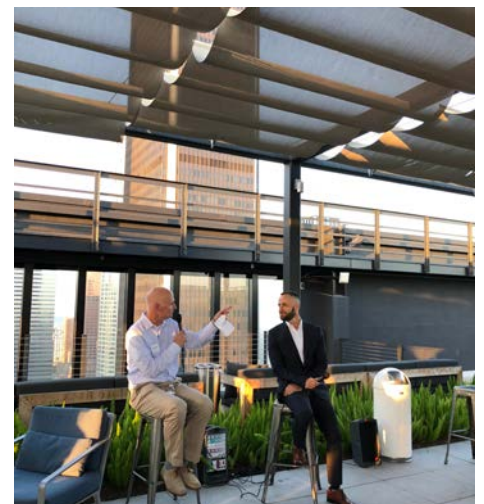


GET INVOLVED!

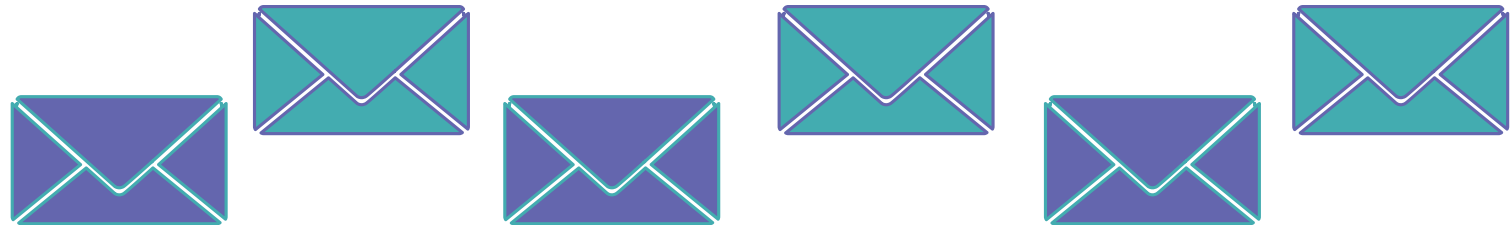
The aforementioned working groups are reflective of the different types of working groups that SCANPH convenes. Working groups are developed on an "as needed" basis depending on the policy or the frequency of regulatory responses required. Working group membership is derived from the Policy Working Group list that gets announcements about working group formation. All SCANPH members in good standing are eligible to be added to the Policy Working Group. Please contact vacedo@scanph.org for more information about how you can get involved.

SCANPH COMMITTEES

The participation of our members within our committee framework helps to ground our work in the current expertise of practitioners who are currently engaged in the affordable housing development and operations business.



- 1 Executive**
- 2 Finance**
- 3 Membership**
- 4 Conference**
- 5 Policy**

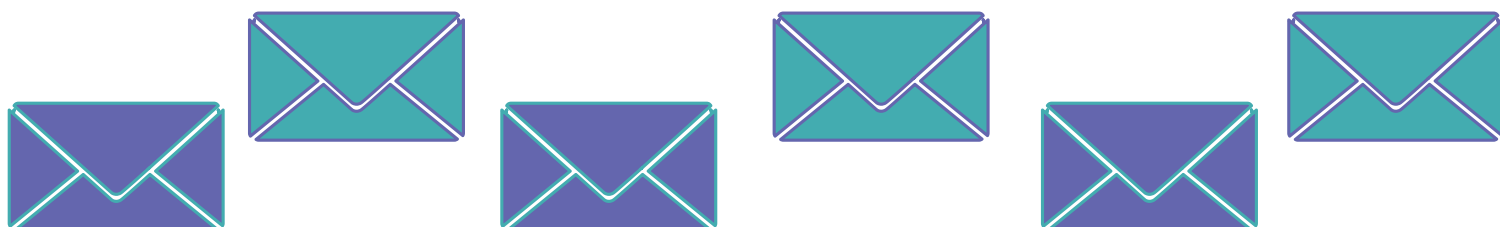
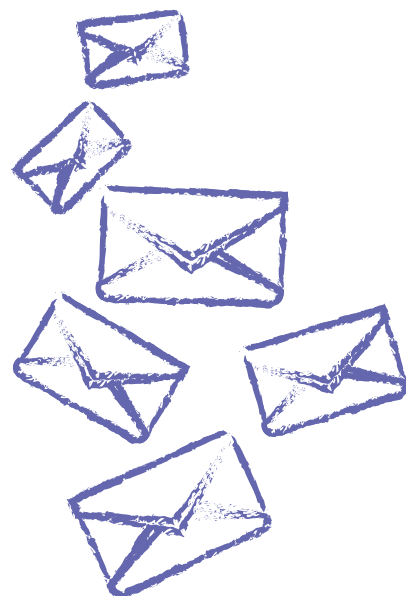


2018 SCANPH COMMENT LETTERS

Comments covered wide-ranging topics concerning housing policy and regulation at the federal, state, and local level:



- CRA Proposed Reforms
- CTAC 2018 Proposed Regulations
- Policy to Require Allowing Pet Ownership in Affordable Housing
- Make It Fair Campaign
- SB 961
- UMR Developer Fee Change
- AB 829 (Chiu): Prohibitions on Local Govt. Requirements for State Funding Assistance
- FHFA Affordable Housing Program
- HHH PSH Program
- CTCAC 9% Tiebreaker
- VHHP
- AB 2065 (Ting): Surplus Land Act
- Opportunity Zones
- AB 2162 (Chiu): Supportive Housing Streamlining Act
- National Housing Trust Fund
- RecycLA
- Surplus Public Property



New Office, New SCANPH Home!



July: On the Move



SCANPH staff going over plans for the build-out of the new office with Gio Aliano of Abode Communities.

During June, SCANPH packed up its boxes and left our office at 501 Shatto Place in Korea Town for our new offices in Little Tokyo, with an official move-in date of July 9th. SCANPH had resided at the Shatto address for just over seven years. The new office was merely a large empty loft, so SCANPH worked with Gio Aliano, Principal Architect at Abode Communities, to design the new digs. It includes a bright, airy space with a large conference room that seats 24, and more offices for our growing staff. We look forward to welcoming you at the new space.

Special Thanks to Gio Aliano and 123 Moving & Storage!

SCANPH member 123 Moving & Storage generously moved SCANPH's offices pro bono--big thanks to Jason Cohen, president of the moving and storage company. And Gio Aliano not only helped SCANPH evaluate offices, he helped us select our new location and provided a vision for what the space could be and how to achieve it. He painstakingly translated that vision for the construction crew so they could implement the plans. Beyond providing a vision for the space, he managed the project on an ongoing basis (pro bono) to ensure SCANPH would receive the best quality and design. Gio acted as a true advocate for our interests with the leasing management and construction crews so that no detail was overlooked. Thank you, Gio!

Thank You for Your Support!

SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

PROPOSITIONS 1&2



2019, Here We Come!

340 E. 2nd Street, #406
Los Angeles, CA 90012