

News to Build On

Spring Issue
2012

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

California Legislature Introduces the Housing Opportunity and Market Stabilization (HOMeS) Act

On February 23, California State Senator Mark DeSaulnier (D-Concord) and Senate President pro Tem Darrell Steinberg (D-Sacramento), along with principal co-author Assemblymember Toni Atkins (D-San Diego), introduced SB 1220, legislation to create the Housing Opportunity and Market Stabilization (HOMeS) Act with the goal of creating a permanent funding source for affordable places to live in California.



NPH staff and members visited the State Capitol in March for California Housing Consortium's Lobby Days. From left: Bill Huang (City of Pasadena), Gabriella Chiarenza (NPH), Linda Mandolini (Eden Housing), John Tastor (Arthur J. Gallagher & Co.)

The State of California's investment in affordable housing has been declining dramatically over the last several years. The housing bonds funded in 2000 and 2006 have all been awarded and no more funds are available. More recently, the California Legislature eliminated redevelopment agencies across the state, the largest source of local funding for creating affordable housing.

SB 1220's sponsors recognize that California desperately needs a permanent, ongoing source of funding dedicated to affordable housing development. They are sponsoring the legislation because they believe that the bill will leverage billions of dollars in private investment, lessen demands on law enforcement and dwindling health care resources as fewer people are forced to live on the streets or in dangerous substandard buildings, and increase businesses' ability to attract and retain skilled workers.

This bill imposes a \$75 fee on the recordation of each real-estate document in order to permanently fund the Housing Opportunity and Market Stabilization (*HOMeS Act continued on page 7*).

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From the Desk of the Executive Director

Dear Members and Friends,

When we returned from our holiday break, we were greeted with the unfortunate news of the Supreme Court's decision to uphold a law that abolishes redevelopment agencies across the state. As you know, this move is devastating to millions of low-income Californians who have been hardest hit by the largest economic recession the state has seen in years. To protect the housing funds, Senate President pro Tem Darrell Steinberg authored **SB 654** (with NPH as a sponsor), legislation that clarifies that the existing Low and Moderate Income Housing Fund balances will transfer to the successor housing agencies of dissolved redevelopment agencies. The proposal passed with bi-partisan support in the California State Senate. We hope that the legislation reaches the Governor's desk for approval in early April.

Over the past five years, funding at every level - federal, state and local - used for the creation of affordable housing has dwindled or vanished all together. In late February, Senator Mark DeSaulnier and Senate President pro Tem Darrell Steinberg responded in a big way. They introduced legislation to create the **Housing Opportunity and Market Stabilization (HOMeS) Act** (SB 1220) with the goal of creating a permanent funding source for affordable places to live in California. We encourage you to join NPH in supporting this vital piece of legislation. Please visit our website for ways you can help: nph.convio.net/take-action.

This Spring issue features two of NPH's key projects in the last couple of months. In February we released ***With an Affordable Place to Live: Stories from Marin***, a collection of first hand narratives from families and individuals who, unlike thousands in Marin County, have found affordable places to live. This publication also celebrates the affordable properties where these families live and shows how Marin communities were able to get the projects built.

We also recently launched a brand new toolkit: ***Providing Internet Access to Affordable Housing Residents***. The purpose of this toolkit is to help non-technical staff of affordable housing organizations understand the landscape of broadband technology options, best practices, and available resources.

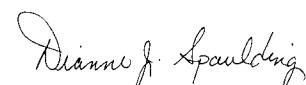
As we prepare for a busy spring, we look forward to events that celebrate affordable housing in our region. NPH partner groups East Bay Housing Organizations, Housing Leadership Council of San Mateo and the Santa Clara Housing Trust Fund has extended the Affordable Housing Week celebration to accommodate the many new participating organizations and events around the region. To accommodate a larger list of events this year, the affordable housing community in the Bay Area will be celebrating **Affordable Housing Month in 2012!** Please see page 4 for a comprehensive listing of all the events.

