



CARE: Communities Advocating for Resident Empowerment

All Las Palmas communities offer social, educational and recreational opportunities to interested residents through CARE, an affiliate of Las Palmas. CARE works in concert with third-party social service agencies to provide children, youth, families and seniors with on-site programs that reinforce self-empowerment, foster economic independence and encourage community involvement.

Under the leadership of Madelyne Pfeiffer, MSW, CARE currently serves more than 6,000 residents with:

- Career and Computer Education, Training and Counseling
- General Health and Mental Health Services
- Parenting Classes, Nutrition, Child Care • Food Distribution
- Literacy and GED • English as a Second Language
- Safe, Structured After-School Enrichment
- Youth Drug and Alcohol Programs
- Teen Internships • Youth Mentoring
- Recreation including Swimming, Physical Fitness and more

Culturally-sensitive services are also provided to residents, including single parent families, large families on public assistance, seniors on a fixed income and mentally and physically-challenged individuals. The programs are provided in multiple languages and are offered at no cost to residents.

CARE seeks funding from a broad array of public and private sources in order to guarantee high quality, multi-faceted services with professional staffing.

Joseph M. Michaels
President and Executive Director
Las Palmas Housing



Mr. Michaels joined Las Palmas in 2000 as President and is well-known in the industry. He has been active in all phases of multi-family development with an emphasis in affordable housing for more than 25 years. Since 1992, he has exclusively participated in the development of affordable housing projects utilizing federal tax credits, tax-exempt bonds and public sector subordinate financing.

Mr. Michaels has directed the development of 40 tax credit projects, and has also secured over \$400,000,000 in construction and permanent financing through tax-exempt bonds and conventional funding sources.

He is a graduate of Loyola Marymount University with a degree in Business Administration and also received the UCLA Certificate of Real Estate with a specialization in Finance. He is a member of numerous youth, family and service organizations.

For more information about Las Palmas Housing, please visit our Web site at:

www.LasPalmasHousing.com

Las Palmas Housing

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LAS PALMAS HOUSING
and Las Palmas Foundation



Neighborhood Networks
U.S. Department of Housing and Urban Development



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**PROVIDING SOLUTIONS
TO THE AFFORDABLE
HOUSING CHALLENGE**

Las Palmas is a 501 (c) 3 California nonprofit public benefit corporation specializing in the development of affordable housing and in enhancing the lives of residents in our housing communities through social service programs.

www.LasPalmasHousing.com



Supporting Community Development Through Common Goals

Las Palmas serves more than 6,000 residents in affordable housing communities across California. The Las Palmas portfolio includes new construction, rehabilitation and repositioning of existing apartment buildings, as well as the preservation of HUD project-based Section 8 communities.

The officers at Las Palmas have more than 25 years of experience in developing affordable housing communities. Las Palmas is dedicated to providing housing for families and seniors, including:

- Mentally and physically-challenged persons
- Single parents
- New American and Native American individuals.

Las Palmas has partnered with major private institutions, investment firms and government agencies since 2000 to achieve common goals. By investing in their communities, private and public entities have seen positive results with Las Palmas, including neighborhood revitalization, enhanced job training and new employment opportunities for residents.



Building Affordable Housing in Urban, Rural and Coastal Communities

Las Palmas has extensive experience in land acquisition, entitlements, financing, construction and property management. Las Palmas also specializes in long-term ownership of affordable rental housing.

Las Palmas properties are located in urban, rural and coastal communities and they are designed to promote safe, secure living in traditional neighborhoods. Family and senior communities are located in cities throughout California.

Senior communities:

- Long Beach
- Montebello
- National City
- Newport Beach
- Oakland
- San Francisco
- San Jose
- Vallejo

Family communities:

- Arvin
- Coachella
- Fresno
- Long Beach
- Los Angeles
- National City
- Oakland
- San Jose
- Yreka

New communities in development:

- Cutler
- Hemet
- Indio
- Lindsay
- Palm Springs
- Sacramento
- San Bernardino
- San Diego
- San Pablo
- Tulare



Award-Winning Developments That Revitalize Neighborhoods

Among our noteworthy projects is Summercrest Apartments in National City, a 372-unit complex with 800 residents. Summercrest has been the recipient of numerous national and local awards. These honors include:

- The Largest Property in National City Designated "Crime Free" by the National City Police Department
- Beautification Award from the National City Chamber of Commerce
- The HUD Catalyst for Community Change Award
- Certificate of Achievement from the U.S. Department of Housing and Urban Development.



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