

# News to Build On

*May-June*  
**2009**

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

## NPH Celebrates 30 Years of Leadership & Landmark Legislation at our April Event

### NPH Gala Attracts More Than 350 Attendees

NPH's 30th celebration was an exceptional evening! We are so grateful for everyone's support of our event that was successful beyond our most hopeful expectations; we had more community sponsors at this event than ever before! More than sixty organizations and individuals chose to support our event—almost twice as many as last year's gala—and celebrate this momentous anniversary.

Guests mingled in the Julia Morgan ballroom in downtown San Francisco, sampling food from five local restaurants and dipping tasty snacks into the chocolate fountain. Event staff remarked on the upbeat, congenial atmosphere of the attendees and we know of at least one deal that was made over drinks!

With our lovely hostess, Sally Carlson, at the helm, we delivered a short program with two outstanding guest speakers. Mark Leno's district representative, Anna Damiani, spoke candidly and awarded NPH a proclamation for 30 years of service, noting the ever increasing need for more affordable housing and the great impact of our industry in the Bay Area and beyond. We were also honored to have California State Treasurer Bill Lockyer as our keynote speaker. Mr. Lockyer offered us all a silver lining when he alluded to the prospect of increased funding with the recent bond sales and his own Top Ten Movies list.

Thank you to all of our attendees, sponsors and advocates for coming out and celebrating our 30th Anniversary! We were truly inspired by your support in this economic climate and reminded of the incredible power of our sector.

Gifts for guests included copies of our anniversary DVD, which tells the 30 year NPH story and features leaders in the field, as well as NPH 30th Anniversary Calendar posters. To arrange for extra copies, please contact Leah Prassinis, Membership and Resource Development Associate, at [leah@nonprofithousing.org](mailto:leah@nonprofithousing.org).

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# From the Desk of the Executive Director

## Dear Members and Friends,

Sitting down to write today, I am filled with gratitude for our community, so many of whom I have been able to see recently at the back-to-back galas celebrated by NPH and Housing California. Thank you very much for digging deep into your precious time and resources to support our housing organizations. Your support and solidarity means so much to me.

Like many of your organizations, NPH is learning to live with the worldwide economic recession by directing our attention from the headlines to the bottom lines. We are inspired by Board member Mary Murtagh's affirmation that "we need NPH to continue to focus like a laser on financial issues." NPH will continue to concentrate our advocacy on all potential funding sources at the local, state and national levels. In addition, our work is guided by three principles:

### #1 Back to Basics

Affordable housing work is dependent upon the support from government, at all levels. It is our responsibility to enable our elected officials to help us more by making sure they understand the details of how the current financial crisis is impacting our sector and suggesting concrete things they can do to support us through legal strategies and regulations. We are fortunate to have so many allies and leaders in the Bay Area. Our successful bond measures in 2002 and 2006 have demonstrated popular support for our cause. NPH is redoubling its efforts to kindle friendships with elected officials and their staffs in the district offices of the California Legislature and United States Congress, as well as at the Capitols. In addition, NPH's Legislative Committee has formed a new working group on Federal Issues to increase our involvement at the national level.

### #2 Taking Care of Business

Hard times are hardest on our constituents, the residents in our buildings. NPH is responding to feedback from our members to help property and asset managers by creating a new working group on Property Stewardship.

We understand that the employees and the buildings are our greatest asset in all ways. Now is not the time to shortchange these assets. Instead we are creating a forum to share best practices, provide staff development opportunities and identify the issues that we need to be working on together to maximize our potential and sustainability over the long-term.

### #3 Circle of Friends

In tough times as well as good times, together we are greater than the sum of our individual parts. NPH recognizes that one of our highest values is to provide the meeting place for the development of ideas and the building of alliances. The expertise and skills among our partners is unparalleled in other places or earlier decades. I firmly believe we have all the capabilities we need to sustain our selves during these challenging times. NPH needs your support now more than ever. We know we can count on you!

### 30th Anniversary Fall Conference – October 13th

These principles will also guide the development of our upcoming Fall Conference. We will be working through the summer to pull together an innovative and interesting program that responds to the needs of our members. We plan to use that "laser" focus to concentrate on current financial issues and property stewardship. We will all work very hard that day at learning and sharing, but I'll make sure we have a little fun, as well! I invite you to contact me with your thoughts about how NPH can best serve your needs at our Fall Conference.