I am also excited to announce NPH's list of awardees for our annual Affordable Housing Leadership Awards. Please see the opposite page for this year's award recipients. The Bay Area affordable housing community has much to celebrate in the commitment and leadership of our members. **Please join us to honor this year's Affordable Housing Leaders on Wednesday, May 2, at the City Club of San Francisco.**

Thank you for your continued support!



Sincerely,



Dianne Spaulding
Executive Director

News to Build On

News to Build On is the quarterly 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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16th Annual
**Affordable Housing
Leadership Awards**

Wednesday, May 2nd 2012

Reception: 5:00 p.m. - 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)

Online registration and more information available at:

nph.convio.net/awards2012

AWARD RECIPIENTS

CATHERINE A. BAUER LIFETIME ACHIEVEMENT

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*Formerly of the California Department of Housing and
Community Development*

Thank you to our early sponsors!

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AFFORDABLE HOUSING MONTH - MAY 2012

Pioneered by the East Bay Housing Organizations (EBHO) in Contra Costa and Alameda Counties, Affordable Housing Week has highlighted many great events celebrating affordable housing in the Bay Area in the past several years.

To accommodate a wider variety of events in a greater jurisdiction scope, Bay Area affordable housing advocates will be extending the celebration to the entire month of May! Below is a list of events that celebrate the successes of affordable housing, discuss the ever growing need for housing and continued funding and take advantage of the platform to encourage continued advocacy and action. *For a complete list and the latest information, visit the NPH Community Calendar at www.nonprofnhousing.org.*

A few highlights of this year's events include:

ALAMEDA & CONTRA COSTA COUNTIES

For more information and full schedule of East Bay events, visit www.ebho.org or call (510) 663-3830 x322.

EBHO's Kick-Off Celebration

Friday, May 11 | 5:30 - 8:30 p.m.
Uptown Body and Fender
401 26th Street, Oakland

Life after Redevelopment: The Future of Affordable Housing and Community Revitalization

Monday, May 14 | 2:00 PM - 4:00 PM
City Hall, 1666 North Main Street, Walnut Creek

4th Annual State of Housing in the East Bay Symposium Foreclosures and Affordable Housing: Shared Crisis... Shared Solutions

Tuesday, May 15 | 3:00 - 6:00 p.m.
East Bay Center for the Performing Arts
339 11th Street, Richmond

Beyond Housing: Creating Social Enterprise with Residents

Wednesday, May 16 | 4:00 a.m. - 5:30 p.m.
2701 Main Street, Alameda

Valdez Plaza Grand Re-Opening

Thursday, May 17 | 2:00 p.m. - 4:00 p.m.
280 28th Street, Oakland

Housing Sabbath

May 18 - May 20
Houses of worship of different traditions throughout Alameda and Contra Costa Counties raise awareness about affordable housing with special sermons and guest speakers.

Behind the Scenes at Harmon Gardens

Monday, May 14 | 10:00 a.m. - 12:00 p.m.
3240 Sacramento Street, Berkeley

Green Management Showcase & Resources

Tuesday, May 15 | 10:00 a.m. - 12:00 p.m.
Fremont Oak Gardens, 2681 Driscoll Rd, Fremont

Lion Creek Crossings Celebration

Wednesday, May 16 | 11:00 a.m. - 12:30 p.m.
6951 Lion Way, Oakland

Cathedral Gardens Groundbreaking

Thursday, May 17 | 10:00 a.m. - 12:00 p.m.
668 21st Street, Oakland

Supportive Housing Construction Tour on the EBCRP

Continuum of Care Campus
Thursday, May 17 | 12:00 p.m. - 2:00 p.m.
2551 San Pablo Avenue, Oakland

Cottonwood Place & On Lok Lifeways' Peralta Center Grand Opening

Friday, May 18 | 12:00 p.m. - 1:30 p.m.
3701 Peralta Boulevard, Fremont

Appreciation Fair for Rental Property Owners and Managers

Saturday, May 19 | 11:00 a.m. - 4:00 p.m.
Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland

Tour Affordable Housing - by Bicycle!

