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Contractors License # 811435 – Class B

Central Coast Residential Builders (CCRB)

Central Coast Residential Builders (CCRB), a wholly owned subsidiary of CHISPA, Inc. was incorporated in 2002 and holds a California General Contractors License (#811435).

CCRB has performed the duties of General Contractor for:

- 9 subdivisions totaling 181 single-family homes and 4 attached dwelling units (ADUs)
- 6 single-family homes in assorted locations
- 3 multifamily apartment complexes totaling 140 units
- 3 senior apartment buildings totaling 119 units

CCRB Renovations:

- 7 foreclosed single-family homes for the City of Hollister, which were sold to low income families
- 14 foreclosed single-family homes
- 3 duplexes
- 1 triplex

CCRB staff is familiar with building multi-family developments under the California Low Income Tax Credit Program guidelines.

Staff members are responsible for construction management, construction supervision, contracts coordination, customer service, warranty service, and accounting for all CHISPA residential developments.

The construction manager and construction superintendent are actively involved in the early stages of the design of the development, provide value engineering recommendations, and budget preparation.

CCRB staff negotiates and prepares bids for the project, coordinates contractual agreements with sub-contractors and material suppliers, prepares construction schedules, oversees billing and change orders, and the overall management of field staff.

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DEVELOPMENT HISTORY

Single Family Developments

• Falcon Ridge Subdivision, Salinas	14 Single-Family Homes
• Mesquite Manor Subdivision, Salinas	27 Single-Family Homes
• Acosta Street Home, Salinas	1 Single-Family Custom Home
• Rancho San Vicente Subdivision, Soledad	37 Single-Family Homes
• Walnut Place Subdivision, Greenfield	13 Single-Family Homes
• YouthBuild Walnut Place Home, Greenfield	1 Single-Family Custom Home
• Soto Place Home, Salinas	1 Single-Family Custom Home
• Vineyard Green Subdivision, Greenfield	33 Single-Family Homes
• YouthBuild 7 th Street Home, Greenfield	1 Single-Family Custom Home
• Perez Street Home, Salinas	1 Single-Family Custom Home – Build It Green, Energy Star certified
• Harden Ranch Apartments, Salinas	Community Building Reconstruction
• El Estero Senior Apartments, Monterey	Interior & Exterior Rehabilitation
• Mountain View Townhomes, Salinas	Leasing Office and Community Room Remodel
• Various apartment complexes	Deck and stairway reconstruction
• YouthBuild Cambria Homes, Greenfield	2 Single-Family Custom Homes
• Wesley Oaks Subdivision, Salinas	9 Single-Family Custom Homes
• Cambria Park Subdivision, Greenfield	31 Single-Family Custom Homes
• Renovated foreclosed homes	14 Single-Family Homes, 3 Duplexes and 1 Triplex in Monterey County
• Buena Vista Subdivision, Hollister	13 Single-Family Custom Homes
• Homes & ADUs at Rancho San Vicente, Soledad	4 Single-Family Custom Home and 4 Attached Accessory Dwelling Units

Multi Family Developments

• Vineyard Green Townhomes, Greenfield	40 1-2-3-4-Bedroom Apartments
• Sea Garden Apartments, Castroville	59 2-3-Bedroom Apartments
• Buena Vista Apartments, Hollister	41 1-2-3-Bedroom Apartments

Senior Developments

• La Gloria Senior Apartments, Salinas	23 1-Bedroom Apartments
• Junsay Oaks Senior Apartments, Marina	47 1-Bedroom Apartments
• Sunrise Senior Apartments, Hollister	49 1-Bedroom Apartments

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New Homes



Typical Renovated Home



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Single-Family Developments

- Buena Vista Subdivision, Hollister
Completed August 2018

13 Single-Family Affordable Homes



Hillview



Sunrise



Horizon



13 Affordable Homes
Line Street at Buena Vista Road
Hollister, CA



Central Coast Residential Builders (CCRB)

Single-Family Developments

- Wesley Oaks Subdivision, Salinas
Completed October 2013

9 Single-Family Rental Homes



Central Coast Residential Builders (CCRB)

Single-Family Developments

- Cambria Park Subdivision, Greenfield Phases I – V Completed October 2017

31 Single-Family Rental Homes



Central Coast Residential Builders (CCRB)

