



NEWSLETTER

ISSUE #42

Fall 2023

## New President Announced for CHISPA

CHISPA (Community Housing Improvement Systems and Planning Association, Inc.), the largest private nonprofit housing developer based in Monterey County, announced today that it has appointed Geoffrey Morgan as its new President and CEO. Geoffrey Morgan has over twenty years of experience in housing development and ownership for a variety of income levels and populations. He most recently was President and CEO of First Community Housing (FCH) for almost a decade and was a leader in sustainable development of affordable housing in the Silicon Valley and surrounding areas. Morgan holds a bachelor's degree from Cornell University and a master's degree in Real Estate Development from MIT.

"The CHISPA board of directors are thrilled to welcome Geoffrey Morgan as the new president and CEO of CHISPA," says Board Chair Pfianna Cline. "We know he is the right person to continue

CHISPA's mission, uphold its values and lead the organization to new heights. He will not only be an amazing asset to CHISPA, but also to the entire community!"

Morgan will be responsible for the overall operations, strategic growth and advocacy for CHISPA in its service to low-and-moderate income households across Monterey, Santa Cruz and San Benito Counties. Morgan's passion for community service and experience as an accomplished leader will help serve CHISPA's long-term strategic goals.

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# New President Announced for CHISPA

## Monterey County's Largest Affordable Housing Developer

"I am so excited to become part of the CHISPA community," says Geoffrey Morgan. "As I have reached out to elected leaders, residents and other community stakeholders, I know what a privilege it is to continue CHISPA's over 40-year legacy of improving people's lives, and creating healthy neighborhoods through affordable homes. I came to



this region in 1980 when my family moved to Morgan Hill, so coming to the Central Coast feels like coming home. I look forward to many years of collaboration with this wonderful community and the incredibly gifted and experienced team at CHISPA.

## Monterey Bay Aquarium's Free to Learn Program

CHISPA is excited to announce its partnership with the Monterey Bay Aquarium's Free to Learn Program. The Free to Learn Program provides complimentary group admission to eligible nonprofit organizations and to government agencies serving low-income and historically-excluded children, adults and families.

This Free to Learn program at CHISPA stemmed from Communities Learn about Marine Science Program, in which participants in CHISPA's Teen Leadership Program explored the Monterey Bay Aquarium, guided by education staff members.

Teens and families enjoyed a fun, hands-on introduction to some of Monterey Bay's most precious habitats in an interactive classroom setting. Transportation and lunch was provided by the Aquarium to all participants.



# CHISPA

## Development Report



### **Alfred Diaz-Infante Apartments, County of Monterey, close to City of Marina**

Construction continues of the 66-unit family apartment complex on two parcels of land in the East Garrison Subdivision in County of Monterey, near City of Marina. We anticipate completion of buildings before year-end, subject to PG&E setting meters on schedule. We received about 2,000 applications and will begin to process them soon.

### **Castroville Oaks, Unincorporated Monterey County near City of Castroville**

This mixed-income development is anticipated to include 90 homes and 125 apartments. The subdivision will be located on 44 acres of land near Castroville Boulevard that is zoned high-density residential. This development is in pre-development phase.

### **King City Apartments, King City**

CHISPA purchased five parcels in the Mills Ranch subdivision in King City to accommodate 40 apartments. We have secured development entitlements from the City of King and have funding commitments from the State of California HCD/ Joe Serna program and the Department of Developmental Services program. We have applied for low-income housing tax credits for this development.

### **Vista de la Terraza Apartments, City of Salinas**

CHISPA will renovate this 40-unit property in 2024. We received a commitment of permanent financing from the State of California Portfolio Reinvestment Program and have applied for a construction loan. We intend to construct a retaining wall in the parking lot, replace walkways, remove old balconies and upgrade kitchens and bathrooms.

### **St. George Apartments, City of Salinas**

We are applying to the City of Salinas for entitlements to subdivide a piece of property owned by the St. George Parish at 98 Kip Drive. We have an option to purchase this property after it is subdivided.

The St. George church is located on the parcel, and we plan to rezone a portion of the property for residential use and to construct 36 senior apartments on the site.

### **Alta Street Parcel, Gonzales, CA**

CHISPA has an option to purchase a small parcel on Alta Street where we plan to develop affordable senior apartments or small rental homes.



WE BUILD NEIGHBORHOODS

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Chispa Housing

# SAVE THE DATE

## CHISPA Annual Celebration

THURSDAY

FEB 1<sup>ST</sup> 2024 5:00 PM



One Main Street  
Salinas, California

