

CRAIG S. MELTZNER & ASSOCIATES

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FIRM DESCRIPTION

CRAIG S. MELTZNER & ASSOCIATES is a professional housing and community development consulting firm established in 1989 to assist community-oriented developers to plan, permit, and finance affordable homeownership, rental housing, emergency housing, and related community services. Non-profit and profit-motivated developers and local governments call on us to identify and secure available financing and help meet multiple requirements for project permitting, development, and construction. Services include planning, development, and management of housing programs and projects; client representation to public agencies; project feasibility analyses and finance packaging; labor standards monitoring; and organizational training.

Over the past 25 years, *CSM&A* has consulted on over 150 different housing projects throughout California, supporting the successful development or financing of 3,000+ units. Our project management experience includes all types of residential development and rehabilitation, including standard subdivisions, condominiums and planned unit developments, and rental housing. Many projects have been developed for people with special needs such as the elderly, disabled, homeless, and farmworkers. The firm has extensive experience packaging all types of private and public financing for affordable housing, including HUD capital advance, USDA, CalHFA and local bonds, HCD, CDBG, HOME, MHSA, redevelopment agency, low-income housing tax credits, and FHLB AHP programs.

Craig S. Meltzner, the owner and principal consultant for *CSM&A*, has thirty+ years of hands-on experience in affordable housing development. From 1977-1982, he worked for the Rural Development Program of the California Department of Housing and Community Development, including managing two field offices in the Northern and Central Sierras. From 1982-1986, Mr. Meltzner was Executive Director of Burbank Housing Development Corporation in Sonoma County, and from 1986-89, New Housing Director of Peoples' Self-Help Housing Corporation, on California's Central Coast.

Mr. Meltzner holds a Bachelors of Arts degree with honors in political science from the University of California, Riverside, with post-graduate education in real estate law, appraisal, and finance; land use planning; construction management; computer technology; and organizational development and training. He is a member of the Sonoma County Task Force on the Homeless, Northern California Association of Non-Profit Housing, and the California Rural Housing Coalition. In 2009, the Sonoma County Housing Coalition awarded Mr. Meltzner its "Housing Hero" award for his commitment and action providing affordable housing for all.