Sunday, May 20 | 10:00 a.m. - 1:00 p.m.
Meet at Oakland Museum of CA, 1000 Oak Street, Oakland

AFFORDABLE HOUSING MONTH - MAY 2012

SAN MATEO COUNTY

For information about events in San Mateo County, please visit the Housing Leadership Council of San Mateo County's website: www.hlscmc.org/abw-2012 or contact Joshua Hugg at (650) 872-4444 x2 or jshugg@hlscmc.org.

Annual HEART Executive Briefing & Luncheon

Monday, May 7 | 11:30 a.m. - 1:30 p.m.
South San Francisco Conference Center
255 South Airport Boulevard, South San Francisco

Healthy Communities Forum - Housing and Health

Tuesday, May 8 | 5:00 p.m. - 8:00 p.m.
Location: To Be Announced

The Road To Homeownership: California's Housing Recovery

Wednesday, May 9 | 11:00 a.m. - 1:00 p.m.
Location: To Be Announced

Ribbon Cutting for Midway Village

Thursday, May 10 | 12:00 p.m. - 2:00 p.m.
Midway Village, 47 Midway Drive, Daly City

Grand Opening of Cedar Street Apartments

Thursday, May 10 | 4:00 p.m. - 6:00 p.m.
110 Cedar Street, Redwood City

HLC Legislative Breakfast

Friday, May 11 | 7:30 a.m. - 9:00 a.m.
Best Western Grosvenor
380 S. Airport Blvd., South San Francisco

MARIN COUNTY

Live Local Awards: Honoring organizations, elected leaders, volunteers, and others who have worked tirelessly in support of affordable housing in Marin

Date/Time/Location: TBD

More info: www.livelocalmarin.org

NAPA COUNTY

Fifth Annual Golf Tournament: A fun-filled day of scramble golf, including lunch, followed by dinner, prizes and a silent auction

Wednesday, May 16 | 1:00 p.m. - 8:00 p.m.

Eagle Vines Golf Club

580 South Kelly Road, Napa

More info: <http://www.nvch.org/>

SANTA CLARA COUNTY

For more information about events in Santa Clara County, please visit the Housing Trust's website: www.housingtrustscc.org. Event dates and times are subject to change.

Bill Wilson Center Tour & Housewarming

Wednesday, May 23 | 5:00 p.m. - 7:00 p.m.

3490 The Alameda, Santa Clara

Ford & Monterey Apartments Groundbreaking

Monday, May 21 | 12:30 p.m. - 2:30 p.m.

San Jose

Foreclosure Prevention Panel

Saturday, May 19 | Evening

San Jose

Silicon Valley Leadership Group Affordable Housing

Tour: Witness the positive impact and vibrancy that affordable housing actually brings to our local communities

Saturday, May 26

More info: Clorama Dorvilias, (408) 501-7873

or cdorvilias@svlg.org

New Toolkit on Providing Internet Access in Affordable Housing Properties

NPH is excited to announce the release of our new toolkit, **Providing Internet Access to Affordable Housing Residents**. The purpose of this toolkit is to help non-technical staff of affordable housing organizations understand the landscape of broadband technology options, best practices, and available resources.

The digital divide is a real concern, and to address it, many affordable housing developers are providing access to the Internet at their buildings for the residents. Sometimes this means building computer rooms, other times it means providing a direct connection to the Internet in each unit. Most often, affordable housing site staff need to have a basic knowledge of the technology that comes with providing Internet access.

To inform the toolkit, NPH conducted a survey of housing developers to determine their biggest challenges in providing Internet service. The toolkit was built to ensure that the information provided is useful in addressing these challenges.

This resource is for all of you who are responsible for maintaining the computers, equipment, and networks serving the residents in your buildings. It is a guide to figuring out solutions for the day-to-day challenges that arise from providing broadband services to your residents. We hope you will find it helpful.



To access this easy-to-use toolkit, please visit:
<http://www.nonprophousing.org/bbtoolkit/>

FEDERAL POLICY UPDATE

Federal Policy Update

President's FY 2013 Budget Proposal Released

On February 13, 2012, President Obama released his budget proposal for Fiscal Year 2013, which begins on October 1, 2012. The President's budget proposal is just the first step in a process that will unfold over the course of this year, with proposals from the Congressional Appropriations Committees and a final vote of the full Congress in October. The President's proposal includes funding level requests for key programs used to finance California's affordable housing developments, including the HOME Investment Partnerships Program, Section 202 Housing for the Elderly, and Section 811 Housing for Persons with Disabilities.

