

News to Build On

Spring Issue
2010

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

Housing Hardship Hits Most Bay Area Residents

Bay Area-Wide Opinion Poll Released

NPH has long supported public opinion research as one tool to help gauge and build public support for affordable housing. Similar to other regional public policy organizational efforts, in 2009 NPH decided to engage a political consulting firm to conduct its first Bay Area-wide public opinion survey. What follows is a summary of what NPH hopes will become an important annual activity to inform and guide campaign and initiative endeavors.

Not surprisingly, the NPH survey found that a majority of Bay Area residents are worried about housing costs and feeling the pain of the current economic recession. Many are worried about the future, and identify finding affordable housing as a major problem that government needs to address. These are among the findings of the “Bay Area Affordable Housing Survey Report,” an opinion poll of over 800 residents in the nine Bay Area counties conducted for NPH by Richard Hertz Consulting in the autumn of 2009.

Among the dramatically specific findings are that 70% of the respondents reported that finding affordable housing in the Bay Area is a major problem. The national economic crisis has hit the Bay Area hard, demonstrated by the majority of those polled reporting that they are suffering economically.

“The poll shows that the housing burden is deep and wide throughout every Bay Area county, income level and demographic group. We have long known that affordable housing is out of reach for many, but the extent to which our neighbors are suffering during the current economic downturn is truly shocking,” said Dianne Spaulding, NPH’s Executive Director.

Unsustainable Housing Costs

Affordable housing is a personal problem for the vast majority of those living in the Bay Area. 60% of the respondents are concerned about their current housing situation and are spending more than 30% of their income on housing expenses, that is, spending more than standard definition of affordable housing.

One in four residents are in extreme distress, paying half of their income for

(Bay Area Poll continued on page 3)

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From the Desk of the Executive Director

Dear Members and Friends,

It was deeply confirming to read through the NPH Bay Area Housing Opinion Poll and realize the strong support we have from our neighbors throughout the region for our work to provide more affordable housing. I was compelled to read through over 150 pages of the verbatim responses that chronicled the hardships so many of our Bay Area neighbors are suffering. It was similar to how one might love a great novel or movie, even though it is terribly sad. My compassion for the heart wrenching stories continues to affirm the long-term NPH approach—common sense solutions to this systemic and decades long affordable housing crisis.

The economic trauma of the 50-year-old poll respondent who had to move in with her parents has parallels throughout our work. We see it in the economic crisis that is rocking our local, state and federal governments' resources to fund housing. We see it among our affordable housing development community that now needs to scramble for investors, tax credits and back up resources as never before.

NPH is committed to supporting the creation of a new business model for affordable housing production. We do not know what the fully realized new business model will look like, but it will come from our best and strongest traditions—those that rely upon our membership base to elevate innovative and bold new ideas for peer review, endorsement and implementation.

Three tried and true methods will guide this discussion. First, we will continue to lean on each other, seeking each other's wisdom and experience through peer-to-peer conversation and debate. Second, we will build new alliances, expanding our community of interest and seeking those who share our values and concerns. Third, we will tighten our belts, frugally conserving resources where possible to enable

spending where necessary.

In this issue of *News To Build On* you will find the latest news on federal, state and regional policy developments that affect the affordable housing sector. In addition, NPH is proud to point out the descriptions and registration information for a robust training schedule, including two days of training developed with the advice and recommendations of NPH's new Property Stewardship Working Group. Throughout the issue is the information NPH members need to find out how to become involved.

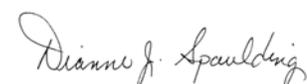
Best of all, this issue includes details of NPH's upcoming Spring Awards event to be held on May 5th in San Francisco. Nominations in every award category have been inspirational and our community has much to celebrate in the strength and goodness of our membership. We will have a meaningful but short program, in order to maximize the networking opportunity for you, our members. See page 5 for the announcement of this year's awardees.