Sincerely,

Dianne J. Spaulding  
Executive Director

## News to Build On

News to Build On is the monthly newsletter of the Non-Profit Housing Association of Northern California (NPH). It is published with generous support from the Wells Fargo Foundation. NPH's vision is a safe, decent affordable home for every Northern California resident.

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## DIANNE SPAULDING RECOGNIZED FOR EXTRAORDINARY ADVOCACY

Our very own Dianne Spaulding was honored with the “Extraordinary Advocate” Award at Housing California’s 30th Anniversary Gala on Monday, April 27th.

Two of Dianne’s colleagues and friends presented her with this very special recognition. Jane Graf, President of Mercy Housing California, and Janet Falk, Vice President of Real Estate Development at Mercy Housing California, delivered a moving speech outlining Dianne’s many contributions to the affordable housing field since she began at NPH more than 16 years ago.

Jane and Janet highlighted Dianne’s decisive leadership, which has had a broad impact on the affordable housing field. From creating the NPH Fellowship Program for People of



Color in Non-Profit Housing Development to spearheading NPH’s Inclusionary Housing Initiative and from community acceptance toolkits to radically expanding NPH’s membership from 50 to 750 members, Dianne has made her mark on the affordable housing community in the Bay Area.

Perhaps her work is summarized best on Housing California’s award, which honors Dianne for her “leadership in capacity building, community development and housing policy.”

Please join us in congratulating Dianne on her significant contributions to affordable housing and Housing California on this important milestone.

## NPH’S 30TH ANNUAL FALL CONFERENCE BACK TO BASICS: TAKING CARE OF BUSINESS FOR THE NEXT 30 YEARS

October 13, 2009

Grand Hyatt Union Square  
345 Stockton Street, San Francisco

Be part of the only regional conference for the affordable housing community in Northern California. Join over 500 of your peers and colleagues for brand new workshops and listen to a special keynote presentation. For 29 years, NPH’s conference has been for members by members. From our workshop selection process, where members choose each conference’s slate, to the workshops that are presented by members to their colleagues, the conference is designed to directly address our members’ needs and interests. Each year, we’re inspired by our members’ support and commitment—we encourage you to be a part of this wonderful event.

This year, workshop topics will range from the nuts and bolts of operations and development, to strategies that shape public policy and engage community support. Even if you are not submitting a workshop, please let us know what workshop topics you would be interested in attending. Email your suggestions to [megan@nonprohousing.org](mailto:megan@nonprohousing.org).

### Conference Day Schedule

- 8:00 a.m. - Registration/Breakfast begins, Exhibit Hall Opens
- 9:15 a.m. - Workshop Session I
- 11:00 a.m. - Keynote Plenary
- 12:30 p.m. - Lunch
- 1:45 p.m. - Workshop Session II
- 3:30 p.m. - Workshop Session III
- 5:00 p.m. - Reception in Ballroom

To register and for more information, visit our conference website:

<http://www.nonprohousing.org/pages/events-and-trainings/fall-conference.html>

# FEDERAL LEGISLATIVE UPDATES

## *Federal Legislative Updates*

### **NPH Federal Issues Working Group Update**

On May 19, 2009, our Federal Issues Working Group met for the second time. We discussed the HUD budget released May 7th, as well as current Federal legislation, and made the following recommendations to the Board, which were unanimously approved.

#### **HUD Budget Update**

NPH supports the administration's May 7th budget proposal for Housing and Urban Development (HUD), and advocates for increased funding in four key programs.

#### **1. 200,000 New Housing Choice Vouchers, NPH Recommendation: \$1.6 billion**

NPH supports the Administration's requests for fully funding the current Section 8 program, including Project-Based, as well as funding 200,000 new vouchers because of the increased need for housing support due to the national economic crisis and historic underfunding of the program. The National Low Income Housing Coalition and the Federal Policy Project also support this request.

#### **2. HOPE VI/Choice Neighborhoods, NPH Recommendation: \$800 million**

The administration is revising the HOPE VI program, calling it "Choice Neighborhoods," and recommending funding at \$250 million. NPH has high hopes for this new program, and feels this funding is inadequate. We support increasing the funding to \$800 million in light of the need, and to increase the opportunity for this program to succeed.

