AHA

affordable housing awards

2026

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AFFORDABLE HOUSING CLEARINGHOUSE
THE KENNEDY COMMISSION
ORANGE COUNTY COMMUNITY HOUSING CORPORATION

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The changes we make today shape the possibilities of tomorrow

Sometimes, one small change can create an echo that impacts the entire community. That's why U.S. Bank proudly supports, invests and volunteers in communities like yours. Because we believe the changes we make today will inspire even greater change tomorrow.

U.S. Bank is proud to support 2026 Affordable Housing Awards.

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Thursday, May 14, 2026

WELCOME

OPENING REMARKS

INVOCATION

TABLE INTRODUCTIONS

RALPH KENNEDY AWARD
William A. Witte

INNOVATIVE HOUSING DEVELOPMENT AWARD
Jamboree Housing Corporation

FAMILY HOUSING DEVELOPMENT AWARD
C&C Development

SENIOR HOUSING DEVELOPMENT AWARD
Riverside Charitable Corporation
USA Properties Fund

SUPPORTIVE HOUSING DEVELOPMENT AWARD
HomeAid Orange County | Los Angeles
Mercy House

GO FORTH
Jim Yacenda


Congratulations to
Bill Witte
2026 Ralph Kennedy Award Recipient
Related California salutes OCCHC
for their commitment to the
preservation and creation of
affordable housing.
RELATED
RELATEDCALIFORNIA.COM
BELAIRA, IRVINE

Ralph Kennedy Award

WILLIAM A. WITTE

Co-Founder & Chairman Emeritus
Related California



William A. Witte is widely recognized for his contributions and leadership in the affordable housing industry. In 1989, he co-founded Related California with Related Companies, and after serving as Chief Executive Officer for 37 years, he now holds the position of Chairman Emeritus. Mr. Witte transformed Related California into one of the largest real estate companies on the West Coast and a prolific affordable housing developer.

Under Mr. Witte's leadership and the strategic direction of the company, Related CA has developed a portfolio of over 22,500 residential units completed or under construction, including over 12,500 affordable housing units representing more than $13 billion in assets.

Prior to founding Related CA in 1989, Mr. Witte served as Deputy Mayor for Housing and Neighborhoods under Mayor Art Agnos in the City of San Francisco. He was also Director of Housing and Economic Development under Mayor Dianne Feinstein and Commissioner of the San Francisco Housing Authority. Mr. Witte previously served as Executive Assistant to an Assistant Secretary for Housing/Federal Housing at HUD in Washington, as Legislative Director for the National Association of Housing and Redevelopment Officials, and worked at the Philadelphia Office of Housing and Community Development.

Mr. Witte graduated from the University of Pennsylvania with a master's degree in City Planning and a bachelor's degree in Urban Studies. He is Chairman Emeritus of the Lusk Center for Real Estate Advisory Board at the University of Southern California, and a past member of the Board of Overseers of the Graduate School of Design at the University of Pennsylvania. Mr. Witte serves on the Advisory Boards of the Fisher Center for Real Estate and Urban Economics Policy at the Haas School of Business at the University of California, Berkeley, and Groundswell (formerly Orange County Human Relations). Additionally, Mr. Witte sits on the board of Shelter Partnership in Los Angeles.

Innovative Housing Development Award

SALIDA DEL SOL

City of San Juan Capistrano



Salida del Sol is a public-private partnership between Jamboree Housing and the City of San Juan Capistrano that creates an innovative model for addressing homelessness and affordable housing in Orange County. Developed as part of a 2.2-acre mixed-use development in San Juan Capistrano, Salida del Sol combines Permanent Supportive Housing with a new City Hall on a city-owned site. The development includes a three-story residential building with 49 fully furnished units serving formerly homeless individuals and veterans. The unit mix includes 40 units that are reserved for households earning up to 30% and 9 units for 50% area median income.

