

News to Build On

August
2008

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

NPH & Public Advocates Team Up

New Initiative to Increase Affordable Housing Through Zoning

NPH is launching “**Zone for Homes**,” in partnership with Public Advocates, designed to increase the availability of affordable housing in Bay Area jurisdictions, particularly multi-family rental housing. The ongoing need for additional rental housing in the Bay Area has been aggravated by the sub-prime mortgage crisis which has increased the demand as more homeowners lose their homes due to foreclosure. **Zone for Homes** will help overcome zoning obstacles to accelerate the development of multi-family homes.

Zone for Homes is a multi-year project that will target the housing needs in each of the nine Bay Area counties. It will follow up on the work begun by NPH in 2002 with the *Housing Crisis Report Card* that graded Bay Area jurisdictions on the quality of their adopted or proposed Housing Elements. With the end of the 1999-2006 Housing Element planning period and the beginning of the 2007-2014 planning period we now have the opportunity to evaluate the effectiveness of local affordable housing programs described in the report card.

This project aims to increase housing through the following means:

- Collecting data to assess each jurisdiction’s housing needs;
- Supporting the community to advocate for affordable housing;
- Working with the jurisdictions to implement land use policies that will accommodate more affordable housing in the community.

NPH and Public Advocates, working with selected local and strategic partners in the nine county Bay Area, will prepare an update of specific components of the NPH Report Card and provide in-depth analytical and advocacy support in 10-12 targeted jurisdictions. The goal of this analysis is to identify the successes and shortcomings in local efforts in order to hold up new models for other cities and hold accountable the cities and counties that still fail to meet their affordable housing obligations.

(Zone For Homes continued on page 3)

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From the Desk of the Executive Director

Dear Members and Friends,

It is fairly stressful just reading the business section of the daily newspaper these days and seeing the turbulence roll throughout the housing, financial and consumer markets. It is clear that we are in the midst of a tornado that may last for quite a while. The challenge for us is persevering toward our goals – goals that have not changed, but have only become more urgent. Times of economic strain for the general public are actual crises for our constituents, those who struggle to pay for the basic need of adequate housing.

This is very much on the minds of the committee of our members planning our upcoming fall conference to be held in San Francisco on September 23rd. We met in July to sort through over sixty proposals to select twenty-one workshops to be presented at the conference. Our conference is traditionally designed to be a professional development and networking opportunity for our members. The committee reflects the variety of interests among our membership and consensus guided our decisions. As a result, the topics of housing finance and development will be strongly represented among our workshop choices, as well as several emerging issues.

Our conference theme, “No Place Like Home: Persevering in Turbulent Times” is the powerful message running through many of the workshops. For example, we had lots of topics to choose from in the category of environmentally- sound, “green” building practices emphasizing the need to value long-term benefits even during challenging economic times.

The Housing Policy track of workshops also reflects optimistic perseverance as we face a new round of Housing Element processes and Permanent Source discussions. We can expect to find our hard-earned policy successes of the past fall under increasing attack by

those who argue that our society cannot afford to help those who are the most financially challenged.

Our confidence in the future is behind the particular emphasis we are placing this year on Organizational Capacity workshops. We will have the benefit of expertise and case studies on the topic of recruiting and human capital development in affordable housing organizations. In addition, we are hosting a Career Fair that will introduce newcomers to job prospects in affordable housing and provide our members with recruiting opportunities to fill current job openings. Be sure and contact us at NPH if you are interested in this opportunity for your organization.

My hope for this year’s conference is that what has always been a traditional opportunity for networking and peer learning will uniquely strengthen us as only a great family party can do. We have a tremendously broad coalition of members and supporters who share our goals. Together we can accomplish so much more, particularly now, when the needs are the greatest.

I look forward to seeing you at our conference September 23rd at the Grand Hyatt on Union Square in San Francisco. It is important to me that our members’ suggestions continue to guide the organization of our events. Please keep me posted about the features and issues you want to see addressed at NPH functions.



Sincerely,

Dianne J. Spaulding
Executive Director

News to Build On

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Building on Past Success

NPH's *Housing Crisis Report Card* in 2002 delivered success. Whereas the 40 largest jurisdictions produced only 32% of needed affordable housing between 1988 and 1989, those same jurisdictions produced over 56% of the total needed affordable housing in the 1999-2006 planning period (according to the Association of Bay Area Governments –ABAG).