#### **3. Housing for the Elderly (202), NPH Recommendation: \$800 million**

With the growing senior population, NPH believes this program is more important than ever. The administration suggested \$765 million for the program, but NPH recommends increasing this funding to at least \$800 million.

#### **4. HOME grant program, NPH Recommendation: \$2 billion**

The administration suggested \$1.825 billion in HOME grants, the same as 2009 levels, but NPH recommends an increased funding level of \$2 billion as we see this as an important program for the financing of affordable housing.

NPH will be organizing district office visits in the coming weeks with the offices of Senators Boxer and Feinstein, as well

as with the offices of Representatives Pelosi, Lee, Stark, and Honda. If you would be interested in participating in one of these visits please contact Megan Kirkeby, Policy Associate, at 415-989-8160 ext. 19 or [megan@nonprofithousing.org](mailto:megan@nonprofithousing.org).

#### **Federal Legislation**

##### Section Eight Voucher Reform Act

The Federal Working Group recommended supporting the Section Eight Voucher Reform Act of 2009 (SEVRA). HUD Secretary Shaun Donovan testified before the House Committee on Financial Services in support of the draft SEVRA on May 21. The draft bill, being offered by House Financial Services Subcommittee on Housing and Community Opportunity Chair Maxine Waters (D-CA), was circulated for comment the week of April 27. A bill is expected to be introduced as early as mid-June.

Secretary Donovan praised the bill's voucher funding formula because it would ensure that voucher renewal funds in FY10 are sufficient to renew existing vouchers and newly appropriated vouchers from FY09. The bill would also provide HUD the authority to reallocate unused voucher budget authority from some public housing agencies (PHAs) to high performing PHAs that will "put the funding to use," he said.

The Secretary also highlighted the draft bill's inspection provisions that he said would "reduce burdensome requirements on PHAs and landlords while improving access to affordable housing for tenants." Follow the link below to Secretary Donovan's testimony and access an archived webcast of the hearing at:

[http://www.house.gov/apps/list/hearing/financialsvcs\\_dem/hrb052109.shtml](http://www.house.gov/apps/list/hearing/financialsvcs_dem/hrb052109.shtml)

##### McKinney-Vento Homeless Assistance Programs

The working group also recommended supporting S. 896, legislation to reauthorize and improve McKinney-Vento homeless assistance programs which has since passed both the House and Senate and been signed into law.

The newly adopted legislation authorizes much greater resources to communities for prevention and re-housing targeted to those who are at risk of homelessness, including people who have extremely low incomes and are doubled up, living in a hotel, or have precarious housing situations.

The full bill is available at:

<http://www.govtrack.us/congress/bill.xpd?bill=s111-896>

*This federal update was compiled from reports by the National Low Income Housing Coalition, May 2009.*

## NPH Visit to Washington, D.C.

NPH staff participated in the National Low Income Housing Coalition's (NLIHC) conference that was held from April 20-22 in Washington, D.C. It was a successful meeting and a productive trip.

The event hosted HUD Secretary Shaun Donovan and Congressman Barney Frank as speakers. Both speakers highlighted the excitement and hope at the Federal level, including the capitalization of the National Housing Trust Fund with \$1 billion. However, they both cautioned that once the economy looked clearly in recovery that Congress was going to prioritize deficit reduction, an already growing theme.

Secretary Donovan expressed that going forward the HUD would be working more closely with other departments such as the Department of Energy and Transportation as their work has become more interconnected in recent years. He also spoke about the importance and effectiveness of the Low Income Housing Tax Credit Program and his hopes that Inclusionary Zoning will become more and more common around the country.

At the NLIHC State Partner Meeting, there were many opportunities to hear lessons learned from other State Housing Trust Fund campaigns. For example, NPH learned that in several states the factor that finally led to progress on the Trust Fund was a stronger, friendlier relationship with their realtor and homebuilder communities.

NPH staff participated in the NLIHC Lobby Day with a small California delegation. We had pleasant and productive visits with two housing staffers, Olivia Rodriguez from Senator Feinstein's office and Jeff Merkowitz from Senator Boxer's office.

