

Making the Bay Area a More Affordable Place to Live



Progress Report on Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006

September 2009





Prop. 1C and Prop. 46 Bay Area Awards

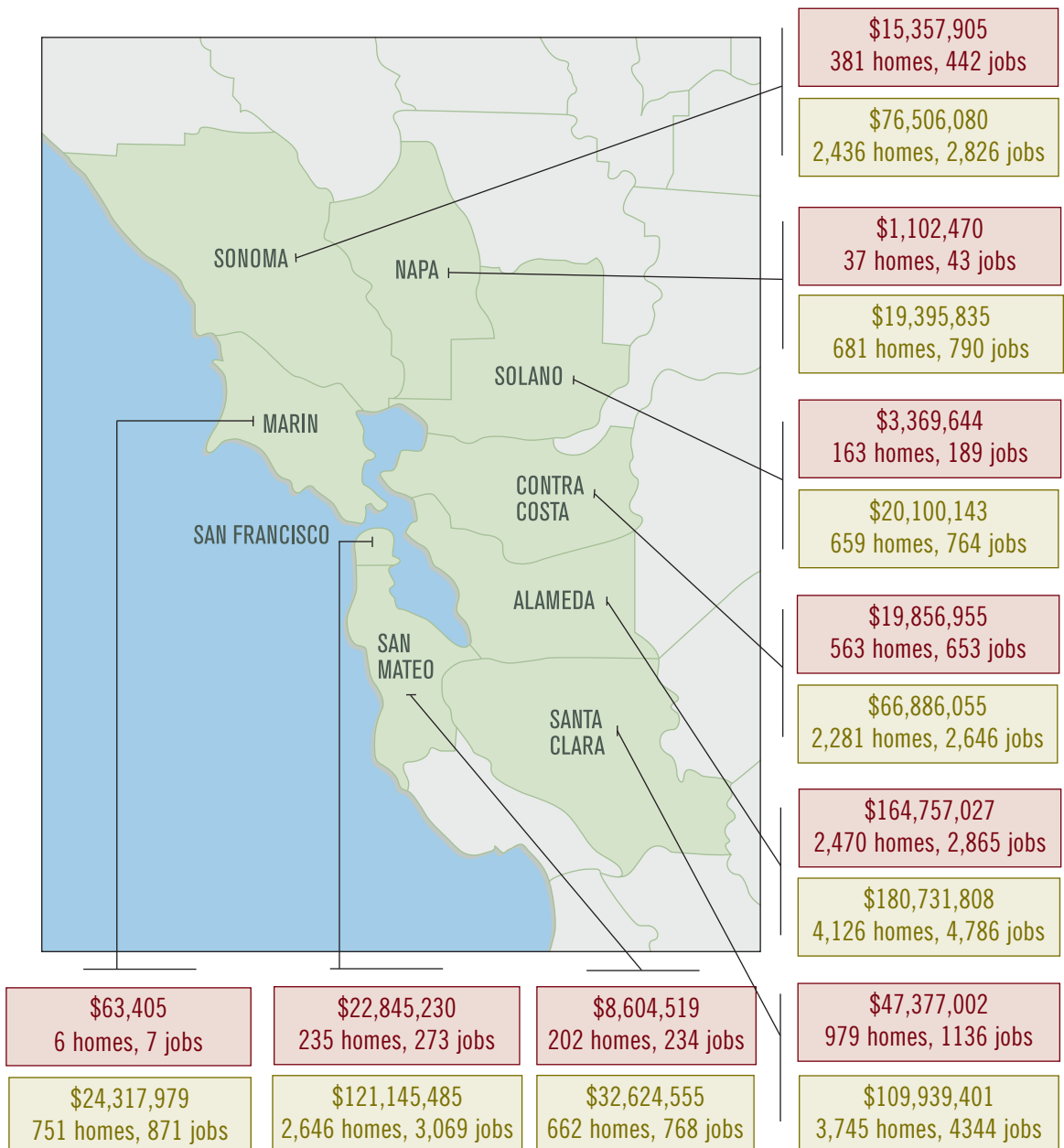
As of June 2009, the nine counties that make up the San Francisco Bay Area have received over \$283 million from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006 (overwhelmingly approved by California voters in November 2006). The funds are producing 5,036 homes, and counting, of affordable apartments, condos, starter homes, as well as shelter beds in the region. The bond also introduced several new programs including Infill Infrastructure Grants, the Transit Oriented Development Housing Program, CALReUSE - a brownfield cleanup program, and the Housing Related Parks Program.