After significant controversy surrounding articles about the program in the *Washington Post* last year, HOME received a final funding level of \$1 billion in FY 2012, a considerable drop from the \$1.825 approved for FY 2010. The President's request for HOME this year matches the amount approved last year - \$1 billion - but is a notable drop from his initial request in FY 2012 for \$1.65 billion. For Section 202, the President requested \$475 million, a 42% decrease from FY 2010, and for Section 811, the request was \$150 million, which amounts to a 50% decrease from FY 2010. These proposed levels represent a trend toward gradual elimination of funding for new construction over the past three years. NPH will continue to advocate for preservation of the critical federal funding provided through these programs, and will track the federal budget process as it moves through the Congressional Appropriations Committees.

On a positive note, the President has also requested \$1 billion in funding for the National Housing Trust Fund, which would support affordable rental housing development and preservation. While this proposal must still be vetted through Congress, NPH is excited to see this provision requested, and will advocate strongly in support of the National Housing Trust Fund this year.

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If the date on your mailing label has passed, contact us to renew today!

(415) 989-8160 x10 or

info@nonprophousing.org

Renew online at www.nonprophousing.org

STATE POLICY UPDATE

State Policy Update

SB 654 (Steinberg) Moves to the Assembly

SB 654 (Steinberg), the NPH-sponsored bill clarifying that existing Low and Moderate Income Housing Fund balances will transfer to the Successor Housing Agencies of dissolved redevelopment agencies, passed with bipartisan support on a vote of 34-1 in the State Senate on January 31st. The bill is now in the Assembly for consideration. It is important to note that, prior to passage of the bill, Republicans offered amendments that were not accepted. As a result, Republicans stayed off the bill and the two-thirds margin needed for urgency legislation was not achieved on the first vote. Senate President pro Tem Steinberg then, later in the session, took the bill up again, stripped it of the urgency clause and the bill easily passed with more than two-thirds of the senators voting “aye.” Because SB 654 was a two-year bill that had been amended at the beginning of this year, it had to pass out of its house of origin by the end of January and that was accomplished. We will now advocate strongly for swift passage of SB 654 with an urgency clause on the Assembly side.

AB 1585 (Perez) Introduced to Capture Low/Mod Fund Balances

On February 3, AB 1585 (Perez) appeared in print. This bill was introduced by Assembly Speaker John Perez with Assembly members Atkins, Dickinson, Hill, Mitchell, Perea and Torres as co-authors. It is an urgency bill and, among other provisions, also contains the language in SB 654 (Steinberg) that clarifies that existing unencumbered Low and Moderate Income Housing Fund balances will transfer to the Successor Housing Agencies of dissolved redevelopment agencies.

The redevelopment dissolution bill, ABx1 26, has conflicting provisions about what happens with the unencumbered housing funds. AB 1585 makes clear that these low/moderate housing funds are not to be transferred to the county auditor/controller but are to be retained and used for affordable housing, the original purpose for which they were intended. NPH has taken a “support” position on this bill.

SB 184 (Leno) Dies in the Senate

SB 184 (Leno) died in the Senate at the end of January. This bill, sponsored by Western Center on Law and Poverty and the California Rural Legal Assistance Foundation, would have affirmed the ability of local jurisdictions to enforce requirements of local inclusionary zoning ordinances for market-rate multifamily housing development without running afoul of the Costa-Hawkins Rental Housing Act regarding rent control. SB 184 was a response to the 2009 court decision in the *Palmer v. City of Los Angeles* case. As a two-year bill, it needed to make it out of its house of origin by January 31, but no new votes could be found from last year so it was not taken up. Moderate Democrats from Southern California were lobbied hard to oppose the bill by the Apartment Associations, the California Association of Realtors and the California Building Industry Association. We are grateful to our State Senator Mark Leno for authoring the bill and thank our membership for all your efforts and advocacy in support of the legislation. We will continue to press the state legislature and governor for the tools needed to provide safe, decent and affordable housing options for low-income residents across our state.