NPH staff are participating in a follow-up trip to Washington D.C. the first week in June. This one will center around the National Housing Conference Board of Trustees meeting, a national budget forum, meetings with HUD officials and others with an expanded focus on getting attention "inside the Beltway" for the Low Income Housing Tax Credit (LHITC), housing issues and California impact in particular.

If you'd like to learn more about federal issues, come join our next meeting of the Federal Issues Working Group on June 16 from 9:30am -11:30am.

If you are interested in participating in Congressional outreach with NPH, please contact Megan Kirkeby, Policy Associate, at 415-989-8160 ext. 19 or [megan@nonprofithousing.org](mailto:megan@nonprofithousing.org).

## STATE LEGISLATIVE UPDATES

### *State Legislative Updates*

### Smart Growth Bills Advance

Bay Area legislators are taking the lead on several bills intended to promote smart growth and "green" principles and moving successfully through the Legislature this year.

**AB 338 (Assemblymember Fiona Ma of San Francisco)** – This bill will expand from ¼ mile to ½ mile the area that can be part of an infrastructure financing district and requires that 20% of any tax increment revenue used be allocated for homes affordable to low- and moderate income. The bill is sponsored by BART and supported by NPH and Housing California, among others.

**AB 1135 (Assemblymember Nancy Skinner of Berkeley)** – This bill requires gathering data about vehicle miles traveled with all vehicle registrations. NPH supports this bill because it will provide data needed to support the development of affordable homes near transit and jobs as part of state efforts to reduce greenhouse gases.

**SB 425 (Senator Joe Simitian of Palo Alto)** – This bill prohibits employers from taking tax deductions for employee parking benefits, unless they comply with the existing "Parking Cash Out" law which requires comparable benefits for non-driving employees. NPH supports this bill because parking policy is integral to NPH's broad policy support for smart growth practices.

**AB 920 (Assemblyman Jared Huffman of Marin)** – This bill enables electric utility customers who generate surplus energy through small solar and wind systems to be compensated by the electric utilities for the excess energy they provide to the utility system. NPH supports this bill because it creates a new incentive for customers, including potential affordable housing developers, to invest in new solar and wind technology because they could count on eventual reimbursement from future energy sales. It is also supported by environmental, consumer and labor organizations, as well as the CA Association of Realtors.

In addition, a bill carried by Senate Transportation and Housing Committee Chair, **Senator Alan Lowenthal of Long Beach, SB 518** to reduce minimum parking requirements was defeated in the Senate in late May.

For more about our state policy activities, contact Ann Gresani, Policy Development & Communications Director, at [ann@nonprofithousing.org](mailto:ann@nonprofithousing.org).

## PMIB Rations Bond Proceeds

The Pooled Money Investment Board (PMIB) wrapped up the first phase of its assistance to affordable housing developments coincide with the Legislature's resumption of budget crisis negotiations in late May.

The work on the State Budget usually defines the "blackout period" during which the Treasurer does not sell state bonds. This year, in fact, it is also the beginning of unprecedented work in Washington D.C. with Governor Schwarzenegger and State Treasurer Bill Lockyer requesting that the federal government "bailout" California by guaranteeing future bond sales.

NPH and the ad hoc statewide PMIB coalition continues to work with state decisionmakers to determine a fair and open process for deciding which specific projects will receive the rationed funds and to seek additional funding in the near future.

We have seen evidence of good will from our state decisionmakers as they try to help affordable housing, given the limited funds available. However, there is substantially more need than funds available, and the timing for the next state bond sale is unknowable until the State's larger fiscal crisis is solved.

In rough terms, the PMIB was able to dedicate about one-third of the proceeds of the April sale of taxable bonds to affordable housing. The Department of Housing and Community Development (HCD) estimates this ration will cover housing needs through the end of 2009. The remainder of the taxable bond proceeds was used to repay the state's borrowing of funding previously given to projects in late 2008, and to provide a ration of assistance for stem cell research and high speed rail service. These projects, like the affordable housing bonds, were determined to require taxable bond proceeds.

Most of the bonds sold in March and April were the more traditional tax-exempt bonds that are used for government infrastructure projects. A small portion of our affordable housing projects are also eligible for these funds, specifically those sponsored by local governments and those awarded direct grants. It seems that state officials made every effort to analyze each housing project for eligibility and to fund as many as possible. HCD estimates that about 2 years worth of tax-exempt affordable housing needs can be met.