PROP. 1C Bay Area Total
(39% percent of funds allocated)

Awards = \$ 283,334,157
Homes = 5,036, Jobs = 5,842

PROP. 46 Bay Area Total
(Nearly 100% of funds allocated)

Awards = \$ 651,647,341
Homes = 17,987, Jobs = 20,865

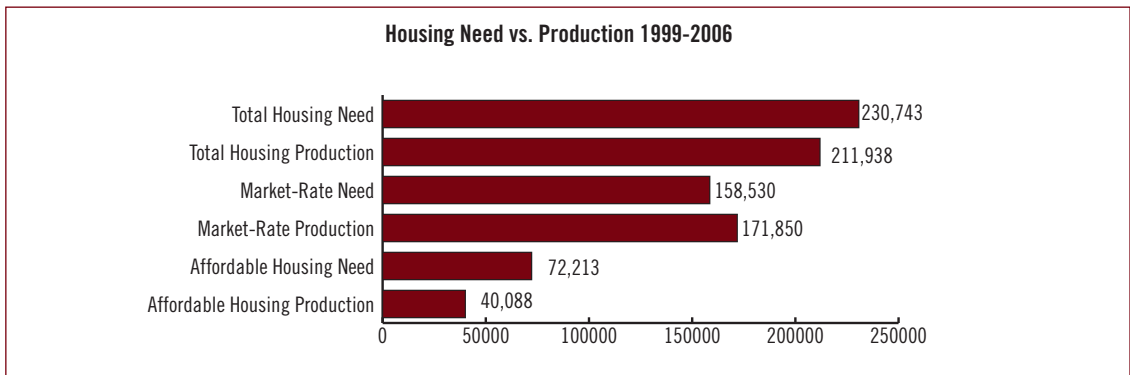




EXECUTIVE SUMMARY

Providing a Variety of Opportunities for California

The California housing market is broken. The demand for places to live that people can afford has far outstripped the supply. Since the early 1980's, California's housing market has over produced large, high-end homes. Not enough has been done to ensure production meets the full spectrum of need. Bay Area cities from 1999-2006 produced 56% of housing needed for very-low and low-income households, while producing 108% of housing needed for moderate-and above-moderate income households. Despite the bursting of the "housing bubble" the region continues to endure low vacancy rates and small decreases in rents. The cost of this housing scarcity is lower homeownership rates, increases in the age of first home purchase, lengthening commutes and rising overcrowding, according to the Department of Housing and Community Development's report "Raising the Roof-California Housing Development Projections and Constraints 1997-2020" published in May 2000.



Source: *A Place to Call Home 2007, Association of Bay Area Governments*

Notes: Affordable housing includes the income categories of very low and low. Market-rate housing includes the income categories of moderate and above moderate.

Californians understand the problem. In 2006 with the passage of Proposition 1C, the Housing and Emergency Shelter Trust Fund Act, voters told the State it had to invest in housing. Proposition 1C dedicated a \$2.85 billion general obligation bond to affordable housing and infrastructure related to housing. Proposition 1C has demonstrated that public investment by the State works.

Stimulating the Economy

Proposition 1C and other affordable housing bond measures have increased the variety and supply of homes and have had a positive economic effect. Public investment in affordable housing is an economic stimulus for California; with just 39 percent of Proposition 1C funds committed, over 31,000 jobs and 27,000 homes will be created statewide. The San Francisco Bay Area alone has been awarded \$283,334,157, which will create 5,036 affordable homes and 5,842 jobs*. These homes will help first-time homebuyers, seniors on fixed incomes, retail workers, and even teachers, nurses, police officers; helping to meet the need of our whole community. Furthermore, the State's investment has helped leverage other funds in the Bay Area. Of the \$283 million that the Bay Area has been awarded from Proposition 1C, \$217 million has been used to attract over \$1.36 billion in private capital, local matching and federal funds. For every dollar of Proposition 1C funds committed, an additional \$6.24 were brought into the Bay Area.

*1.16 jobs per unit built is the national impact of building an average multifamily rental unit built in 2008.- National Association of Home Builders, "The Direct Impact of Home Building and Remodeling on the U.S. Economy". Of several statistics available this is the most conservative and the one we use throughout this report.