It will be great to see you on May 5th and a perfect opportunity for you to invite newcomers to celebrate the heroes and s/heroines in the Bay Area's affordable housing community.

Thank you for all you do to support NPH!



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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(Bay Area Poll continued from front page)

housing. The affordability problem is worse for women and for renters, 32% of both groups reporting paying more than half of their income on housing. It is not just an issue for the young either, with 54 years being the median age of those concerned about sustaining their own housing situation.

Need for Permanent Rental Homes

Although the NPH poll found strong majorities among both renters and homeowners seeking more affordable housing, the situation among renters is uniquely desperate. Fully two-thirds, 66% of the respondents reported problems finding a rental home they can afford. Among the specific problems affecting one-third of the respondents were getting move in money, bad credit reports, and finding homes in safe neighborhoods.

Nearly half of the renters do not plan to buy a home in the Bay Area for a variety of reasons, many financial. This is a critical result for policy makers to understand that homeownership alone is not a solution or always the appropriate option for many.

The NPH poll enabled respondents to provide detailed responses in their own words, in addition to answering traditional multiple-choice questions. The verbatim replies were uniquely heartbreaking. For example, one respondent wrote: “Rent eats up a large portion of income such that it is often very difficult to make ends meet in other matters such as food, transportation and paying down debt.” The stories went on and on from the people (even those over 40 and 50 years of age) forced to move in with parents, to tolerate unsafe situations and to sacrifice basic needs.

Homeowners’ Pain Affects All Issues

The NPH poll found that a third (34%) of the Bay Area homeowners responding to the poll have minimal or negative equity. About one fourth (24%) of the respondents felt literally “trapped” in their homes, wanting to sell but unable to in the current market. Drilling down further into the experience of homeowners who tried to sell their homes in the past two years, the NPH poll found that 63% of those homeowners were unable to sell.

“Two-thirds of respondents reported problems finding a rental home they can afford.”

Another striking conclusion is that the policy options to help affordable housing will need to factor in solutions for mortgage holders and homeowners who are suffering during these hard economic times in order to build the level of support needed for broad housing reform.

Political Support for New Housing Funds

Strong majorities of those polled support new public policy to build more affordable rental for low and middle-income people. Housing for families and housing near jobs and transit were additional priorities for more than one-third of the respondents.

Folks were interested in government action, primarily at the local level by cities and counties and 39% told us they would definitely or probably support new taxes or fees to create more affordable housing. On that question, 36% were not sure or dependant on the specifics of the measure providing an opening for new funding sources when targeted to housing concerns.

“Rent eats up a large portion of income such that it is often very difficult to make ends meet in other matters such as food, transportation and paying down debt.”

When asked about specific funding options, a document recording fee on real estate transactions was a clear winner, with 63% in favor and solid majority support from Republicans as well as Democrats. Limiting the deductibility of mortgage interest on second homes was the second most popular option, supported by 42% of those polled. Prospects for a general obligation bond measure were less promising, with supporters, opponents and undecided nearly evenly spread with one-third of the respondents in each camp.

The NPH poll demonstrates that we have broad support for the affordable housing agenda with our Bay Area community. There is a willingness to contribute through government funding and a desire to work locally.

The full survey results are posted on the NPH website publications page: www.nonprofithousing.org.

For more information, contact Ann Gressani, Policy Director, at (415) 989-8160 ext. 22 or ann@nonprofithousing.org.

NPH MEMBER UPDATE

NPH 2010: Taking Care of Business

NPH's membership is always growing and evolving and NPH's communications tools and working groups regularly evolve to meet changing demands.

Here is list of what is happening in the Spring of 2010.

NPH Communications and Training

The NPH Bulletin is an email announcement that goes to all of our members. This is the tool that provides periodic and timely updates on policy developments, upcoming events and news from our members.

The NPH Community Calendar is posted on the NPH website. It is the "go to" site for the Bay Area's affordable housing community. Members' public events, openings, celebrations and trainings are posted on the Community Calendar and remain available on the Calendar for maximum exposure. The Calendar functions as a resource to prevent double scheduling on a particular date as well as publicizing NPH members' special events.