For more information about the housing both funded and stalled by the PMIB, contact Ann Gressani, Policy Development & Communications Director, at [ann@nonprofithousing.org](mailto:ann@nonprofithousing.org).

## REGIONAL POLICY UPDATES

### *Regional Policy Updates*

### **1/3 of Bay Area Jurisdictions Are On Track To Adopt A Housing Element On Time**

"Zone for Homes" is the NPH campaign that is working with a variety of housing advocates and groups throughout the Bay Area to improve and advance the housing plans. As we go to print, about 35% of our Bay Area cities have completed their housing elements.

Housing elements are required by California law for each city and county to plan for its "fair share" of housing for people of all income levels. The housing element is the state-mandated plan for meeting housing needs. Bay Area housing elements are due to be updated by June 30, 2009 for the first time in eight years. The California Department of Housing and Community Development (HCD) is responsible for the review and approval of the housing elements.

By law, cities must provide for a broad spectrum of housing by using their zoning power. Cities must accommodate a range of housing choices, remove local government obstacles to housing, and carryout programs to assist in the development of affordable housing.

A few highlights:

In the North Bay, HCD is requiring Santa Rosa adopt the state required density bonus and review the parking requirements because of the comments from Housing Action Group, David Grabill and NPH.

In the East Bay, East Bay Housing Organizations worked with Peter Waller of Pyatok and Public Advocates to push Concord to identify better sites, and develop programs that will make it easier to build affordable housing.

In the South Bay, Housing Leadership Council of San Mateo County is working with Public Interest Law Firm and Public Interest Law Project on ensuring the city identifies sites, clarifies the entitlement process, and adopts the long overdue zoning policies.

If you are interested in working on the housing element in your community or have other regional policy questions, please contact Evelyn Stivers, Field Director, at 415-989-8160 x35 or [evelyn@nonprofithousing.org](mailto:evelyn@nonprofithousing.org)

## MCHAI Looks Forward to Next Steps

NPH's intensive work in Marin County, the Marin Community Housing Action Initiative (MCHAI), is entering a new phase this summer.

In the coming years, we plan to transition from gathering information to working directly with cities and the county on implementing policies and programs that help remove barriers and make it easier to build affordable housing in Marin. Therefore the Coordinator position held by Joanna Beck is being phased out.

With Joanna's help, our first year in Marin was a time of research and information gathering:

- We completed a major opinion poll, looked at potential sites for affordable housing, analyzed past housing elements, and compiled information on zoning ordinances.
- We held three trainings with background on topics such as housing elements, climate change and attitudes towards affordable housing.
- We met with local leaders and groups and have begun working with them to be involved in the housing element processes now beginning.

Joanna Beck has done a wonderful job in setting up our Marin office, launching MCHAI and bringing the project to where it is today. We are grateful for her service.

For more information about our work in Marin, visit our website:

<http://www.nonprofithousing.org/pages/housing-policy-and-advocacy/campaigns-mchai.html>

## NPH's New Working Group on Property Stewardship Takes Off

We had tremendous turnout for our first meeting of the Property Stewardship Working Group. An ambitious agenda was planned for initial work in the months ahead.

NPH board members Mary Hennessey of EBALDC and Ryan Chao of Satellite Housing are co-chairs of this new group which will meet monthly.

### Priorities

Members with a wide variety of job titles attended the first meeting, but they had no trouble identifying a top priority: reducing labor intensive annual compliance requirements!

In addition this group will work on:

- Advocating for operating subsidy and services funding;
- Staff development, particularly more local/affordable training opportunities, networking, recruitment strategies;
- Identifying opportunities for leadership in advocacy for Project and Asset Managers;
- Critical regulatory issues, such as SB 707 follow up, recapitalization, and "Year 15" issues;
- Sustainability/green practices, including assessing economic impact and true costs, ongoing maintenance, and creative financing.

NPH will also be keeping reference documents suggested by the group. For now they will be kept with the Property Stewardship Working Group materials, in the "Housing Policy and Advocacy" section of the NPH website.

As the volume of material grows we may create a new page to formalize a "Property Stewardship Library." This could also become the repository for materials determined to be "Best Practices" in compliance, business models, staff development, maintenance, and more.