The Report Card helped by illuminating weaknesses and recommending specific government action to solve the problems such as:

- Zoning for higher density;
- Creating dedicated funds for affordable housing;
- Adopting a strong inclusionary housing policy.

The top-performing city programs, such as those identified in Berkeley, Petaluma, Santa Clara, and San Jose, were held up for recognition and to serve as a model for the rest of the region. However, they also need continued support and cannot rest on their laurels, since the need for housing has grown even faster than their accomplishments.

On the other side of the spectrum, there are a small number of jurisdictions that still do not have certified housing elements as of December 2007, six years after they were due. And many more jurisdictions that received poor grades in the 2002 NPH report have failed to improve their Housing Elements and meet their obligations under California law to rezone a sufficient number of residential sites to accommodate their share of the regional need for new multi-family rental housing.

This failure to comply with rezoning obligations, particularly in some resource-rich suburban jurisdictions, as well as the lack of enforcement at the state level, add expense and delay to the development process, making it impossible for developers to build rental housing where it is needed.

Despite successes and general improvement in planning for housing, **Zone for Homes** is designed to address the remaining need to support local advocacy and enforcement in those places with a poor track record in planning for and permitting

affordable housing. As in the previous Housing Element cycle, advocates stand ready to ensure that local jurisdictions comply with their obligations to facilitate affordable housing.

Utilizing New Legal Tools

New public policy, enacted through court decision and legislation, continues to support expansion of affordable housing and has provided additional enforcement tools. Four helpful new policies are:

- *Fonseca v. Gilroy*, which requires each jurisdiction to conduct the necessary rezoning to meet housing needs at each income level within the Housing Element period;
- New law enacted by AB 1233 of 2005, provides that jurisdictions which did not rezone sufficient sites to accommodate their share of housing need for the 1999-2006 planning period now face an obligation to do so within the first year of the current Housing Element planning period;
- Another new law enacted by AB 2634 of 2006, requires local jurisdictions to plan for the needs of extremely low-income households—those that earn under 30% or median income;
- Finally, AB 2348 enacted in 2004 requires the Element's inventory of land to identify each site "by parcel number or other unique reference" as well as provide important information for prospective developers such as environmental constraints and existing or planned utilities.

Whereas the 40 largest jurisdictions produced only 32% of needed affordable housing between 1988 and 1989, those same jurisdictions produced over 56% of the total needed affordable housing in the 1999-2006 planning period.

These laws, enacted over several years, demonstrate the strong and consistent desire of California's policy makers in the Court and the Legislature to hold non-compliant jurisdictions accountable for their real cumulative affordable housing needs. Through **Zone for Homes**, we will be able to use the tools effectively to assess compliance in action.

Public Advocates Committed to Communities

NPH is grateful for this new partnership with Public Advocates whose mission and skills are complementary but not duplicative. Specifically, Public Advocates was founded in 1971 with the following mission: to challenge the systemic causes of poverty and discrimination by promoting civil rights through advocacy, litigation and partnership with low income communities, people of color and immigrants.

The vision of the founders was that communities that were once excluded and marginalized would be energized by their collective power to shape public decisions and achieve justice. As a result of that engagement, all Californians would have the building blocks to thrive and to create vibrant communities—excellent public schools, affordable housing, reliable public transportation, quality health care, good job opportunities and economic security.

Public Advocates uses a range of strategies to work toward this vision, including litigation and administrative actions, policy advocacy, multi-cultural coalition building and community development, to promote equity and systemic change. Public Advocates' present work focuses on education, housing, transit equity, consumer, insurance and telecommunications issues.

Local Advocacy the Key to Success

Involvement of the local communities will be the key to the success of the **Zone for Homes** project. In addition to Public Advocates, NPH will rely heavily upon the participation of the Nine-County Advocacy Network. NPH will support our local partners—community-based, labor, grassroots and faith-based organizations—to advocate for increasing affordable housing in their communities. NPH will provide local groups with an inventory of sites in their community that would make successful locations for multi-family rental housing, as well as trainings in strategy and policy. As in past initiatives, local groups will be strengthened when they advocate their local governments to get the sites zoned so that affordable housing can be built.

To find out more about Zone for Homes or to get involved, please contact Evelyn Stivers, Field Director, at 415-989-8160 x35 or evelyn@nonprofithousing.org.

Does your organization have present or future job openings?