The NPH Brown Bag Program offers peer-to-peer training seminars addressing a broad range of topics. In 2010, we are expanding the format of the program to two and a half hours in order to provide more time for networking over lunch without cutting into the two-hour training seminar. Our brown bags often sell out so it is important to sign up early! Upcoming brown bags and registration information can be found on page 9 of this issue of *News To Build On*.

For more information about the Bulletin, Calendar and Brown Bags, contact Shannon Rice, Administrative Assistant, at shannon@nonprofithousing.org.

NPH Working Groups

One of the primary benefits of membership in NPH is working group participation, which enables members' direct influence in the work, as well as peer networking and the development of policy recommendations and the action agenda.

Legislative Issues is where members go to get the latest information on state and federal policy. This working group meets the first Thursday of every month from 9:30am-11:30am. Among the issues currently being addressed by the Legislative Issues Working Group are the federal funding for senior and disabled housing, programs known as Section 202 and 811, and the HOME program.

Action Alerts describing advocacy action that individuals and organizations can take in support of NPH's policy goals established by the Legislative Issues Committee are sent on a periodic basis when timely action is needed to contact state and federal elected representatives. The Alerts provide succinct explanations of the issues and action suggested.

Property Stewardship is addressing regulatory issues at the state and local level as well as developing the training curriculum to meet the needs of property and asset managers. This working group meets the fourth Thursday of every month from 2pm-4pm.

Tax Credit Allocation Committee (TCAC) meets on an as needed basis to discuss current and proposed regulations for the state and federal tax credit programs. The committee met in February with California's TCAC Director Bill Pavao and is planning additional meetings later this year on the tax credit exchange program and program reforms.

Local Government Working Group meets on an ad hoc basis and is led by NPH's public sector members. This group is considering convenings on Inclusionary Zoning issues and opportunities for increased federal funding this year.

The **action alerts and working group notices** are sent regularly by email to any NPH member who signs up for these mailing lists. Take some time to check if you and others in your organization are getting the information described above that you need.

To make changes in your mailing list status please contact Shannon Rice, Administrative Assistant, at shannon@nonprofithousing.org.

MEMBERSHIP EXPIRED?

If the expiration date on your mailing label has passed, renew online at www.nonprofithousing.org or email info@nonprofithousing.org

14TH ANNUAL AFFORDABLE HOUSING AWARDS

PRESENTING



AWARD RECIPIENTS

CATHERINE A. BAUER LIFETIME ACHIEVEMENT

Natalie Gubb
Gubb & Barshay LLP

PARTNERS IN COMMUNITY DEVELOPMENT

Midstate Construction Corporation

DISTINGUISHED PUBLIC OFFICIAL

Olson Lee
San Francisco Redevelopment Agency

UNsung HERO

Don Falk
Tenderloin Neighborhood Development Corporation



Wednesday, May 5, 2010

Reception: 5:00 p.m. to 8:00 p.m.
(Program: 5:45 p.m. – 6:15 p.m.)

The City Club of San Francisco

155 Sansome Street, 10th Floor
(at Pine Street, Montgomery BART)

___ Reserve my spot on the guest list!

___ NPH Members x \$175 = ___

___ Non-Members x \$225 = ___

(Rates go up by \$50 after April 23rd.)

For community rates, please call (415) 989-8160 ext. 10.