Designed to foster stability and community, the development features a central courtyard, indoor amenities like a community room, lounge, computer lab, and counseling offices, as well as outdoor spaces including gardens, fitness areas, and walking paths. Residents receive comprehensive, fully funded supportive services such as mental health care, case management, and life skills training through partnerships with local agencies and veterans programs. The development also includes a new 16,021-square-foot City Hall that replaces an outdated facility and enhances public services while integrating civic and residential spaces. Built with sustainable materials and energy-efficient systems, Salida del Sol promotes healthy living environments while generating significant economic benefits, including millions in local income, tax revenue, and job creation, both during construction and ongoing operations.

Developer: Jamboree Housing Corporation
Partners: City of San Juan Capistrano, County of Orange, OC Housing Authority, Bank of America, Orange County Housing Finance Trust, California Energy Commission, and The Home Depot Foundation

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Family Housing Development Award

CARTWRIGHT FAMILY APARTMENTS

City of Irvine



The Cartwright Family Apartments is a newly constructed, four-story affordable housing community in the City of Irvine with 60 units designed for large families earning between 30%–80% AMI. Six units are set aside with a preference for Military Veterans, and five units with a preference for developmentally disabled individuals that meet income eligibility requirements. Ten units are reserved for formerly homeless households receiving supportive services through the County of Orange.

Located near restaurants, urgent care, and public transportation, the community offers free onsite adult education classes and after-school programs facilitated by Families Forward. Amenities include two community rooms, a tot lot, swimming pool, laundry facility, bike storage, and outdoor seating areas.

The development features modern architecture, ADA-accessible and adaptable units, and sustainable design elements such as drought-tolerant landscaping, energy-efficient systems, and Energy Star appliances. Developed in partnership with the City of Irvine, the project supports the City's goal of expanding affordable housing within the Irvine Business Complex near major employment centers.

Developer: C&C Development
Partners: Riverside Charitable Corporation, City of Irvine, County of Orange, CDLAC, CTCAC, CMFA, Bank of America, Citibank, and National Equity Fund

Senior Housing Development Award

THE ORION

City of Orange



The Orion is an affordable senior housing development serving residents aged 55 and older who earn between 30% and 70% of the area median income (AMI). It includes eight permanent supportive housing (PSH) units reserved for seniors experiencing housing insecurity.

The project was designed with sustainability in mind, incorporating features aligned with California Green Building Standards, such as solar energy, water-efficient landscaping, energy-efficient appliances, and low-flow plumbing fixtures. The development offers a wide range of amenities to support an active and comfortable lifestyle. Outdoor features include walking paths, a strolling garden, benches, a dog park, bike stalls, BBQ areas, and open gathering spaces, as well as a resident-tended garden. Inside, residents have access to a clubhouse with a hospitality kitchen, a computer room, a fitness center, laundry facilities, and elevator service.

Built on a previously blighted 3.85-acre site, The Orion transforms the area into a vibrant and architecturally appealing community. It addresses a significant housing need in Orange County, where a large majority of extremely low-income seniors spend more than half their income on rent. The project also provides on-site social services through LifeSTEPS to support residents' well-being and created 124 jobs during its development.

Developer: Riverside Charitable Corporation & USA Properties Fund
Partners: Citibank, WNC, Orange County Housing Finance Trust, City of Orange, and Safehold

Supportive Housing Development Award

FX RESIDENCES

City of Santa Ana



FX Residences is a new construction permanent supportive housing project in Santa Ana designed to serve individuals experiencing chronic homelessness. Developed by HomeAid Orange County | Los Angeles in partnership with the City of Santa Ana, the Santa Ana Housing Authority, Mercy House, and other public and private partners, the project delivers 17 units (16 for residents and one manager unit) at extremely low-income levels, with units serving households at 25% and 30% of the area median income.

The development integrates on-site supportive services provided by Mercy House to promote long-term housing stability and includes amenities such as a community room, courtyard, and shared spaces that foster both privacy and community.

A key feature of the project is its innovative financing approach, which avoided reliance on Low-Income Housing Tax Credits by leveraging publicly owned land through a 99-year ground lease, local funding, federal vouchers, and private financing to reduce costs and accelerate delivery. Completed in September 2025, FX Residences stands out as a cost-effective, highly collaborative, and replicable model for addressing homelessness, demonstrating how strategic partnerships, public resources, and service integration can create permanent, sustainable housing solutions in high-cost areas.

