

# RESOURCES AND MORE INFORMATION

## Organizations

**Each of the organizations listed below contributes to the creation of high-quality affordable housing in the greater Bay Area.**

**Please contact them for more information.**

### NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA (NPH)

160 Sansome St., 7th Floor  
San Francisco, California 94104  
Phone: (415) 989-8160

*(Offers general information and referrals about affordable housing; provides speakers; arranges affordable housing tours; provides videos, resource lists and technical assistance)*

### AMERICAN INSTITUTE OF ARCHITECTS, EAST BAY HOUSING COMMITTEE

339 - 15th Street, Suite 212  
Oakland, California 94612  
Phone: (510) 465-3856

*(Offers a review and endorsement if housing proposal meets its architectural criteria)*

### ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG)

101 Eighth Street  
Oakland, California 94607-4756  
Phone: (510) 464-7900

*(Collects, analyzes and publishes information about regional housing needs)*

### BAY AREA AIR QUALITY MANAGEMENT DISTRICT

939 Ellis Street  
San Francisco, California 94109  
Phone: (415) 749-5170

*(Offers a review and endorsement if housing proposal meets its air quality criteria)*

### GREENBELT ALLIANCE

116 New Montgomery Street, Suite 640  
San Francisco, California 94105  
Phone: (415) 543-4291

*(Offers a review and endorsement if housing proposal meets its environmental criteria)*

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## ...did you know?

- Since 1977, the median home price in the Bay Area has increased about 200%. (*California Association of Realtors*)
- In booming Santa Clara County, 38,000 new jobs were recently created; in that same time, only about 4,000 new housing units became available. (*Santa Clara Valley Manufacturing Group/Housing Action Coalition*)
- More than 60% of Marin County's public safety employees (fire, police, paramedics) live outside the county, largely because of a lack of affordable housing. In the event of a major emergency, many would be more than an hour by car from their work. (*Marin Independent Journal*, 2/23/97, p. 1 and 6)
- 78% of businesses polled said that the cost of housing is a serious problem for businesses trying to keep qualified workers in the Bay Area. (*Bay Area Council*, 1994)
- Neighbors living near affordable housing developments perceived them more favorably than neighbors living near similarly priced market rate developments.  
*(“NIMBY Fears, Community Perceptions: Analysis of Affordable and Market Rate Housing Developments in Oakland, California,” Cathy Cha, Masters Thesis, University of California, Berkeley, 1996)*
- Over the past 15 years, dozens of independent studies have consistently found that well-designed, well-managed affordable housing has no impact on nearby property values or even contributes to a small increase.  
*(Why Affordable Housing Does Not Lower Property Values, Homebase, 1995)*

## Government Housing Subsidies

**For decades, the federal government has assisted housing through various grants, loans and tax relief programs. The homeowner mortgage interest and property tax deduction remain the largest federal housing subsidy while welfare payments and HUD budgets are being cut.**

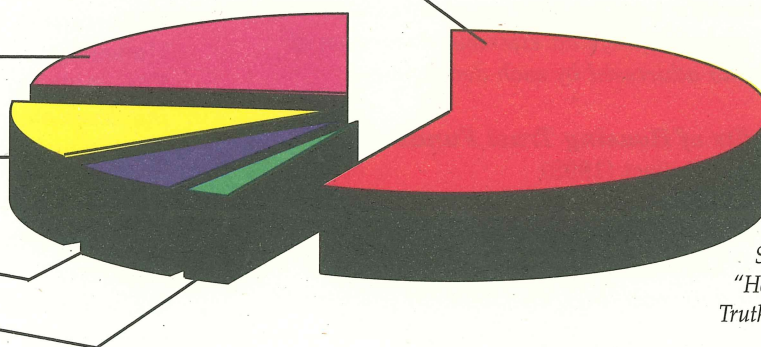
**\$64 billion** — Homeowner mortgage interest and property tax deduction

**\$26 billion** — HUD subsidies to public housing agencies, private developers and private landlords

**\$13 billion** — Tax breaks for investors in rental housing and mortgage revenue bonds

**\$7 billion** — Welfare payments

**\$3 billion** — Rural subsidies



Source: P. Drier & J. Atlas  
“Housing Policy’s Moment of Truth,” *The American Prospect*  
(Summer 1995), page 70.