___ Sorry, can't make it, but I would like to donate
\$_____ to support NPH.

___ Please donate #___ of my tickets above to low-
income residents or NPH supporters.

___ Count me in as a 14th Annual Awards Sponsor.

___ Visionary \$10,000

___ Community Voice \$5,000

___ Community Pillar \$2,500

___ Cornerstone \$1,500

___ Groundbreaker \$1,000

___ Friendly Neighbor \$500

___ Advocate \$250

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My payment = \$_____

___ Check enclosed payable to NPH

___ Invoice me

___ Pay by credit card online at www.nonprofnhousing.org

Name(s) _____

Organization _____

Address _____

RSVP to NPH by April 28th, 2010

Fax: (415) 989-8166

Mail: 369 Pine Street, Suite 350, San Francisco, CA 94104

**Online registration and more information available at
www.nonprofnhousing.org**

FEDERAL POLICY UPDATE

Federal Policy Update

The Proposed FY2011 HUD Budget

On February 1st, the Administration released its fiscal year 2011 Budget for the U.S. Department of Housing and Urban Development (HUD). *Key changes in the proposed HUD Budget include:*

- Decreases to the following programs: the public housing capital fund; HOME program; and severe cuts to the Section 202 and 811 programs, specifically: Section 202 funds would be cut to \$274 million, (down from \$825 million) and Section 811 would be cut to \$90 million (down from \$300 million). NPH is working with national organizations to oppose these cuts.
- A \$350 million request for a new program called “Transforming Rental Assistance (TRA), the first phase of a multi-year initiative to regionalize the Housing Choice Voucher program and convert public housing to project-based vouchers. (See below for more details.)
- A \$2.1 billion request for HUD’s Homeless Assistance Programs to implement the HEARTH Act. While this is a 10% increase over the previous year, supportive housing advocates are concerned that this may not be enough to fulfill the HEARTH Act. (More information about the HEARTH Act can be found on the website of the National Alliance to End Homelessness www.endhomelessness.org)
- Increases to the following programs: Section 8 assistance (both tenant-based and project-based); homeless assistance; and the public housing operating fund. Community development block grant funding would remain unchanged.

“Transforming Rental Assistance”

As part of its budget request, the Administration has proposed a new, multi-phase program that would begin to streamline HUD’s 13 rental assistance programs into a single form of subsidy. The new initiative, called Transforming Rental Assistance” (TRA), begins with a first phase allowing public housing agencies and private owners of federally subsidized stock to voluntarily convert their current federal housing subsidy streams into a new Rental Assistance for Preservation and Transformation (RAPT). The new federal subsidy stream would be something akin to the project-based voucher program.

TRA is intended to preserve existing public and assisted housing while putting the converted units on a path to have sufficient ongoing subsidies through a new RAPT funding stream. TRA would have three broad goals: streamlining HUD’s rental assistance programs, designing federal subsidies that can attract private capital to projects, and providing residents with additional mobility options. NPH is closely following the development of this new initiative.

Low-Income Housing Tax Credit Legislation

To address the reduced investor interest in the Low-Income Housing Tax Credit (LIHTC), affordable housing advocates are urging Congress to take the following action to protect the program: 1) extending the Tax Credit Exchange Program (TCEP) for 9% credits to apply to 2010 LIHTC allocations, 2) amending the TCEP to include 4% credits, 3) expanding the ability of investors to use credits against prior year income, known as “carryback,” 4) encouraging new investors, such as small financial institutions and limited partnerships, to enter the LIHTC market.

The proposal to extend the TCEP for 9% credits is included in H.R. 4213 “American Workers State and Business Relief Act” and has been approved by both the House and Senate. In addition, Representative Linda Sanchez (D-CA) introduced H.R. 4687 to expand TCEP to include the exchange of 4% credits and Representative Bill Pascrell (D-NJ) is carrying H.R. 4109 to enable the carryback. NPH members are encouraged to contact their members of Congress and request that they co-sponsor these bills.

National Housing Trust Fund

The effort to find a legislative vehicle to get funding for the National Housing Trust Fund (NHTF) in the Senate focuses on the American Workers, State, and Business Relief Act of 2010. The goal is to secure \$1.065 billion in the bill: \$1 billion to capitalize the NHTF and \$65 million for project-based vouchers to couple with NHTF capital grants.

For more information about these issues contact Megan Kirkeby, Policy Associate, megan@nonprofithousing.org.