Developer: HomeAid Orange County | Los Angeles & Mercy House
Partners: City of Santa Ana, Santa Ana Housing Authority, County of Orange, Orange County Housing Finance Trust, Banc of California, and State of California Department of Housing and Community Development

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Thank You!

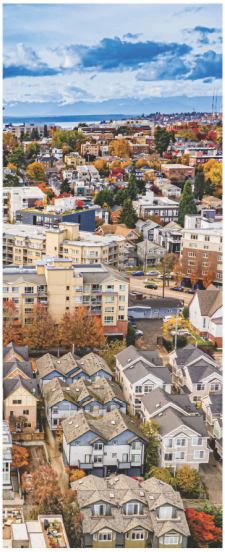
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Established in 1996, Clearinghouse CDFI provides economic opportunities and improves the quality of life for lower-income individuals and communities nationwide by addressing unmet credit needs and providing innovative and affordable financing solutions.





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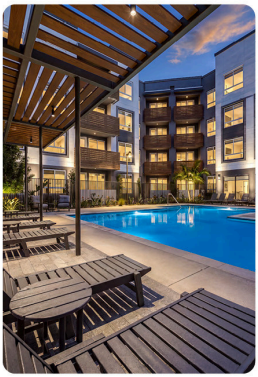
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C&C Development

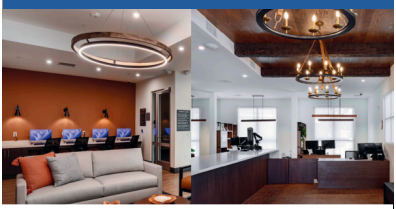







Salida del Sol and San Juan Capistrano City Hall

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Jamboree

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NeighborWorks Orange County empowers underserved people and communities to build wealth by providing responsible affordable financial products, financial education, and counseling services to low- and moderate-income households.

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WESTWARD HOME

A GALA TO END THE CYCLE OF POVERTY

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SAVE *the* DATE

Wednesday, September 16, 2026

THE RANCH

1025 E Ball Rd., Anaheim, CA 92805

Mark your calendars for a night of impact and inspiration as the Orange County Community Housing Corporation celebrates 20 years of SteppingUP.

For two decades, our program has opened doors to higher education, empowering students to achieve their dreams.

In 2026, we launch the Compadre Fund, so one small emergency never ends a college dream. Because education should never be fragile.

To be a Westward Home Gala sponsor, email Erin Gunther at Erin@occhc.org

Orange County Community Housing Corporation

SteppingUP

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WESTWARDHOMEGALA.COM

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The **Affordable Housing Clearinghouse** is a network of lenders, community groups, and public agencies dedicated to the creation of quality affordable housing. We fulfill this vision by…

- Financing housing for low-income, very-low-income, and special-needs populations
- Providing education on housing opportunities, issues, and needs
- Providing a forum for communication, partnerships, and innovative solutions addressing community needs.

www.affordable-housing.org

THE Kennedy COMMISSION

The Kennedy Commission, officially founded in 2001, advocates for the development of homes affordable to Orange County families earning less than $20,000 annually. Named in memory of Ralph Kennedy, an Orange County pioneer of affordable homes and human rights advocacy, the Commission works at the local, state and federal levels to provide education housing needs desperately needed in our region. The Commission also helps create effective housing policies that have led to the construction of homes affordable to lower income households.

www.kennedycommission.org

Orange County Community Housing Corporation
SteppingUP
est. 1977

Orange County Community Housing Corporation (OCCHC/SteppingUP) is a non-profit organization dedicated to helping extremely low-income families achieve greater self-sufficiency through housing and education. Founded in 1977 on the belief that all families deserve safe housing and neighborhoods, OCCHC/SteppingUP strives to ensure children from low-wage families have equal educational opportunities as those from more affluent neighborhoods. As a HUD-certified agency, it provides a clear pathway from homelessness to homeownership, aiming to break the cycle of poverty for future generations.

www.occhc.org