- Sign up to participate in the Career Fair (co-hosted by AHA, CSH and LISC) at the NPH Fall Conference on September 23rd at the Grand Hyatt San Francisco on Union Square.
- You will meet individuals excited to join us working in the field of affordable housing and you can distribute job postings to students coming from all over Northern California.
- There is no fee but you must register by Friday, August 30th.
- To register, please contact Amie Haiz at (415) 989-8160 x 15 or amie@nonprofithousing.org.

NPH Welcomes Back Evelyn Stivers as Field Director

Evelyn “Evvy” Stivers has rejoined NPH to coordinate regional initiatives including the *Zone for Homes* campaign and the Great Communities Collaborative as our new Field Director. She will be working with housing and land use advocates, including NPH’s Nine-County Advocacy Network, to advocate for affordable housing, carry out research and issue analysis, develop new advocacy tools, and provide technical assistance and organizing training.

Evelyn worked for NPH in the past as the Program Coordinator for the Inclusionary Housing Initiative. This initiative established progressive policies throughout the region to increase the production of affordable housing. Evelyn also worked with partner organizations to research existing policies throughout the state by conducting a survey of actual housing production to determine the commonalities of local governments with the best production of affordable housing.



NPH is thrilled to have her back to take this work to the next level. “Zone for Homes and the Great Communities Collaborative have the potential to make a huge difference,” says Evelyn. “This is an incredible opportunity to use progressive housing element law to significantly increase the amount of land available for affordable, multi-family homes. Before we were working on improving resources, but without the land, housing cannot be built. Our current efforts will focus on securing land necessary to meet our housing needs.”

Evelyn is an experienced political organizer who has worked on campaigns at the local, state and national level. She prefers work at the local level though, where the impact is the most immediate. She spent the last six months working on political campaigns for local government offices. Prior to that she spent six months on an incredible travel adventure. She and her partner purchased a boat in Brisbane, Australia and explored the Great Barrier reef.

Please join us in welcoming Evelyn back!

PERMANENT SOURCE UPDATE

Permanent Source Update

Permanent Source Policy Process Takes Shape

The statewide discussion of the goal of establishing a permanent source of funding for affordable policy has moved into the putting-pen-to-paper stage of crafting a workable policy. NPH participated in several meetings in July of the Affordable Housing Collaborative for the purpose of understanding each other's priorities and seeking consensus on three fundamental issues that the Permanent Source policy must address, specifically, the income targeting for the fund, the allocation of funding and the entities to administer the funding.

In these meetings, NPH advocated for the policy developed by our Ad Hoc committee, chaired by Chris Block of NPH member organization Charities Housing of San Jose, and approved by our Board at our June 20th Board meeting. The NPH policy is based on the following principles:

- Produce housing at the deepest income targets possible;
- Funding over the longest available term;
- Geographic equity in the distribution of funding;
- Maximizing the strengths of the housing industry;
- Allow operating costs as an eligible use of the funds.

Next Steps

Lynn Jacobs, Director of California's Department of Housing and Community Development (HCD) is expected to convene a "stakeholder" meeting in August prior to finalizing policy recommendations to the Governor. The first such meeting will focus on learning from Director Jacobs' six-month long "listening tour" across California. It will also feature updated analysis and dialogue about potential revenue sources for the State Housing Trust Fund.

To provide comments to HCD go to:

www.hcd.ca.gov/permsource/involved.php

NPH will devote one workshop at our Fall Conference, to be held September 23 at the Grand Hyatt San Francisco, to the emerging policy for a state housing trust fund permanent source. Your participation is encouraged. Please review the registration form on page 11 for more information about our upcoming conference.

Bonds and Controversy Crowd the November Ballot

California's November ballot will have a host of hot issues. Secretary of State Debra Bowen's office has certified eleven ballot measures so far and the Legislature may still add more proposals.

This year's ballot is a good example to use for our Permanent Source campaign demonstrating why we can no longer rely on bond measures for affordable housing. The ballot, like the State Budget, has become too crowded with bonded borrowing.

Bond measures

This year's bond measures include:

- bond issue to partially finance high-speed train service. It would authorize a \$9.95 billion bond issue, a down payment on building a rail link between the northern and southern halves of the state. The full cost, as well as other sources of financing, is uncertain but proponents say this measure amounts to about one-third of the needed funding (Proposition 1);
- \$980 million bond issue for construction and remodeling of children's hospitals (Proposition 3);
- \$5 billion bond to promote alternative energy vehicles (Proposition 10);
- \$900 million bond to fund approximately 1,300 low-interest rate home loans for California veterans. (This measure was passed by the Legislature and signed by the Governor on July 15, in time for the November ballot, however it had not been assigned a number at the time we went to print);
- \$9.3 billion bond for water projects has been proposed by Governor Schwarzenegger and endorsed by U.S. Senator Feinstein. A two-thirds legislative vote is necessary to place this proposed bond on the November ballot.