Multi-Family Developments

- Vineyard Green Apartments, Greenfield 40 Multi-Family Rental Apartments
Completed April 2010 – Build It Green Certified, Energy Star Certified



Central Coast Residential Builders (CCRB)

Multi-Family Developments

- Sea Garden Apartments, Castroville
Completed August 2013

59 Multi-Family Rental Apartments



Central Coast Residential Builders (CCRB)

Multi-Family Developments

- Buena Vista Apartments, Hollister 41 Multi-Family Rental Apartments
Completed September 2017 – LEED Gold Certified, Energy Star Certified



Central Coast Residential Builders (CCRB)

Senior Developments

- La Gloria Senior Apartments 23 Low Income Senior Rental Apartments
Completed July 2011



Central Coast Residential Builders (CCRB)

Senior Developments

- Junsay Oaks Senior Apartments 47 Low Income Senior Rental Apartments
Completed December 2019



Central Coast Residential Builders (CCRB)

Senior Developments

- Sunrise Senior Apartments 49 Low Income Senior Rental Apartments
Completed December 2019



Central Coast Residential Builders (CCRB)

GREEN BUILDING

Central Coast Residential Builders strives to create healthy spaces for people while preserving the natural environment. We are sensitive to balancing the needs of our clients and have constructed developments using the following Green Building programs:

- U.S. Green Building Council – LEED Program
- Build-It-Green – Green Point Rated Home Program
- National Association of Home Builders – Green Building Program
- Monterey County Business Council – Step Up 2 Green Program
- PG&E Energy Star Builder Program

HUD SECTION 3 REQUIREMENTS

CCRB is familiar with the HUD Section 3 compliance procedures and requires each of our sub-contractors to incorporate Section 3 hiring requirements in their contracts.

CCRB STAFF EXPERIENCE

Andrew T. Simer, Chief Financial Officer, holds a BS in Accountancy from Arizona State University, with emphasis in Finance and Taxation. His experience includes several years **with Ernst & Young, a “Big 4”** public accounting firm, having focused on audit/tax reporting and filings for profitable and not-for-profit Corporate, Partnership, Estate/Trust, Individual, and other entities. Upon leaving the firm, Andy began a lengthy period of now over 30 years managing the Accounting and Financial aspects within the Hospitality and Service industries, primarily for private and publicly held Hotel and Resort companies, to include real estate developments and Capital expansion. As Chief Financial Officer of Community Housing Improvement Systems and Planning Association, Inc. (CHISPA), and CHISPA Housing Management, Inc., (CHMI), Mr. Simer is **responsible for overseeing the CHISPA and related entities’** financial management systems, managing its financial assets and liabilities, providing financial reports to **investors, CHISPA’s board of directors, and regulatory agencies, and providing support and assistance** toward collectively strengthening and advancing the team and CHISPA’s **Mission, Vision, and Core Values**.

Gabriel B. Torres, VP of Operations is a graduate of Cal Poly State University, San Luis Obispo and holds a BS degree in City & Regional Planning with an emphasis in Housing and Community Development and Construction Management. Mr. Torres is responsible for conducting feasibility studies future developments and project management oversight activities on current subdivisions and multi-family projects. Mr. Torres is also responsible for onsite issues, ensuring quality workmanship, and timely progress towards completion of the Self-Help and Moderate-Income housing developments throughout Monterey County. He also holds a California General Contractor’s **License**, is the Responsible Managing Employee for CCRB and is a Build it Green Program Certified Green Building Professional, National Association of Home Builders Green Certified Professional.

Central Coast Residential Builders (CCRB)

Luis Ortega, Construction Superintendent, has over twenty years of supervision experience in the construction industry. He has been employed with CHISPA for the past sixteen years, and his responsibilities have included supervising Mutual Self-Help Housing Program participants and construction supervision of **CHISPA's Moderate**-Income Housing Program homes and multi-family and senior apartment complexes, which includes coordinating the scheduling of all labor activities of sub-contractors, material suppliers, and local building and city/county inspections.

Jose Lopez, Construction Superintendent, has over twenty years of experience in the construction industry. He has been employed with CHISPA for the past nine years, and his responsibilities have included supervising Mutual Self-Help Housing Program participants **and construction supervision of CHISPA's** Moderate-Income Housing Program homes and Neighborhood Stabilization Program homes which includes coordinating the scheduling of all labor activities of sub-contractors, material suppliers, and local building and city/county inspections.