### Next Steps

NPH plans to offer a strong selection of workshops at our upcoming fall conference for Property and Asset Managers. We are urging all members, particularly those in the Property Stewardship Working Group, to fill out a Workshop Submission for the conference.

Or if you prefer, suggest workshop topics for NPH staff to develop and speakers you would like to hear.

For more information about our working groups, please contact Megan Kirkeby, Policy Associate, at 415-989-8160 ext. 19 or [megan@nonprofithousing.org](mailto:megan@nonprofithousing.org).

## Come join NPH and your colleagues on Thursday, June 25!

The next meeting of the Property Stewardship Group is Thursday, June 25 from 2:30-4:30pm.

Check NPH's website regularly for materials, locations and other information about this exciting new group:

<http://www.nonprofithousing.org/pages/housing-policy-and-advocacy/working-groups.html>

# COMMUNITY ACCEPTANCE NEWS

## *Community Acceptance News*

### Did you know . . .

*Families earning 48% - 60% of the area median income own 26 percent fewer cars than the regional mean.*

Of course, these facts and more are common knowledge in the affordable housing community. However, such facts may come as a surprise to others in our communities. That is why NPH has developed and updated our *Community Acceptance Tool Box* with colorful new **Brochures for the Community**. The brochures also include photos of some of our properties, because we all know that pictures are worth a thousand words! “Let’s Talk About Contemporary Affordable Housing” brochures can be downloaded free from the NPH website on topics including:

- **Who, What, How & Why of Contemporary Affordable Housing**
- **Primer on the Financing of Affordable Housing**
- **What is the Impact on Property Values?**
- **What is the Impact of Density?**
- **What is the Impact of Parking?**

On the NPH website you can also find a series of “How To” guides for working with the public, decisionmakers, and the media, including:

- **How To Speak in Public About Contemporary Affordable Housing**
- **How To Talk to Decision makers About Contemporary Affordable Housing**
- **How To Host Public Meetings About Contemporary Affordable Housing**
- **How To Host Tours of Contemporary Affordable Housing**
- **How To Build Capacity for Media Relations**
- **How To Write Press Advisories & Releases**
- **How To Get Media Coverage of Your Story**
- **How To Write Editorials, Opinion Editorials and Letters to the Editor**
- **How To Prepare a Press Conference or Media Event**
- **How To Develop a Media Campaign**

Check out NPH’s full list of toolkits at:

[http://www.nonprofithousing.org/pages/housing-policy-and-advocacy/toolkits\\_advocate\\_resources.html](http://www.nonprofithousing.org/pages/housing-policy-and-advocacy/toolkits_advocate_resources.html)

For more information or to suggest additional topics for future brochures, please contact Ann Gressani, Policy Development & Communications Director, at 415-898-8160 ext. 22 or [ann@nonprofithousing.org](mailto:ann@nonprofithousing.org).

## **The Legal Guide to Affordable Housing Development**

*Edited by Tim Iglesias and Rochelle E. Lento*

*Published by the ABA Section of the State and Local Government Law & The ABA Forum on Affordable Housing*

Producing and maintaining quality affordable housing is not an intractable social problem but, rather, is one that requires putting together the essential pieces of the puzzle – a development concept responsive to community needs, suitable land, permissive land use regulations, adequate government funding programs, and creative public-private partnerships.

Part I covers the regulatory framework of developing affordable housing. Part II addresses the provision of affordable housing finance, including local, state, and federal regulation of private, local, state, and federal sources of finance; local government powers; and mixed-finance housing development. Part III surveys critical legal obligations that affect affordable housing after it has been built, including regulatory compliance and enforcement at the state and federal level as well as preservation of subsidized housing issues. The book concludes with a valuable appendix, the Affordable Housing Law Resource List, which offers a list of web sites and other citations to (a) general reference works and technical materials regarding affordable housing development and (b) compilations and evaluations of affordable housing strategies.

The Legal Guide to Affordable Housing Development is a practical resource for attorneys representing local governments (municipalities, counties, housing authorities, and redevelopment agencies), housing developers (both for-profit and nonprofit), investors, financial institutions, and populations eligible for housing.