Unanticipated Delays

In the fall of 2008, the consequences of the worldwide economic crisis and chronic State Budget severely impacted California's ability to sell state bonds. The financial problems led California's Pooled Money Investment Board (PMIB) on December 18, 2008 to freeze payments of state bond funds to 5,300 projects, including affordable housing projects. This freeze was to last until the State's budget shortfall was resolved and the State's bond credit rating could improve, allowing the Treasurer to sell bonds again. During this time the Department of Housing and Community Development (HCD) delayed requesting new applications and the issuing of new awards. In March and April 2009 the Treasurer was able to sell bonds and the Department of Finance (DOF) approved approximately \$540 million be made available to HCD for Proposition 46 and 1C projects. However, soon after, the legislature was facing another budget shortfall, this time a \$26 billion deficit, and bonds once again could not be sold.

In July 2009 Governor Schwarzenegger signed a complex and difficult budget which closed the gap through a combination of cuts, borrowing, and accounting maneuvers. Even with a balanced budget, it may take time for our bond rating to recover so that bonds may again be sold. Due to a still uncertain future for the bond market in California, combined with the tightened capital markets, affordable housing projects with Proposition 1C and 46, dedicated award commitments still face uncertainties.

Layers of Financing

These delays and funding problems in other areas put the amazing affordable housing opportunities we have seen over the past three decades at risk. Affordable housing requires layers of financing, including funds from local redevelopment agencies, HOME, Community Development Block Grants (CDBG), Low Income Housing Tax Credits (LIHTC), private dollars, and general obligation bonds like Proposition 1C. In this difficult economic climate many of these financing methods mentioned above are being threatened.

Redevelopment funding, an important source for affordable housing financing, suffered a severe loss in the latest State Budget deal. Local governments are struggling along with state to deal with unanticipated revenue shortfalls. While California did benefit from the Federal stimulus package, The American Recovery and Reinvestment Act, in a year of so much loss its effects have been dampened. Even once Proposition 1C funds are able to start flowing freely again these funds will likely be exhausted within one to two years.

Planning for the Future

California and its residents have already demonstrated that there is will to bring balance to the State's housing market. The next step is to work diligently to protect and revive the important public investments that do exist and to seek a permanent dedicated revenue source for affordable housing in California.

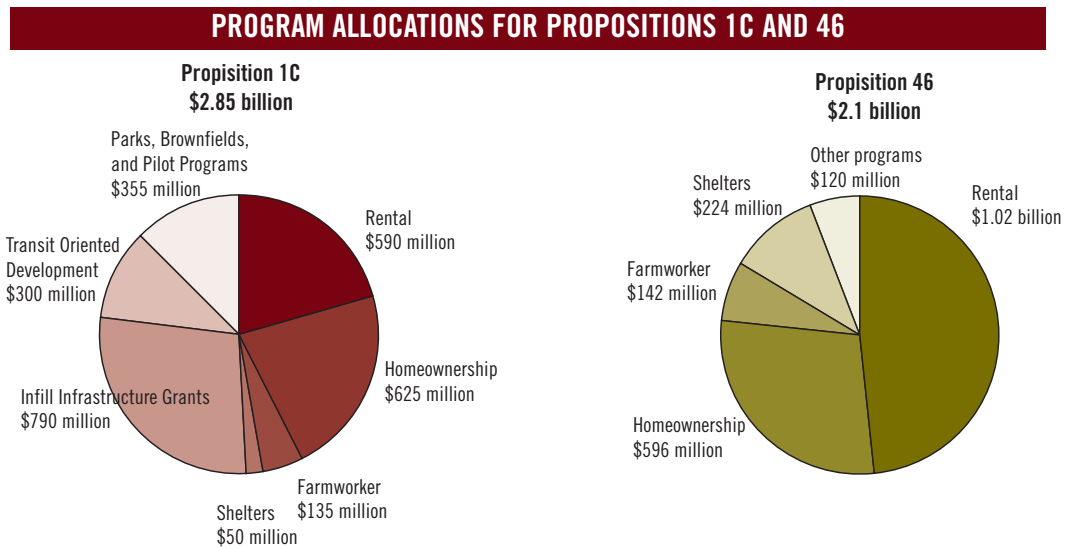
Delivering on a Promise to California

As of June 2009, Proposition 1C has delivered \$1.1 billion, 39 percent of its funds, to benefit households throughout California, but Proposition 1C still has a lot of important work to do!