Finding Revenues in a “No New Taxes” Climate

California’s Continuing Search

Our Permanent Source campaign to secure a stable source of funding for affordable housing will be overshadowed by this summer’s budget debate and its widening search for new state revenues. This article takes a look at the inherent weakness of some of this year’s budget proposals and some new ideas entering the public conversation. These ideas are likely to share the table with our Permanent Source campaign next year.

Voters Don’t Like Lottery Loans

The Public Policy Institute of California (PPIC) released a poll in late May showing that only 30% of likely voters support the Governor’s proposal for a bond measure secured by lottery proceeds. Mark Baldassare, the PPIC pollster pointed out “The notion of borrowing to take care of a budget deficit—the public feels they have been there, done that.” Voters are further concerned about the \$23 billion to \$30 billion in interest and other borrowing costs over the next 30 years that the lottery bonds would require. Baldassare says that alone may explain why voters are unenthusiastic. This is an example we can point to when we explain why we can no longer rely on bonds for ongoing funding of affordable housing.

The notion of borrowing to take care of a budget deficit – the public feels they have been there, done that.

Declining Benefits from Sales Tax Increase

The PPIC poll also found that 57% back the 1-cent sales tax increase that Schwarzenegger is proposing as a backup if the lottery plan falters. Many commentators suggested that the weak lottery proposal was just a back door way to increase the sales tax. A one-cent sales tax increase could yield \$6 billion annually if last year’s consumer spending held up.

However, current sales tax revenues are sharply below expectations and the trend continues to decline. At one time, taxable retail sales amounted to 60% of Californian’s personal income. Today, taxable sales are just 40% of personal income and continuing to decline in the current economic climate.

Apply Sales Tax to Services

Both Governor Schwarzenegger and Assembly Speaker Karen

Bass want an independent commission to examine California’s tax structure, including consideration of taxing services.

The Legislature considered an interesting bill authored by Assemblyman Charles Calderon (D-Whittier) that would have imposed the sales tax on computer downloads of music and other “digital property.” Calderon argued that they should be treated the same as store-bought CDs. The bill died in committee, but its wording garnered attention. It authorized the Board of Equalization to impose sales taxes on “digital property,” bypassing the requirement that tax increases have a two-thirds legislative vote.

Another proposal is being advanced by Judy Chu, President of the Board of Equalization (BOE) to tax more services possibly including movies, concerts, health club memberships, professional sporting events, automobile repair, household goods, equipment repair and dry cleaning and laundry. Chu projects annual revenue increases of at least \$2.7 billion and up to \$8.7 billion if we taxed all the services that the largest industrial states do.

Increase the Business Property Tax –The Split-Roll Solution

Although technically property tax revenues go to local governments, the State has had to fund the gap left when the local revenues declined following the 1978 cap on property taxes enacted by Proposition 13. We usually think of Prop 13 as a benefit to homeowners, overlooking the benefits that flow to California corporations. That may change with the groundwork being laid for a ballot measure in 2010 or 2012 that would provide separate treatment of business and resident property, commonly known as “split-roll.”

The current property tax has three fundamental problems. First, it is shifting the tax burden away from business to homeowners. The BOE reports that home owner-occupied property represents 40% of all property assessments, up from 32% when Property 13 was passed. Second, it is unfair to new businesses because they are assessed at current value while their older competitors are taxed on a lower base. Third, it promotes uneconomic land use. The current system encourages local governments to pursue shopping malls and auto malls whose sales taxes now represent the only net gain from new development.

The solution, proposed by Goldberg and other tax reformers, is the split-roll that leaves owner-occupied residential property untouched and reforms the taxation of business property on a more realistic basis. It would require periodic reassessment

corresponding to turnover in partners or stock ownership of business property, a title which rarely turns over.

According to the California Budget Project, California ranks 38th per capita in revenue generated from state and local property tax. A recent Field poll found that 47 percent of voters said they would support a split roll that would levy higher taxes on businesses than on houses, while 44 percent said no.