(HOMeS Act continued from front page).

(HOMeS) Trust Fund that will support the development, acquisition, rehabilitation, and preservation of homes affordable to low- and moderate-income households, including emergency shelters, transitional and permanent rental housing, foreclosure mitigation, and homeownership opportunities.

It is estimated that this fee will generate an average of \$700 million per year for the HOMeS Trust Fund, ranging from \$400 million per year in a down housing market to \$1 billion per year in a heated housing market.

“California needs a healthy housing market that provides an adequate supply of affordable homes for all Californians,” said Senator DeSaulnier. “By identifying a permanent funding source for this vital public service, this bill will ultimately remove affordable housing from protracted and contentious budget debates in Sacramento. With ongoing and permanent funding, affordable housing will become a reality instead of a goal for Californians in need.”

For more information about these policy updates, including SB 1220/the HOMeS Act, please contact the NPH policy team. Michael Lane, Policy Director can be reached at (415) 989-8160 x22 or michael@nonprofithousing.org and Gabriella Chiarenza, Policy Associate, can be reached at (415) 989-8160 x19 or gabriella@nonprofithousing.org.

NPH WELCOMES NEW BOARD MEMBERS

NPH would like to extend our sincere welcome to the newest additions to our Board of Directors and express our gratitude to Sally Carlson, Ryan Chao, Diep Do, Kara Douglas, and Mary Murtagh, who ended their service this past year.

For a full listing of NPH board members, see page 2.

*For more information, visit our website:
nph.convio.net/board*

Gail Gilman **Community Housing Partnership**

Gail has over 16 years of experience in the supportive housing field and for the past two years has served as the Executive Director of Community Housing Partnership (CHP). Joining CHP in 2002, Gail was the Director of Tenant Services for eight years prior to her current position. Previous



to her work with Community Housing Partnership, Gail served as Program Director for the Bridge Project, a Special Project of National Significance (SPNS) grantee. Gail has been involved in policy and advocacy work, at both the local and national levels, and has spoken at numerous conferences across the country. She has also served on San Francisco's Local Homeless Coordinating Board and numerous task forces dealing with housing and homelessness issues. Gail holds a Masters in Non-Profit Administration from the University of San Francisco and a Bachelor of Arts in Political Science from San Francisco State University.

We will share more information about Gail in the Summer Issue of *News to Build On*.

Dan Sawislak **Resources for Community Development**

Dan Sawislak has been the Executive Director of Resources for Community Development (RCD) since 1998. He has worked with RCD since 1993 in a variety of capacities including Project Manager and Housing Development Director. Under Dan's leadership, RCD has developed over 1,500 affordable homes in Alameda, Contra Costa, and Solano Counties. Dan has 28 years of experience in the community development sector including 22 years as a developer of affordable and supportive housing. He has also worked as an economic developer planner and a community organizer in Oakland and Chicago. Dan holds a Master's degree in City and Regional Planning from UC Berkeley.



What led you to get into the field of affordable housing?

I was doing community organizing in Chicago and started working with some non-profit developers. The fact that community-based organizations could build and operate great housing inspired me tremendously. I still think we do amazing work in our field.

What accomplishment are you most proud of?

To have built a strong and resilient non-profit that has completed many beautiful developments, which are well-managed and supportive of our residents. I live in South Berkeley, a block from an RCD property, with several others close-by. In our work we change lives, and we revitalize and enhance neighborhoods and cities, and I am fortunate to be reminded of that every day.

What are you looking forward to as a new board member?

I think it will be an incredible opportunity to learn and serve. NPH's role as a leader in our movement is incredibly important in this time of uncertainty. I feel very honored and excited to start on the Board at this time of change.