Program	Funds yet to be awarded
Affordable Housing Innovation	\$100,000,000
BEGIN	\$85,389,136
CalHFA	\$152,033,627
CalHome	\$151,314,425
CalHome Self-Help	\$7,669,200
Emergency Housing Assistance	\$50,000,000
Housing Related Parks	\$200,000,000
Infill Infrastructure Grants	\$450,000,000
Joe Serna Farmworker Housing	\$79,685,435
MHP General	\$131,367,069
MHP Homeless Youth	\$28,597,278
MHP Supportive Housing	\$112,979,676
Transit Oriented Development	\$155,000,000
TOTAL FUNDS REMAINING	\$1,704,035,846



Summary Findings



Infill Infrastructure Grants, Transit Oriented Development (TOD), Housing Related Parks and CALReUSE (a brownfield cleanup program) are programs unique to Proposition 1C and were not addressed by Proposition 46. Infill Infrastructure Grants, CALReUSE, and Housing Related Parks programs facilitate the development of affordable housing, but do not contribute to the total housing units created by Proposition 1C. Shelter and rental housing funding were dramatically lower in Proposition 1C than Proposition 46, even though the total amount of funding is greater. The Infill and TOD programs incentivized housing development near transit, leading to more homes built in urbanized areas. For an in depth analysis of these two programs see Housing CA's "Evaluation of First Round Awards Under California's Transit Oriented Development and Infill Infrastructure Grant Programs" available at www.housingca.org.

For descriptions of the programs that make up Propositions 1C and 46 please see pages 10 and 11 of this report.

LEVERAGED INVESTMENTS

The Bay Area has leveraged \$217 million of Prop 1C investments to attract an additional \$1.36 billion in private capital, local matching and federal funds.

(Note: Amounts below include only production programs where leverage data is available. Since Marin County only received funds from programs where this data is not available it is not listed in the chart below.)

County	Awards ³	Leverage	Ratio
Alameda	144,903,611	768,263,412	5.30
Contra Costa	16,967,876	61,995,348	3.65
Napa	330,300	924,300	2.80
San Francisco	13,311,167	87,775,804	6.59
San Mateo	6,743,549	83,962,339	12.45
Santa Clara	37,307,689	279,132,277	7.48
Solano	1,080,000	928,500	0.86
Sonoma	12,200,621	72,901,314	5.98
TOTAL	\$217,386,151	\$1,355,883,294	6.24

³ Totals from programs where LEVERAGE amounts available: Building Equity and Growth in Neighborhoods, CalHOME Project Development Loans, California Self-Help Housing Program, Infill Infrastructure Grant Multiphase Qualifying Infill Project (MPP), Infill Infrastructure Grant Qualifying Infill Project (QIP), Joe Serna Jr. Farmworker Housing Grant Program, Multi-Family Housing Program (MHP) General, MHP Homeless Youth, MHP Supportive Housing, and the Transit Orient Development Program. LEVERAGE amounts not available from: CalHFA, CalHome General, CALReUSE, or Infill Infrastructure Grant Qualifying Infill Area (QIA).



Awards by County

Proposition 1C Housing Bond Funds Awarded to Bay Area Counties and the homes created through this public investment. Source: HCD, CalHFA, and CPCFA, through June 2009.