For more information on various revenue proposals go to the California Budget Project website:

www.cbp.org

Study Finds Little Help for Troubled Borrowers

A new study released in July found that home loan servicers and lenders are not working with borrowers who need loan modifications in order to keep their homes. In a third survey in the past year of California mortgage counseling agencies servicing homeowners statewide, the California Reinvestment Coalition (CRC) found that despite lenders' promises to help borrowers, foreclosure is still the most common outcome for homeowners struggling to make mortgage payments.

"With little accountability, obligation, or oversight, home loan servicers are not doing enough to keep borrowers in their homes," says Kevin Stein, CRC associate director, who analyzed the survey results. "For some borrowers, this may mean that they will be doubly victimized by predatory lending practices on the front end, and now by unhelpful loan servicing practices that lead to foreclosure on the back end. We must work immediately and diligently towards solutions to avoid this result."

The report, "The Continuing Chasm Between Words and Deeds III," analyzes a survey of 42 mortgage counseling agencies that served 11,062 borrowers in April 2008. Survey results show that borrowers are not getting enough help from loan servicers and are pushed into foreclosure.

Counselors also report that there is still little oversight of these loan servicers although the loans going into foreclosure were made at a time when deceptive and abusive lending practices were rampant in California, as evidenced by the recent lawsuit from the California Attorney General's office against Countrywide Financial, the state's largest lender.

Findings of the report include:

- Lenders are not responsive. When asked whether servicers consistently modify loans by fixing interest rates for the life of the loan, all groups responded that the industry as a whole is not consistently modifying loans for long-term affordability. Even some of the loan servicers who signed an agreement with Governor Schwartznegger to modify loans fared poorly in CRC's survey.
- Borrowers are experiencing devastating outcomes. Despite a reported increase in servicer willingness to offer loan modifications, a shocking 26 groups, or 68.4% of those surveyed, said that foreclosures are a very common outcome for their clients.
- Outreach to borrowers in trouble is generally poor. Only 30% of groups surveyed reported that the industry as a whole was conducting outreach to borrowers before rates reset.
- The vast majority of loans should not have been made. A shocking 90% of respondents reported it was "very common" for their clients to have received loans that were unaffordable to them at the time the loan was made.
- Industry fraud and abuse of immigrants are substantial concerns. Nearly 60% of responding groups reported that non-English speakers were sold loans in their native language, but provided English-only documents.
- Principal write downs are not happening. Many borrowers now owe more than their homes are worth, making it impossible for them to refinance into a new loan. These borrowers need their loan servicers to reduce or write down the amount of money owed to be in line with the home's value. While 44.5% of counselors reported that this solution would have helped their clients, none of the groups reported that loan servicers were commonly offering principal reductions. Only two groups said it was a somewhat common occurrence.
- Tenants are being impacted. A majority of surveyed agencies (57.9%) said that tenants are a somewhat common presence in properties they are trying to save.

For more information and a copy of the report, go to the California Reinvestment Coalition website:

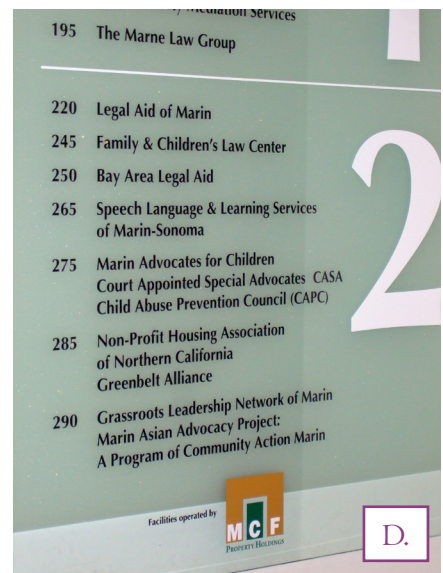
www.calreinvest.org

MARIN COMMUNITY HOUSING ACTION INITIATIVE OPEN HOUSE

Thank you to those who attended our recent open house introducing the new Marin initiative on July 29th. The event was a great success with over 50 attendees. For more information about the initiative, please contact Joanna Beck, Program Coordinator, at joanna@nonprophousing.org, 415-491-4731.