STATE POLICY UPDATE

State Policy Update

News From the State Capitol

Permanent Source: In late January, State Senate President Darryl Steinberg decided to suspend efforts this year behind legislation SB 500 (Steinberg) to enact a permanent source of funds for affordable housing due to the urgent demand to balance the State Budget this year in the face of declining tax revenues. However, the advocacy of NPH members and other housing advocates on behalf of the permanent source and relief from the state bond funding freeze of 2008-2009 has focused the attention of state legislators to the plight of stalled housing projects. New legislative allies have stepped forward to help provide assistance for “shovel ready” projects that are in need of regulatory or financial assistance to go forward.

Stalled Projects: In the Bay Area, State Senator Loni Hancock and Assemblyman Sandre Swanson stepped in to help make sure that Resources for Community Development of Berkeley received committed funds from the Department of Housing and Community Development in time to avoid prohibitively expensive interest payments for construction loans on the new Fox Courts housing development in downtown Oakland. Many legislators, including the newly elected Assembly speaker John Perez, and Assemblywoman Norma Torres, Chair of the Assembly Housing Committee, are investigating significant possibilities such as regulatory reforms and identifying alternative sources of currently underutilized funds to help move affordable housing developments toward construction.

Impact on Jobs: NPH and our allies throughout the state are identifying and describing the details of stranded projects to the legislators in whose districts those developments reside, bringing home to the elected representatives the impact on their constituents, both in terms of construction jobs and prospective new homes. One survey done by Housing California identified twelve “shovel-ready” housing projects stalled for lack of \$119 million in construction loans that would generate 750 construction jobs, 293 permanent jobs and yield 564 new homes.

This issue is a top priority of NPH’s Board of Directors and is being managed in NPH’s Legislative Issues Working Group.

To find out more, contact Ann Gressani, Policy Director, at (415) 989-8160 ext. 22 or ann@nonprofithousing.org.

Yes! On State Budget Reform

Redevelopment Funds: The NPH Board voted in January to unanimously support the effort of the California League of Cities and the California Redevelopment Agency Association now circulating petitions to place a measure on the ballot to prevent the State Legislature from taking local funds. Supporters seek to gather one million signatures by April 15th in order to secure a place on the November 2010 ballot. The measure is entitled: ***The Local Taxpayer, Public Safety and Transportation Protection Act of 2010.***

The current taking of \$2 billion from Redevelopment Agencies in the 2009-2010 budget has dire consequences for affordable housing. For example, the recent cuts mean a loss of \$30 million in San Francisco according to the San Francisco Redevelopment Agency, and staff cuts as high as 30% at the City of San Jose Redevelopment Agency.

To help gather signatures, or for more information, contact Ann Gressani, Policy Director, at (415) 989-8160 ext. 22 or ann@nonprofithousing.org.

HOUSING CALIFORNIA ANNUAL CONFERENCE: Build Louder - Shout Out for Affordable Homes

APRIL 26-28, 2010

Sacramento Convention Center

Over seventy workshops plus seven Institutes, designed for all levels of experience from Beginner to Advanced. Robust workshop tracks include Housing Finance, Property Management and Green Building. Unique opportunity to join colleagues lobbying at the State Capitol. This is the ultimate statewide housing conference for all housing and service providers.

For more information:

Visit www.housingca.org or call
Lynda Chandler at 916-447-0503.

REGIONAL UPDATE

Regional Update

Court Strikes Down Pleasanton Housing Cap, Orders Rezoning For Housing Near Jobs, Transit

In a major affordable housing victory, Alameda Superior Court Judge Frank Roesch has ruled that the City of Pleasanton's Housing Cap violates state law. In the first ruling of its kind, the court also ordered the city to complete re-zoning that is required by state law so that it can meet its share of the region's affordable housing.

The decision in this case, *Urban Habitat v. City of Pleasanton*, was released March 12, 2010 and has important repercussions across the Bay Area and California for civil rights, the environment and the economy. The plaintiffs were represented by Public Advocates, the Public Interest Law Project, attorneys from Paul, Hastings, Janofsky and Walker LLP. And California Attorney General Jerry Brown joined the case last summer.

