



HOUSING INDUSTRY FOUNDATION**JUNE 2025**

**HIF SPOTLIGHT****HIF Celebrates 36 Years of Service**

Today, **June 12th**, HIF proudly celebrates **36 years** of strengthening housing stability in the Bay Area!

Founded in **1989**, HIF began with a simple backyard conversation among multifamily housing industry leaders who saw firsthand the growing challenges around housing in Santa Clara and San Mateo counties. That moment sparked the creation of a nonprofit rooted in industry leadership, collaboration, and a shared commitment to keeping people housed.

Over the past 36 years, HIF has grown into a trusted resource—bringing together housing professionals, companies, and community partners to prevent homelessness and support thousands of individuals and families across the region. Thank you to everyone who has helped shape this legacy. Your partnership makes our mission possible.

Here's to 36 years—and many more to come!



HIF EVENTS

Mark your calendars for this year's HIF Summit!

We're thrilled to invite you to an unforgettable evening of inspiration, celebration, and community impact at the beautiful **Signia by Hilton** in downtown San Jose on **Thursday, September 4, 2025, from 4:30 to 9:00 PM.**



Whether you're a longtime supporter or attending for the first time, the **HIF Annual Summit** is the perfect opportunity to connect with leaders in the multifamily housing industry, honor outstanding volunteers and

partners, and help raise critical funds for HIF's programs that prevent homelessness and support housing stability across the Bay Area.

Here's what's in store:

- Cocktail Hour & Networking
- Dinner & Summit Program
- Live Auction
- Fund-a-Need
- Summit Awards - Celebrate our **Industry Champion** and **Volunteer of the Year**
- *Back by popular demand:* Boozy tasting tables and our fun-filled prize wall!

Sponsorship packages are now available!

This is your chance to showcase your company's commitment to community and housing equity—while enjoying premium exposure and engagement opportunities.

Visit [our website](https://www.hifinfo.org) to explore sponsorship levels, and reach out to events@hifinfo.org to secure your spot.

2025 Summit Info



BOARD SPOTLIGHT

Welcoming Passionate Leaders to the HIF Board

At HIF, we're fortunate to be supported by a board of directors made up of dedicated professionals who bring a wealth of experience, insight, and heart to our mission. This month, we're proud to spotlight three new inspiring leaders whose careers span property renovation, multifamily operations, and environmental sustainability—all united by a commitment to housing equity and community well-being.

Ann Delapenha

Vice President of Operations, [Copia Resources](#)

Ann is a sustainability champion and operations expert who believes business can—and should—be a force for good. At Copia Resources, she leads with vision and purpose, focusing on reducing environmental impact and supporting affordable housing communities with sustainable waste solutions. With more than a decade of experience, Ann's commitment to equity, innovation, and community health makes her a powerful voice on the HIF board.

Greg Ward

Founder & CEO, [Smart Building, Inc.](#)

What started as a living room venture in 2004 has grown into a thriving renovation company with 90 employees and a reputation for excellence across California. Greg's journey—from Wall Street to construction entrepreneur—reflects his adaptability, integrity, and deep-rooted belief in creating high-quality living environments. A father, grandfather, and active church leader, Greg brings hands-on expertise and heart to his work with HIF, especially when it comes to supporting nonprofit housing organizations through renovation.

Ryan Hinrichs

Vice President, [Sares-Regis Group](#)

With over 15 years of experience in multifamily housing, Ryan has led operations at top real estate firms across the country. His leadership now spans

properties in Sacramento, Reno, the Pacific Northwest, and the Bay Area. Originally from Nebraska, Ryan blends strong business acumen with a passion for inclusive housing solutions. As a returning leader at Sares-Regis, he brings invaluable industry connections and a deep understanding of the affordable housing landscape that will help guide HIF's strategic growth.



EHF IMPACT

From Survival to Stability: How One Grant Changed Richard's Life

Just a year ago, **Richard's** life was turned upside down. Without warning, he was forced to leave the home he had lived in for years—unprepared, both emotionally and financially. Despite working full-time as a case manager at a local emergency shelter, he suddenly found himself without a home of his own. Like so many in our community living paycheck to paycheck, Richard became unhoused overnight.