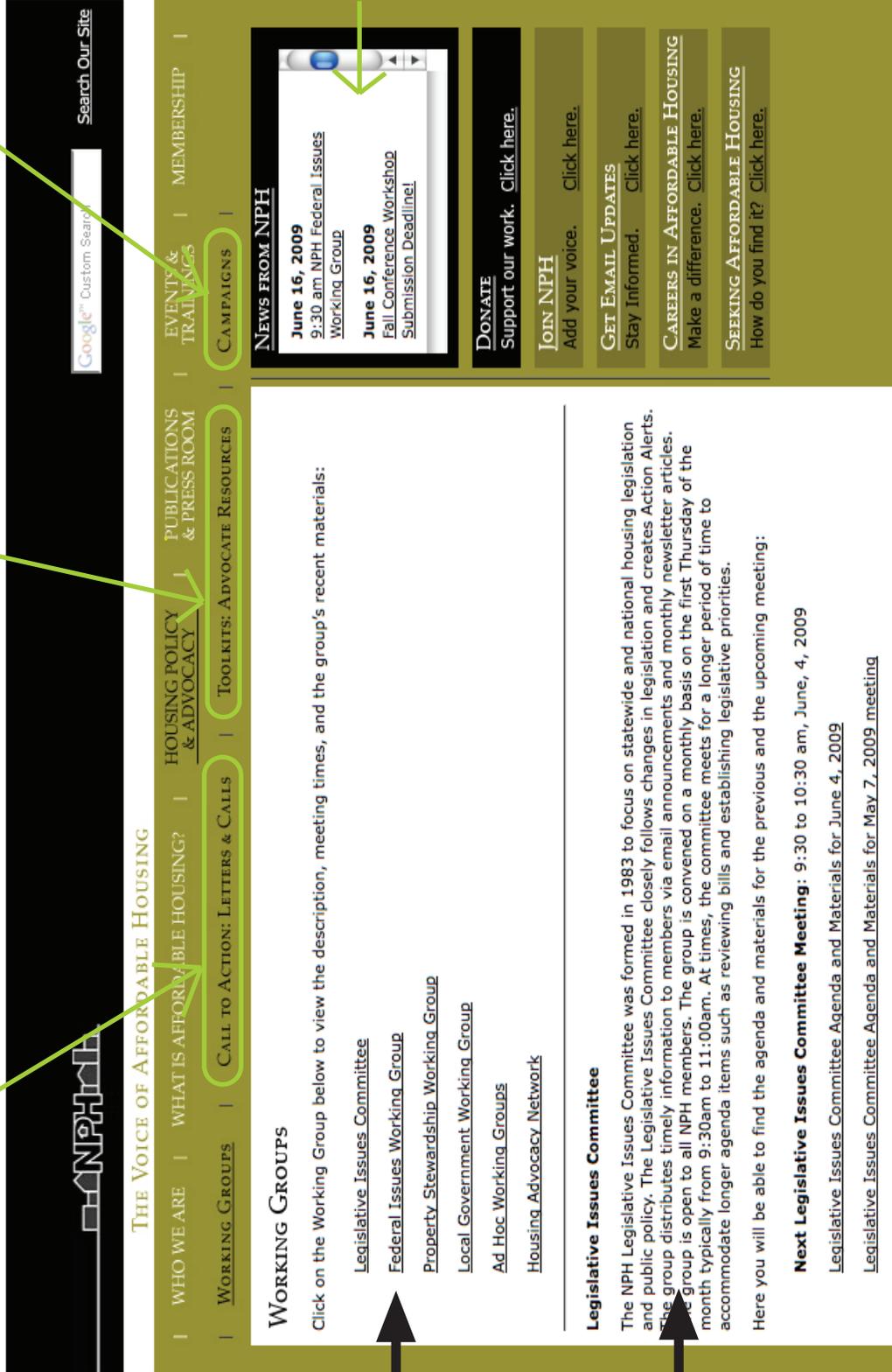
*NPH is offering several copies free to our members on a first come, first served basis! Please send a request for a copy of the book to Shannon Rice, Administrative Assistant, at [shannon@nonprofithousing.org](mailto:shannon@nonprofithousing.org).*

# What can you find on the Policy Section of the NPH Website?

Here you'll find the latest Action Alerts, including PMIB updates, and letters to decision makers.

All of our Toolkits can be found here, including our newest Community Acceptance Toolkit.

Look here for information about current and past campaigns.