Judge Roesch ruled the 29,000-unit Housing Cap unconstitutional because it blocked the City from meeting its share of the Regional Housing Need Allocation (RHNA) under California law. Pleasanton must plan for a share of 3,277 housing units, including 2,524 affordable homes, for the period ending 2014.

The Housing Cap prevented hundreds of the much-needed homes from being built in the city, not just by 2014, but for the indefinite future. Based on these facts, the Court concluded that "[i]t is self-evident that the City cannot comply with the State statute" requiring the City to accommodate its fair share of the region's projected housing need.

MTC Pledges \$10 Million for New Affordable Housing Fund

On February 24th, the Bay Area Metropolitan Transportation Commission (MTC) approved a commitment of up to \$10 million through its Transportation for Livable Communities program to help establish a new revolving loan fund to finance land acquisition for affordable housing development in select locations near rail and bus lines throughout the Bay Area.

The Great Communities Collaborative (GCC), is leading this effort along with Bay Area LISC, and California Housing

Partnership Corporation. GCC is a partnership of Bay Area organizations including NPH, environmental and social justice organizations and community foundations. The goal is to increase the loan fund to \$40 million or more by attracting matching commitments from private foundations and other investors.

The new Bay Area Affordable Transit-Oriented Development Fund (TOD Fund) is modeled on similar funds established in recent years in Denver, Los Angeles, Minneapolis, New Orleans and New York, which together total more than \$350 million and have been used to leverage hundreds of millions of additional dollars from commercial lenders, investment funds, foundations and public agencies to support affordable housing development. The Bay Area initiative expects to begin making its first investments in 2011.

For more information on these and other regional policies, contact Evelyn Stivers, Field Director, at evelyn@nonprophousing.org

Housing Advocates Send Marin County Housing Element Back to Drawing Board

In a victory for residents and workers seeking affordable homes in Marin, the California Department of Housing and Community Development (HCD) has informed Marin County that to gain state approval it must revise its housing element to better accommodate affordable housing. This follows months of work by NPH and local partners, under the collaborative umbrella of the Marin Community Housing Action Initiative (MCHAI) with Greenbelt Alliance and the Marin Community Foundation, to shed light on zoning barriers that make affordable homes very expensive, if not impossible, to build in Marin.

NPH and others have been working with local advocates to introduce best practices into Marin's local housing element processes since early 2009. In response to advocacy efforts, the County included many creative policies in its draft plan such as setting minimum unit floors for less obvious sites for affordable housing sites.

But when County plans fell short of addressing key zoning and General Plan impediments, NPH turned its attention to HCD. NPH submitted research and analysis in a written critique coordinated with Public Advocates, which HCD

(Marin continued on page 9)

AFFORDABLE HOUSING WEEK - MAY 9-18, 2010

*This year Affordable Housing Week promises to be one the best, with events throughout the Bay Area.
For a complete list and the latest information, go to the NPH Community Calendar at www.nonprofithousing.org.
A few highlights of events include:*

NAPA COUNTY

**Napa Valley Community Housing
Third Annual Golf Tournament**
Wednesday, May 12
For more details, visit: <http://www.nvch.org/>

SONOMA COUNTY

**The Sonoma County Housing Coalition
10th Annual Leadership Breakfast**
Monday, May 10 | 7:00 a.m. - 10 a.m.
Flamingo Resort and Spa - \$35.00/person
To RSVP, contact Gale Brownell at (707)953-8988
or galephil@pacbell.net

EAST BAY

**Tassafaronga Village Grand Opening Celebration
Oakland Housing Authority**
Monday, May 10
930 84th Avenue, Oakland, CA

**Magnolia Terrace Dedication and Groundbreaking
Ceremony
Housing Consortium of the East Bay**
Monday, May 10 | 3:00 - 5:00 p.m.
Magnolia Terrace: 4001 Adeline St. Emeryville, CA /
Oak Walk: 4098 San Pablo Ave. Emeryville, CA