Cynthia A. Parker BRIDGE Housing

Cynthia A. Parker is responsible for the overall direction of BRIDGE Housing, as well as its major affiliates such as BUILD, an investment advisor to CalPERS under the California Urban Real Estate Program, and BASS, a licensed life care provider. She joined BRIDGE Housing as President and CEO in February 2010. Cynthia brings over 30 years of diverse and relevant experience to BRIDGE, most recently as



Regional President for Mercy Housing and President of Intercommunity Mercy Housing. A former President of the National Neighborhood Housing Network and a former director of the Federal Reserve Bank of San Francisco, she has chaired the Sound Families Initiative for the Bill & Melinda Gates Foundation. She currently serves as a director of the National Affordable Housing Trust, the Federal Home Loan Bank of Seattle, Housing Partnership Network and the OneCalifornia Foundation. She is a graduate of Portland State University.

What led you to get into the field of affordable housing?

My first job as an adult was working as an intern/planner for a metropolitan regional planning agency. I later took an urban studies class, where a small group of us decided to try to “save” some housing the university was planning on razing by turning it into affordable student housing. The short story is, we were successful, and I later ended up rehabbing and running those same units.

What do you think is the biggest misperception about affordable housing?

All of the negative stereotypes that persist about people who live in affordable housing. In fact, most of our residents have jobs and are working hard to provide the best for their families in a tough economy and expensive housing market.

What accomplishment are you most proud of?

I am very proud of getting the Gates Foundation involved with supportive housing through their Sound Families initiative, which transformed the lives of thousands of homeless children and families.

What are you looking forward to as a new board member?

As a new member of the NPH board, I’m looking forward to working with colleagues to solve problems and support more resources for affordable housing.

Andrea Papanastassiou Eden Housing

Andrea Papanastassiou joined Eden Housing in 2007 as Director of Real Estate Development. She directs Eden’s development activities and supervises the development team, overseeing a pipeline of nearly 2,000 units in more than twenty projects throughout the greater Bay Area. Before joining Eden, Andrea held a host of real estate development positions at MidPen Housing, most recently serving as the Development Manager with



oversight responsibility for day-to-day operations for the development department. Her projects have won design awards from Sustainable San Mateo County, Pacific Coast Builders Conference Gold Nugget, and *Builder Magazine*. Andrea is the immediate Past President of the Board of Directors of the Housing Leadership Council of San Mateo County, having served on the Board since 2004. *Affordable Housing Finance Magazine* recently named Andrea one of its 2011 Young Leaders.

What will be the biggest challenge and/or opportunity for affordable housing this year?

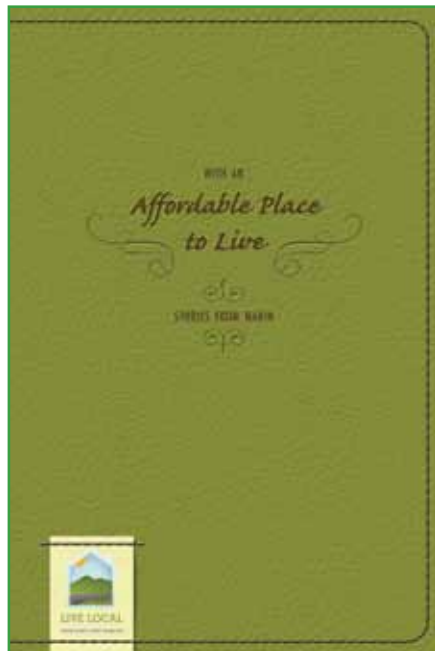
Clearly the loss of redevelopment funding is a huge challenge, and in combination with cuts at HUD and the exhaustion of the Prop 1C funds, the incredible shrinking pie will mean that there is far less production of new affordable units in the next few years, at least until we come up with some type of replacement, or partial replacement. The opportunity is to capitalize on the Legislature’s professed intent to try to do something about funding for affordable housing after the elimination of redevelopment – this is the first time that a permanent source bill has actually had a funding source attached to it, and while there are many changes to come, this is the best chance we have had to get a dedicated funding source for affordable housing.

Share with us a housing statistic or interesting fact to think about.