# Organizations

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## HOMEbase, THE CENTER FOR COMMON CONCERNS

870 Market Street, Suite 1228  
San Francisco, California 94102  
Phone: (415) 788-7961

*(Offers a library of general and technical information on issues relating to solving homelessness, including providing affordable housing)*

## SANTA CLARA VALLEY MANUFACTURERS GROUP/HOUSING ACTION COALITION

5201 Great America Parkway, Suite 426  
Santa Clara, California 95054-1176  
Phone: (408) 496-6800

*(Offers a review and endorsement if housing proposal meets its criteria)*

## Videos

- **Affordable Family Housing: A Bay Area Tour**

Non-Profit Housing Association of Northern California (NPH) (1997)

160 Sansome Street, 7th Floor  
San Francisco, CA 94104  
Phone: (415) 989-8160

*A 9-minute video showcasing successful multi-family affordable housing developments in San Francisco Bay Area suburban communities, featuring local government officials, a police officer, and a regional business organization with representative views on affordable housing.*

- **In My Backyard**

Corporation for Supportive Housing  
1540 San Pablo Avenue, Suite 600  
Oakland, California 94612  
Phone: (510) 251-1910

*Video and accompanying printed materials explaining and demonstrating the benefits of supportive housing.*

## Publications

*(Unless specified, publications are available through the Non-Profit Housing Association of Northern California)*

- **Good Neighbors: Affordable Family Housing**

(Images Publishing Group Pty Ltd, Melbourne Australia) Tom Jones, Michael Pyatok, William Pettus (1996)

*An exploration of 85 well-designed, affordable housing developments around the country, with an array of color and "before and after" photographs, and extensive discussion of the issues raised and addressed by each development.*

- **Economic Benefits of Housing Trust Funds**

Housing Trust Fund Project (1993)

*This study found that "for every 100 new units of affordable housing construction, eighty jobs are created and more than \$10 million is generated in construction wages, sales taxes on building materials, development fees and property taxes."*



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- **Association of Bay Area Government Projections '96**  
Association of Bay Area Governments (ABAG) (1996),  
*This study found that "Housing production, especially of units affordable to moderate and lower income households, and high housing prices remain the most serious constraint to the economic health of the region."*

- **Why Affordable Housing Does Not Lower Property Values**, HomeBase (1995)

*Two page annotated bibliography of property value studies addressing common concerns that affordable housing lowers nearby property values.*

- **Survey of San Francisco Bay Area's Non-Profit Housing Development Community**, E. Toby Morris, sponsored by the Non-Profit Housing Association of Northern California (NPH) (1995)

*This report updates and expands on a similar study conducted in 1988 about the characteristics of non-profit housing developers, their production during 1988-94, supply vs. demand and constraints to production. A 10-page executive summary of the findings and recommendations is available from NPH.*

- **Following Up: Case Studies of the Public Approval Process for Supportive Housing**, San Francisco Redevelopment Agency (January 1993)

*Based on interviews with project sponsors, on-site administrators, City officials, neighborhood members and other observers, this 44 page pamphlet reports on the public approval process and relations with the community of 9 facilities for the homeless or residents with special needs that were sited in San Francisco between 1988-93.*

- **Building Housing For Those Who Can Least Afford It**, E. Toby Morris, John Landis, and Michael Smith-Heimer, *Urban Land* (October 1996)

*This article summarizes a study of non-profit affordable housing organizations, their housing production during 1988-94, and constraints to production.*

- **NIMBY Fears, Community Perceptions: Analysis of Affordable and Market Rate Housing Developments in Oakland, California**, Cathy Cha, Masters Thesis, University of California, Berkeley (1996)

*This study found that neighbors living near affordable housing developments perceived them more favorably than neighbors living near similarly priced market rate developments.*

- **Myths and Facts about Affordable and High-Density Housing** The California Roundtable (1993)

*This report addresses common concerns about affordable housing using information derived from existing affordable housing developments.*