**Touring Future Transit Oriented Affordable Housing
Development in Pittsburg with TransForm**
Wednesday, May 12 | 1:00 - 3:00 p.m.
Starting at Pittsburg City Hall, 65 Civic Avenue,
Pittsburg, CA

**Los Medanos Village Grand Opening Celebration
Resources for Community Development**
Wednesday, May 12 | 3:00 p.m.
2000 Crestview Drive, Pittsburgh, CA

**Main Street Village Groundbreaking Ceremony
Allied Housing and Mid-Peninsula Housing**
Tuesday, May 11 | 4:00 - 6:00 p.m.
3615 Main St Fremont, CA

SAN MATEO COUNTY

**San Mateo County Board of Supervisors Proclama-
tion Honoring Affordable Housing Week**
Tuesday, May 11th | 9:00 a.m.
San Mateo County Board of Supervisors Chambers
400 County Center, Redwood City
http://www.hlcsmc.org/event_detail.php?eid=679

Annual HEART Luncheon
Wednesday, May 12 | 11:30 a.m. - 1:30 p.m.
Crowne Plaza Hotel, Burlingame
http://www.hlcsmc.org/event_detail.php?eid=680

Grand Opening of Trestle Glen Apartments
Thursday, May 13th
7880 El Camino Real (near Colma BART)
http://www.hlcsmc.org/event_detail.php?eid=681

HLC Legislative Breakfast: SB 375 Implementation
Friday, May 14th | 9:00 a.m. - 1:00 p.m.
Crowne Plaza Hotel, 1177 Airport Boulevard,
Burlingame, CA
http://www.hlcsmc.org/event_detail.php?eid=683

(Marin continued from page 8)

found persuasive. In January, HCD notified the County that significant changes would be needed to its draft Housing Element to gain state certification. The County is now exploring whether changes that it has been reluctant to make to its General Plan should in fact be undertaken to enable affordable housing at key sites.

For more information on these and other regional policies, contact Robert Hickey, Program Coordinator, at robert@nonprofithousing.org

NPH's UPCOMING TRAININGS

NPH AND BAY AREA LISC PRESENT:

"YEAR 15" TAX CREDIT BUY-OUTS (DAY ONE)
Tuesday, April 20th | 9:30 a.m. to 12:30 p.m.

Trainer Joel Rubenzahl of Community Economics, Inc. will provide an overview of the major issues facing affordable housing sponsors throughout the process of buying out investors. Discussion will include valuation issues, calculating tax liability, distributions of project reserves, advice on negotiating with investors and how to minimize the buyout cost. This training is intended for Finance Directors, Controllers, Chief Financial Officers, Asset Managers and Developers.

"YEAR 15" TAX CREDIT BUY-OUTS (DAY TWO)
Wednesday, April 21st | 9:30 a.m. to 3:30 p.m.

Day two is designed to help participants evaluate and prepare for the buyout of specific projects. Participants bring pro formas, partnership agreements, K-1s, audit and options, then work through an analysis in small groups. Issues that arise from the analysis will serve as the basis for group discussion. This training is intended for Finance Directors, Controllers, Chief Financial Officers, Asset Managers and Developers.

Both workshops are co-sponsored by NPH and Bay Area LISC, with the support of Citi, and will take place at:

Preservation Park: Ginn Housing - Large
660 13th Street, Oakland, CA (12th Street BART)

Registration:

\$40 - Day One only
\$75 - Day One and Day Two

To register and for more information visit:
<http://ga0.org/nphaction/events/year15/details.tcl>
or call (415) 397-7322 ext. 18

THE NPH BROWN BAG SERIES PRESENTS:

INTEGRATED PEST MANAGEMENT: LEAST-TOXIC OPTIONS FOR APARTMENT

Wednesday, May 26 | 11:30 a.m. to 2:00 p.m.
NPH Conference Room
369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

Panelist: Caroline Cox, Center for Environmental Health

This workshop will provide a basic introduction to Integrated Pest Management (IPM) - a proven, cost-effective and environmentally responsible strategy to combat ongoing pest problems without unnecessary pesticide use. A tenant organizer and nonprofit building manager will share their perspectives on working with tenants, building maintenance staff, and contractors in this integrated system.