	<u>Awards</u>	<u>Homes</u>	<u>Leverage</u>	<u>Jobs Created</u>
Alameda County	\$164,757,027	2470	\$768,263,412	2865
CalHFA	\$2,519,336	269		312
CalHOME General Funds	\$6,560,000	179		208
CalHOME Project Development Loans (PDL)	\$1,320,000	22	\$3,601,000	26
California Self-Help Housing Program (CSHHP)	\$390,000	17	\$390,000	20
CALReUSE	\$10,774,080			
Infill Infrastructure Grant Multiphase Qualifying Infill Project (MPP)	\$29,760,503		\$240,158,854	
Infill Infrastructure Grant Qualifying Infill Area (QIA)	\$9,903,000			
Infill Infrastructure Grant Qualifying Infill Project (QIP)	\$11,308,802		\$117,305,815	
Multi-Family Housing Program (MHP) General	\$27,115,088	394	\$111,879,294	457
MHP-Homeless Youth	\$6,567,465	53	\$8,189,306	61
MHP-Supportive Housing	\$5,889,059	55	\$7,655,688	64
Transit Oriented Development Housing Program (TOD)	\$52,649,694	1481	\$279,083,455	1718
Contra Costa County	\$19,856,955	563	\$61,995,348	653
Building Equity and Growth in Neighborhoods (BEGIN)	\$720,000	47	\$20,675,400	55
CalHFA	\$2,455,662	306		355
CalHOME General Funds	\$3,100,000	76		88
CALReUSE	\$2,889,079			
Multi-Family Housing Program (MHP) General	\$9,901,939	129	\$41,319,948	150
MHP-Homeless Youth	\$790,275	5		6
Marin County	\$63,405	6		7
CalHFA	\$63,405	6		7
Napa County	\$1,102,470	37	\$924,300	43
CalHFA	\$172,170	14		16
CalHOME General Funds	\$600,000	15		17
Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)	\$330,300	8	\$924,300	9
San Francisco County	\$22,845,230	235	\$87,775,804	273
Building Equity and Growth in Neighborhoods (BEGIN)	\$960,000	32	\$6,639,302	37
CalHFA	\$485,798	47		55
CalHOME General Funds	\$2,500,000	40		46
CALReUSE	\$6,548,265			
Infill Infrastructure Grant Qualifying Infill Project (QIP)	\$3,244,650		\$49,620,451	
Transit Oriented Development Housing Program (TOD)	\$9,106,517	116	\$31,516,051	135



1345 Turk, San Francisco - The BEGIN program awarded \$960,000 to the City and County of San Francisco to help provide downpayment assistance to low and moderate income homebuyers for these 32 affordable condominiums. (Rendering courtesy: David Baker + Partners Architects)



Awards by County *(Continued)*

	<u>Awards</u>	<u>Homes</u>	<u>Leverage</u>	<u>Jobs Created</u>
San Mateo County	\$8,604,519	202	\$83,962,339	234
CalHFA	\$510,970	46		53
CalHOME General Funds	\$1,350,000	37		43
Infill Infrastructure Grant Qualifying Infill Project (QIP)	\$5,749,760		\$48,187,392	
Transit Oriented Development Housing Program (TOD)	\$993,789	119	\$35,774,947	138
Santa Clara County	\$47,377,002	979	\$279,132,277	1136
Building Equity and Growth in Neighborhoods (BEGIN)	\$7,950,000	264	\$50,868,870	306
CalHFA	\$4,047,437	340		394
CalHOME General Funds	\$5,300,000	130		151
CalHOME Project Development Loans (PDL)	\$1,860,000	34	\$2,817,030	39
California Self-Help Housing Program (CSHHP)	\$556,000	31	\$10,116,746	36
CALReUSE	\$721,876			
Infill Infrastructure Grant Qualifying Infill Area (QIA)	\$10,820,731		\$146,428,887	
Multi-Family Housing Program (MHP) General	\$16,120,958	180	\$68,900,744	209
Solano County	\$3,369,644	163	\$928,500	189
CalHFA	\$789,644	115		133
CalHOME General Funds	\$1,500,000	30		35
CalHOME Project Development Loans (PDL)	\$1,080,000	18	\$928,500	21
Sonoma County	\$15,357,905	381	\$72,901,314	442
Building Equity and Growth in Neighborhoods (BEGIN)	\$3,086,267	45	\$14,995,055	52
CalHFA	\$1,057,284	118		137
CalHOME General Funds	\$2,100,000	88		102
CalHOME Project Development Loans (PDL)	\$1,500,000	34	\$6,248,000	39
Infill Infrastructure Grant Qualifying Infill Area (QIA)	\$2,519,409		\$22,843,713	
Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)	\$250,000	34	\$12,694,068	39
Multi-Family Housing Program (MHP) General	\$4,844,945	62	\$16,120,478	72
BAY AREA TOTAL	\$283,334,157	5,036	\$1,355,883,294	5,842



East Leland Family Apartments, Pittsburg - 63 units of below-market-rate rental, affordable housing. The development also includes a head start child care facility, a resident multi-purpose room, and two courtyards. Developed by Mercy Housing, it was awarded \$4,936,020 in MHP general funds. *(Photo Courtesy: Mercy Housing)*



Fourth Street Apartments, San Jose - 100 energy-efficient apartments located two blocks from light rail. This First Community Housing project was awarded \$8,789,846 in MHP general and \$1,513,561 as an Infill Infrastructure Grant. It includes a landscaped courtyard, a “living” roof, and each resident will receive an annual transit pass. *(Rendering courtesy: First Community Housing)*



Awards by Program

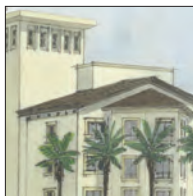
Programs Funded by Proposition 1C. Source: HCD, CalHFA, and CPCFA, through June 2009.