Making this very local, Eden recently did some research on our own portfolio, and we currently have 7,000 people on our waitlists for about 4,500 units under management. Most of our waitlists are closed, so that is still lower than the true demand is, and about half of those on the waitlist (49%) are at the lowest income levels, at 0% to 35% AMI. I imagine our fellow developers and property managers have similar figures, highlighting the incredible need for the work we all do to produce, preserve, and manage affordable housing.

With an Affordable Place to Live: Stories from Marin

Important voices have been largely absent from affordable housing debates in Marin: residents who have benefited. Too many are silenced by the intimidating rancor that can take over civil discourse. Today, we raise their voices and salute their courage for speaking out in Live Local Marin's new publication, *With an Affordable Place to Live: Stories from Marin*.



These stories are first-hand accounts from families and individuals who, despite the odds, have found affordable places to live in Marin. More than just a roof to sleep under, these places have turned around people's lives. The Fireside provided the stable home that Tabitha Hurt needed to raise her young son. Pilgrim Park allowed Jaswant Bassi to keep his family near relatives.

All of these people are an essential part of the many vibrant communities in Marin. Their stories help enhance the countywide conversation about how to best meet the housing needs of our community, so we can work to replicate these success stories many times over. Their stories also remind us that, no matter which side of the debate you stand on, we can all agree that we want to be able to make a home of our own.

Live Local Marin and NPH would like to invite you to share these heartfelt stories with your friends, family, and colleagues. We can all use a little positive inspiration these days.

For a hard copy of this new publication, please email Melody Lopez at melody@nonprophousing.org.

You can also download a PDF of this publication by visiting the Publications & Press Room page on our website: www.nonprophousing.org.

HOUSING CONFERENCES 2012 SAVE THE DATES!

Monday, October 15, is the date for the 33rd Annual NPH Conference. It will be held at Parc 55 in San Francisco.

Please also mark your calendars for our statewide partners' conferences:

April 10-12: Housing California conference in Sacramento

September 28: Southern California Association of Non-Profit Housing (SCANPH) conference in Los Angeles

October 10-11: San Diego Housing Federation (SDHF) conference in San Diego

October 25-26: The California Coalition for Rural Housing (CCRH) conference

News to Build On Seeking "Housing Spotlight" Nominations

This feature column in *News To Build On* highlights case studies of innovative affordable housing developments throughout the Bay Area.

NPH members who are interested in having a development featured in future issues are encouraged to send a detailed description of the nominated development's unique characteristics and print quality images to Shannon Rice, Membership and Communications Associate, at shannon@nonprophousing.org.

UPCOMING BROWN BAG TRAININGS

INCLUSIONARY HOUSING AND LINKAGE FEES: A NEW SOURCE OF FUNDS?

Thursday, April 19 | Noon to 2:00 p.m.
NPH Conference Room
369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

With the demise of redevelopment agencies, developers and local agencies are looking for new sources of funding for affordable housing. Some agencies now encourage developers to pay housing fees rather than build inclusionary housing; others are considering commercial linkage fees on non-residential development. This brown bag will describe how to establish these fees and discuss pros, cons, and some practical problems.

Convenor:
Polly Marshall, Goldfarb & Lipman

Panelists:
Kate Funk, Keyser Marston Associates
Barbara Kautz, Goldfarb & Lipman

**For more information or to register
visit our website:
nph.convio.net/brownbag**

HOPE SF: TRANSFORMING LIVES THROUGH PUBLIC HOUSING REVITALIZATION

Wednesday, May 23 | Noon to 2:00 p.m.
NPH Conference Room
369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

Convenor:
Rich Gross, Enterprise Community
Partners

**For more information or to register
visit our website:
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LESSONS LEARNED AROUND ENERGY EFFICIENCY FINANCING ...WHAT NEXT?

Date TBD | Noon to 2:00 p.m.
NPH Conference Room
369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

Convenor:
Matt Schwartz, California Housing
Partnership Corporation

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visit our website:
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COMING SOON

Coming Soon

**16th Annual NPH
Affordable Housing Leadership Awards Gala**

May 2, 2012

The City Club of San Francisco

155 Sansome Street, San Francisco

Details on page 3



THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

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Suite 350
San Francisco, CA
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