Reserve my spot on the guest list!

___ NPH Members x \$35 = ___
___ Non-Members x \$60 = ___
___ Frequent Flyer x \$0 = ___
TOTAL \$ ___

Payment Method

___ Check enclosed payable to NPH
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Name(s) _____

Organization _____

Address _____

Return this form to NPH by fax: (415) 989-8166 or
mail: 369 Pine Street, Suite 350, San Francisco, 94104

For online registration and more information visit
www.nonprofnhousing.org

RESOURCES

GUIDEBOOK AIMS TO REDUCE SOCIAL ISOLATION

Satellite is proud to announce the publication of Reach Out! Preventing and Alleviating Social Isolation in Seniors - for Providers of Affordable Housing. The guidebook demonstrates the deeply injurious affects social isolation can have in seniors and concrete ways to combat it. While it is primarily written for resident service coordinators, it can easily be adapted for any organization or individual who works with seniors.

Reach Out! is the culmination of a year and a half of academic and on-the-ground research from Satellite's Director of Resident Services and a team of VISTA volunteers. Patrick Arbore, Ed.D of the Institute on Aging, says of the guidebook, "Staff of Affordable Senior Housing will be able to utilize this material on a daily basis. Unlike a lot of manuals that collect dust, this guidebook is alive with helpful tips to enable the resident to live a life of possibilities as they age."

If you're interested in the guidebook, contact Satellite's Communications Coordinator Cristina Bautista at cbautista@satellitehousing.org or at 510-647-0700 ext. 131. A donation of \$15 per copy is suggested, but not required.

SENIORS AND THE LAW: A GUIDE FOR MATURING CALIFORNIANS

Topics Include: Health Care, Debt, Consumer Scams, Caregivers, Legal Assistance

For free copies of this 16-page publication contact: seniors@calbar.ca.gov or Office of Media Services, The State Bar of California, 180 Howard Street, San Francisco CA 94105

FREE REPORT ON SUSTAINABLE DEVELOPMENT NOW AVAILABLE

A new national nonprofit organization headquartered in California is offering developers, planners and architects a free 30-page report on the state of the art in sustainable community planning and development.

The report is titled Beyond Green Building: How to Get Deals Done in the New Era of Sustainable Community Planning and Development. It was prepared by Partnership for Sustainable Communities (PSC), a nonprofit organization dedicated to promoting land use reform, including higher density zoning, infill development, and measures to encourage affordable housing.

The report gives practical information and analysis on efforts to reduce greenhouse gas emissions by changing the way communities are planned and buildings are constructed. It looks at efforts to make affordable housing more sustainable, and to make land use policies more supportive of affordable housing. It provides good practical information on green building and energy retrofits.

For more information, go to www.p4sc.org. Click on the link in the left hand column, "Subscribe to P4SC New Wire." You will be added to PSC's mailing list for a periodic update on sustainable development and will also receive a link to the "Beyond Green Building" report. Or just call Andre Shashaty at 415-453-2100, ext. 304

NPH members are encouraged to submit announcements of free or low cost resources and opportunities for publication. For details, please contact Shannon Rice, Administrative Assistant, at shannon@nonprophousing.org.

COMING SOON

Coming Soon

NPH PRESENTS:

The 14th Annual Housing Leadership Awards
May 5, 2010!

CITY CLUB OF SAN FRANCISCO
155 Sansome Street
San Francisco, CA

(See Page 5 for Details)



A LEGACY OF LEADERSHIP AND LANDMARK LEGISLATION

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

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San Francisco, CA
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