	<u>Award</u>	<u>Homes</u>	<u>Leverage</u>	<u>Jobs Created</u>
Building Equity and Growth in Neighborhoods	\$12,716,267	388	\$93,178,627	450
Contra Costa	\$720,000	47	\$20,675,400	55
San Francisco	\$960,000	32	\$6,639,302	37
Santa Clara	\$7,950,000	264	\$50,868,870	306
Sonoma	\$3,086,267	45	\$14,995,055	52
CalHFA	\$12,101,706	1,261		1463
Alameda	\$2,519,336	269		312
Contra Costa	\$2,455,662	306		355
Marin	\$63,405	6		7
Napa	\$172,170	14		16
San Francisco	\$485,798	47		55
San Mateo	\$510,970	46		53
Santa Clara	\$4,047,437	340		394
Solano	\$789,644	115		133
Sonoma	\$1,057,284	118		137
CalHOME General Funds	\$23,010,000	595		690
Alameda	\$6,560,000	179		208
Contra Costa	\$3,100,000	76		88
Napa	\$600,000	15		17
San Francisco	\$2,500,000	40		46
San Mateo	\$1,350,000	37		43
Santa Clara	\$5,300,000	130		151
Solano	\$1,500,000	30		35
Sonoma	\$2,100,000	88		102
CalHOME Project Development Loans (PDL)	\$5,760,000	108	\$13,594,530	125
Alameda	\$1,320,000	22	\$3,601,000	26
Santa Clara	\$1,860,000	34	\$2,817,030	39
Solano	\$1,080,000	18	\$928,500	21
Sonoma	\$1,500,000	34	\$6,248,000	39
California Self-Help Housing Program (CSHHP)	\$946,000	48	\$10,506,746	56
Alameda	\$390,000	17	\$390,000	20
Santa Clara	\$556,000	31	\$10,116,746	36
CALReUSE	\$20,933,300			
Alameda	\$10,774,080			
Contra Costa	\$2,889,079			
San Francisco	\$6,548,265			
Santa Clara	\$721,876			
Infill Infrastructure Grant Multiphase Qualifying Infill Project (MPP)	\$29,760,503		\$240,158,854	
Alameda	\$29,760,503		\$240,158,854	



Awards by Program *(Continued)*

	<u>Award</u>	<u>Homes</u>	<u>Leverage</u>	<u>Jobs Created</u>
Infill Infrastructure Grant Qualifying Infill Area (QIA)	\$9,903,000			
Alameda	\$9,903,000			
Infill Infrastructure Grant Qualifying Infill Project (QIP)	\$33,643,352		\$384,386,258	
Alameda	\$11,308,802		\$117,305,815	
San Francisco	\$3,244,650		\$49,620,451	
San Mateo	\$5,749,760		\$48,187,392	
Santa Clara	\$10,820,731		\$146,428,887	
Sonoma	\$2,519,409		\$22,843,713	
Joe Serna, Jr. Farmworker Housing Grant Program (JSJFWHG)	\$580,300	42	\$13,618,368	49
Napa	\$330,300	8	\$924,300	9
Sonoma	\$250,000	34	\$12,694,068	39
Multi-Family Housing Program (MHP) General	\$57,982,930	765	\$238,220,464	887
Alameda	\$27,115,088	394	\$111,879,294	457
Contra Costa	\$9,901,939	129	\$41,319,948	150
Santa Clara	\$16,120,958	180	\$68,900,744	209
Sonoma	\$4,844,945	62	\$16,120,478	72
MHP Homeless Youth	\$7,357,740	58	\$8,189,306	67
Alameda	\$6,567,465	53	\$8,189,306	61
Contra Costa	\$790,275	5		6
MHP Supportive Housing	\$5,889,059	55	\$7,655,688	64
Alameda	\$5,889,059	55	\$7,655,688	64
Transit Oriented Development Housing Program (TOD)	\$62,750,000	1716	\$346,374,453	1991
Alameda	\$52,649,694	1481	\$279,083,455	1718
San Francisco	\$9,106,517	116	\$31,516,051	135
San Mateo	\$993,789	119	\$35,774,947	138
BAY AREA TOTAL	\$283,334,157	5,036	\$1,355,883,294	5,842