Keep up to date on your favorite Working Groups: Each link includes a description of the group and supporting materials.

In the Legislative Issues' section you will find the updated Bill Summary, along with Descriptions and Positions.

The News from NPH Scroll List let's you keep track of all the NPH events on the horizon and links to the "Community Calendar".

# HOUSING SPOTLIGHT

## Colgan Meadows: Lucky Number 24

During this year's Affordable Housing Week, Burbank Housing Development Corporation hosted an Open House at their newest development, Colgan Meadows in Santa Rosa. This open house was a follow-up celebration to Colgan Meadow's grand opening in December, when Burbank welcomed Colgan's inaugural eighty-four families into their twenty-fourth affordable housing community.

Colgan Meadows, produced in partnership with the City of Santa Rosa, is made up of households of all sizes, from singles to large families. Unit rents are determined by household annual income. With income levels ranging from 30% to 60% or less of the county median income (about \$12,000 to \$50,000), rents range from \$374 to \$1,138 depending on household income and unit size. Set-asides for families with special needs include four units for transitional foster teens, four units for people with developmental disability, and ten units for farm worker families.

As the foreclosure crisis compounds the Bay Area housing shortage, more Californians are struggling to find homes. The same is true in Sonoma County, where over 918 applications were received for Colgan's 84 rental units.

### Thoughtful Design

When designing Colgan Meadows, Burbank worked to create a development that enhanced the surrounding neighborhood. A judicious use of materials and highly resourceful blueprint add to the curb appeal of this community. Building exteriors are stucco with composition roofs and the color scheme is a thoughtful palette that complements Colgan's surrounding landscape.

"These structures were built to be durable. We evaluated the total cost of maintaining the property over time and, while Colgan Meadows may have been more expensive to build, it will prove to be less expensive over time due to lower maintenance costs," Mr.



Lowry added. "For example, topcoat paint contains an elastic material that can expand and contract with temperature changes resulting in fewer cracks, reducing the need to touch up or repaint."



The two- to three-story buildings house a combination of studios to three- and four-bedroom townhomes as well as studio and one- and two-bedroom apartments on four and one-half acres.

Alongside Colgan's rental units, Burbank also constructed a 3,861 square foot community center, which is powered by photovoltaic panels that were placed atop the community building to offset energy costs. The community center also includes a central multipurpose room, manager's office, kitchen, laundry room, maintenance/storage rooms, and outdoor patio. Additional community amenities include a playground, basketball court, seat wall areas, several piazzettas, and ample parking that is strategically placed throughout the development.

### Community Impact

A new neighborhood park will be developed adjacent to the community. This project is a result of a collaboration with Burbank Housing, the City of Santa Rosa, the Sonoma County Agricultural & Open Space District and the Sonoma County Water Agency. The partnership will result in the restoration of Colgan Creek to its more natural state with bike paths, a pedestrian bridge and picnic facilities.

With these features, it is no surprise that the North Bay Business Journal recently named Colgan Meadows as the 2008 top real estate project in the Apartment category!

"Housing Spotlight" is a new column featuring case studies about innovative housing developments throughout the Bay Area. Members who are interested in having a development featured in future issues are encouraged to contact Leah Prassinis, Membership and Resource Development Associate, at [leah@nonprofitousing.org](mailto:leah@nonprofitousing.org).

# NPH's UPCOMING BROWN BAG TRAINING

## SURVIVING THE RECESSION: STRATEGIES FOR SUSTAINING YOUR COMPANY THROUGH DIFFICULT TIMES

Thursday, June 25, 2009

Noon to 2 PM

NPH Conference Room

369 Pine Street, Suite 310, San Francisco

(Montgomery BART)

Panelists: Scott Seamands, Lindquist, Von Husen, and Joyce; Helen Dunlap, Dunlap Consulting and Temporary COO of BRIDGE Housing; Chuck Cornell, Burbank Housing

Join moderator Scott Seamands (Lindquist, von Husen & Joyce LLP) and panelists Helen Dunlap (Dunlap Consulting and Temporary COO of BRIDGE Housing) and Chuck Cornell (CFO, Burbank Housing) as they discuss the impact of the current economic downturn on the affordable housing community and the actions that some developers have taken (or should be taking) to weather the storm. Bring along your questions for the panel.

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