He tried to hold on—living in his car, booking hotel rooms when he could, and stretching each paycheck to cover just 20 days of shelter a month. There was nothing left for savings, bills, or even groceries. Then, a devastating car accident left him without transportation. With no insurance to cover the damage, he resorted to riding buses through the night for warmth and safety, changing

clothes in public restrooms before heading to work. Sleep-deprived and emotionally drained, Richard's stability—and his job—were slipping through his fingers.

That's when he reached out for help. And everything changed.

Through HIF's [Emergency Housing Fund](#), Richard found the support he needed to step out of survival mode. The grant covered his first month's rent and security deposit for a studio apartment—giving him a safe, stable place to live and the breathing room to begin rebuilding. The emotional impact was just as powerful: his stress began to ease, anxiety lifted, and the panic attacks that once shadowed his days began to subside.



I have come out of a dark depression because I feel safe,” Richard shared. “Because I have shelter and quiet. I have a new lease on life and the motivation to tackle anything that comes my way.”

With renewed stability, Richard is now saving toward a car, reconnecting with family and friends, and showing up stronger at work. He's discovered new confidence, motivation, and an empowered sense of self-worth.

“I never imagined I'd face homelessness while working full-time,” he said. “But I realize now—I wasn't thriving, I was just surviving. This experience has taught me patience, planning, and the importance of asking for help.”

Richard's story is a powerful reminder: one person, one grant, one hand up can make all the difference.



RENOVATION PROGRAM

Transforming Spaces, Empowering Communities: Be a Corporate Champion

At HIF, we believe that safe, dignified spaces can change lives. Through our [Renovation Program](#), we partner with local nonprofits—such as domestic violence shelters, transitional housing programs, and homeless shelters—to renovate and revitalize spaces that serve some of our most vulnerable neighbors. And none of it would be possible without the support of our Corporate Champions.

What is a Corporate Champion?

A Corporate Champion is more than a sponsor—they're a hands-on partner who helps make our renovation projects a reality. From planning to execution, Corporate Champions work alongside HIF staff to:

- Collaborate on project management, including work scope, budgeting, and vendor recruitment
- Leverage relationships with subcontractors to secure in-kind or discounted services



- Recruit 15–20 volunteers for a meaningful Day of Service
- Coordinate with HIF to manage logistics like vendor invoices, insurance forms, waivers, and confidentiality agreements
- Help amplify the impact through social media, storytelling, and promotional support

What Do Corporate Champions Receive?

The partnership goes both ways. In addition to making a lasting difference in the community, Corporate Champions receive:

- Co-branded marketing and social media campaigns highlighting the company's leadership and impact
- Recognition in HIF's annual report
- Opportunities for PR and celebrations that may include local officials and recognition of your leadership team

Why It Matters

Many of the facilities we renovate are lifelines for families and individuals in crisis. But they often operate with limited resources—leaving little room for improvements that can make these spaces safer, more functional, and more welcoming. By stepping in as a Corporate Champion, your team helps provide the dignity and comfort that every person deserves.

Let's Build Something Meaningful—Together

If your company is ready to make a direct, lasting impact in the Bay Area, HIF invites you to join us as a Corporate Champion. **Together, we can transform spaces—and lives.**

For more information on upcoming projects and how to get involved, contact us at renovations@hifinfo.org.



AHI IMPACT

Helping Couples Stay Rooted in the Community They Serve

When **Marlenna** first attended an HIF info session, she thought she was gathering resources for the domestic violence survivors she worked with as a case manager. But she quickly realized the [AHI program](#) was also meant for people like her—those serving the community, yet struggling to afford to stay in it.

Thanks to the AHI program, Marlenna and her partner Dennis have been able to remain in Santa Clara County, where they both work in public service—she as a public health program coordinator, and he as a math tutor. With affordable housing support, they've been able to save more, chip away at student debt, and plan for their future—including buying a home and pursuing graduate degrees.



Even though we love the work we do, if the cost of living continues to rise, more and more people will be forced to leave,” said Marlenna. “This program has allowed us to keep doing what we love—and stay rooted in our community.”

Dennis has recently applied to a master’s program and hopes to earn his teaching credential by the time they exit the AHI program. The couple is also working toward paying off their car loan and saving for a down payment on a home. First-generation college graduates and children of immigrants, they have no financial safety net—but thanks to HIF’s support, they’re building one of their own.

“We are truly grateful for the opportunities this program has provided,” Marlenna said. “I just wish there were more programs like this looking out for people like us.”

[Donate](#)

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