Trestle Glen, Colma - 119 apartments that will be affordable to families with annual incomes ranging from \$22,620 to \$56,550, developed by BRIDGE Housing. It was awarded \$993,789 through the Transit Oriented Development Housing Program. Amenities include childcare with room for 56 children. *(Rendering courtesy: BRIDGE Housing)*

Program Descriptions for Proposition 1C

California Department of Housing & Community Development (HCD) Programs, California Housing Finance Agency Programs (CalHFA) and California Pollution Control Financing Authority (CPCFA) funded by Proposition 1C.

HCD PROGRAMS	TOTAL FUNDS
RENTAL PROGRAMS	
Multi-Family Housing Program (MHP)—General	\$345 million
Low-interest loans for development of affordable rental housing.	
Multi-Family Housing Program (MHP)—Homeless Youth	\$50 million
Funds reserved for development of units for homeless youth.	
Multi-Family Housing Program (MHP)—Supportive Housing	\$195 million
Funds reserved for development of units for the disabled.	
HOMEOWNERSHIP PROGRAMS	
Building Equity and Growth in Neighborhoods (BEGIN)	\$125 million
Provides grants to local governments to fund homebuyer assistance in high-density developments.	
CalHOME General and Project Development Loans.	\$290 million
Grants and loans to local public agencies and non-profits to fund local homeownership programs and developments.	
California Self-Help Housing Program	\$10 million
Grants to organizations to assist low and moderate income households who build their own homes.	
OTHER PROGRAMS	
Infill Infrastructure Grant Program (QIA, QIP, and MPP)	\$790 million
Grants for development of public infrastructure projects that facilitate or support infill housing construction.	
Joe Serna Jr. Farmworker Housing Grant Program	\$135 million
Grants and loans for development of rental and ownership housing for farmworkers.	
Transit Oriented Development Housing Program	\$300 million
Grants and loans for development and construction of housing and infrastructure projects within close proximity to transit stations.	
STILL TO BE AWARDED PROGRAMS	
Affordable Housing Innovation Program	\$100 million
Will provide acquisition financing for the development or preservation of affordable housing. It will also finance Local Housing Trust Funds.	
Emergency Housing Assistance Program (EHAP) - Capital Development	\$50 million
Will fund capital development activities for emergency shelters, transitional housing and supportive services for homeless individuals and their families.	
Housing Related Parks.	\$200 million
Will provide grants to local governments to fund the creation, development, or rehabilitation of parks. Funds to be granted as a reward for building affordable housing.	
CalHFA and CPCFA PROGRAMS	
CalHFA - California Homebuyer's Downpayment Assistance Program (CHDAP)	\$200 million
Deferred 3% downpayment assistance loans for first-time moderate income homebuyers.	
CPCFA - California Recycle Underutilized Sites Program (CALReUSE) Remediation Program	\$55 million
Grants and Loans for financing brownfield site assessment and cleanup.	

Program Descriptions for Proposition 46

California Department of Housing & Community Development (HCD) Programs and California Housing Finance Agency Programs (CalHFA) funded by Proposition 46.

HCD PROGRAMS	TOTAL FUNDS
RENTAL PROGRAMS	
Exterior Accessibility Grants for Renters	\$5 million
Grants to local agencies to fund accessibility improvements for disabled renters.	
Local Housing Trust Fund Program	\$25 million
Matching grants to local agencies operating local housing trust funds.	
Multi-Family Housing Program (MHP)—General	\$788 million
Low-interest loans for development of affordable rental housing.	
Multi-Family Housing Program (MHP)—Supportive Housing	\$199 million
Funds reserved for development of units for the disabled.	
HOMEOWNERSHIP PROGRAMS	
Building Equity and Growth in Neighborhoods (BEGIN)	\$74 million
Grants to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.	
CalHOME	\$101 million
Grants and loans to local public agencies and non-profits to fund local homeownership	
CalHome: Self-Help Housing Set Aside	\$10 million
Grants to organizations to assist low and moderate income households who build their own homes.	
OTHER PROGRAMS	
Joe Serna Jr. Farmworker Housing Grant Program	\$128 million
Grants and loans for development of rental and ownership housing for farmworkers.	
Joe Serna Jr. Migrant Farmworker Housing Grant Program	\$14 million
Funds for development of housing for migrant farmworkers.	
Emergency Housing Assistance Program (EHAP)	\$192 million
Grants for development of emergency shelters.	
Jobs Housing Balance Incentive Grant Program	\$26 million
Grants to local governments that approve increased housing production.	
Code Enforcement Incentive Program	\$5 million
Grants for capital expenditures for local code enforcement departments.	
Workforce Housing Reward Program (WFH)	\$74 million
Grants to cities and counties that issue building permits for new housing units affordable to very low- or low-income households.	
Governor's Homeless Initiative (GHI)	\$39 million
Funds the development of permanent supportive housing for persons with severe mental illness who are chronically homeless.	
Downtown Rebound Capital Improvement Program	\$15 million
Financing for the conversion of underutilized commercial structure into high-density housing near transit.	
CALHFA PROGRAMS	
TOTAL FUNDS	
California Homebuyer's Downpayment Assistance Program (CHDAP)	\$118 million
Deferred 3% downpayment assistance loans for first-time moderate income homebuyers.	
Homeownership in Revitalized Areas Programs (HIRAP)	\$13 million
Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalizing areas.	
School Facility Fee Downpayment Assistance Program	\$50 million
Downpayment assistance grants for homebuyers of newly constructed homes.	
Extra Credit Teacher's Home Purchase Assistance	\$25 million
Provides up to 100% financing to eligible credentialed staff working in low performing schools.	
Mortgage Insurance	\$85 million
Insurance for home mortgages.	
Preservation Acquisition Program	\$45 million
Financing to preserve "at risk" government assisted rental developments for low to very low income occupants.	
Residential Development Loan Program.	\$75 million
Financing for affordable infill, owner-occupied housing developments, linked to CHDAP, to provide first-time homebuyer loans.	



Results

The photos in this report represent the range of homes being produced—apartments, condos and starter homes that will remain deeply affordable to rent or buy for generations to come.



Sixth and Oak Senior Homes, Oakland - 70 Senior homes awarded \$2 million from the Infill Infrastructure Grant Program as a Qualifying Infill Project, developed by Affordable Housing Associates. *(Rendering courtesy: Ledy Maytum Stacy Architects)*



Los Medanos Village, Pittsburg - 71 affordable rental opportunities for very low and low-income families, with 5 units set aside for emancipated foster youth. Developed by Resources for Community Development, the Village has children's play areas and a community garden among its many amenities. The project was awarded \$790,275 from MHP Homeless Youth and \$4,965,919 from MHP General. *(Photo courtesy: Resources for Community Development)*



Hollyhock Mutual Self Help Homes, Sebastopol - 34 affordable homes developed by Burbank Housing in cooperation with the City of Sebastopol and the United States Department of Agriculture. This development will access funds from the BEGIN program, the Joe Serna Farmworker Housing Grant Program, and CalHOME Project Development Loans for a total of \$4.51 million in grants and loans. *(Rendering courtesy: Burbank Housing Development Corporation)*

Special Thanks to:

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Diane Richardson, California Housing Finance Agency
Russ Schmundk, California Department of Housing & Community Development

CALIFORNIA'S HISTORIC ROLE IN HOUSING

While Proposition 1C is the State's largest single investment in affordable housing, the State has a long history of assisting in housing production.

- 1979 ● \$100 million State appropriation for HCD affordable housing programs.
- 1985 ● State Housing Trust Fund created, without permanent source of funding (i.e. Tidelands Oil Revenue).
- 1987 ● Federal and State low income housing tax credit created.
- 1988 ● Through propositions
- 1990 ● 77, 84, and 107, voters approved a total of \$600 million in general obligation bonds for state housing programs.
- 2000-01 ● State budget included \$550 million from the General Fund for various state housing programs.
- 2002 ● California voters approved Proposition 46, \$2.1 billion general obligation bond for housing.
- 2006 ● California voters overwhelmingly approve Proposition 1C, \$2.85 billion general obligation bond for housing and housing related infrastructure!
- Still to come...

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www.nonprohousing.org

About NPH

Since 1979, the Non-Profit Housing Association of Northern California (NPH) has worked to advance affordable housing as the foundation for thriving individuals, families and neighborhoods. As the collective voice of over 700 member organizations and individuals who support, build, finance and operate affordable housing, NPH promotes the proven methods of the non-profit sector and focuses government policy on housing solutions.

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