Photo Descriptions:

A. Clark Blasdell of Northbay Family Homes and Thomas Peters of the Marin Community Foundation; **B.** Nathan Johnson and Jeremy Madsen of Greenbelt Alliance behind guests Robert Shaw of NEPA Environmental Consultants and Katie Lamont of Eden Housing; **C.** (clockwise from left) Betty Pagett of NPH, Nathan Johnson and Jeremy Madsen of Greenbelt Alliance, Joanna Beck of NPH, Marc Rand of Marin Community Foundation, Amanda Browns-Stevens of Greenbelt Alliance, Evelyn Stivers and Dianne Spaulding of NPH; **D.** We're sharing an office with Greenbelt Alliance in the Marin Justice Center; **E.** Amanda Brown-Stevens and Daisy Pistey-Lyhne from Greenbelt Alliance enjoying Bogie's catering, they have both been working on the initiative; **F.** Marin advocates, Steve Willis and Patsy White, sampling the wine selection.



REGIONAL POLICY UPDATES

Regional Policy Updates

NEXT AFFORDABLE HOUSING WEEK: MAY 11-17, 2009

NPH's Nine-County Advocacy Network chose the week of May 11-17 for the 2009 Affordable Housing Week. As in years past, identifying a week well in advance enables coordinated scheduling of activities to maximize publicity. Local advocates have worked with local governments to pass resolutions endorsing Affordable Housing Week that raises visibility and creates more opportunities to talk with decision makers about affordable housing.

Past activities include grand openings, home tours, training sessions and block parties. For more information about events held this past spring during Affordable Housing Week 2008, refer to the May-June issue of *News to Build On*.

MARIN HOUSING PHOTOS NEEDED

NPH is seeking photos of affordable housing developments in Marin County. The photos will be used for our education efforts in that area. As announced in our July newsletter, we recently launched the Marin Community Housing Action Initiative (MCHAI,) with our partners Greenbelt Alliance and the Marin Community Foundation to dramatically boost affordable housing production in Marin.

MCHAI has opened an office in the Marin Justice Center in San Rafael for project staff, NPH's new program coordinator, Joanna Beck and Greenbelt Alliance's Field Director, Nathan Johnson (to find out more about Nathan, see sidebar.) Photos of existing housing in the region are needed for their outreach efforts, and who knows, might even make good decorations for the office walls!

Marin Initiative Welcomes Nathan Johnson as Field Director

Greenbelt Alliance has hired Nathan Johnson as its brand new Marin Field Representative. Nathan will be focusing on outreach and community organizing, together with Joanna Beck, NPH's Program Coordinator for the Marin Housing Initiative. The two are based at a new office in the Marin Justice Center in San Rafael. The Marin Housing Initiative is a unique program sponsored by NPH, Greenbelt Alliance and the Marin Community Foundation to dramatically boost the creation of affordable homes throughout Marin County. (For more information about the Marin Housing Initiative, see the July issue of *News to Build On*.)

A resident of Marin off and on since his youth, Nathan has a deep love for the Marin's landscapes and its people. He has lived in several towns around the County, including Bolinas and San Rafael, and has called Fairfax home for the past eight years. He has worked on behalf of local wildlife protection and sustainability issues, and served on the Board of Directors of Sustainable Fairfax.



Nathan's education and experience are diverse, including banking, economics, and journalism. He holds two master's degrees from UC Berkeley, one from the Graduate School of Journalism and the other from the Energy and Resources Group. His media skills, honed as an on-air reporter for National Public Radio's environmental news program, *Living on Earth*, will also facilitate both outreach and education efforts.

Nathan recognizes the important interrelationship between environmental and development issues. He is committed to the coalition approach championed that Greenbelt Alliance is taking in partnership with NPH and the Marin Community Foundation. Nathan's diverse experience and his affinity for Marin will be great assets as we work together to create more of the affordable homes the county needs.

STATE LEGISLATIVE UPDATE

State Legislative Update

Negotiations Continue on SB 375

State Senator Darrell Steinberg of Sacramento and the incoming president pro tem of the Senate, is continuing discussions of amendments to SB 375, in an effort to create incentives for local government to coordinate land use and transportation planning.

Sacramento Bee newspaper columnist Dan Walters commented recently, “Describing SB 375 as controversial would be the understatement of the year. By directing the state Transportation Commission to use billions of dollars in transportation funds to change land use patterns throughout the state, moving toward a ‘sustainable communities strategy ... designed to achieve certain goals for the reduction of greenhouse gas emissions,’ the measure touches some very sensitive political nerves.”

Specific to housing, the League of Cities has asked Steinberg to extend the housing element revision cycle to eight years, beginning with the next cycle. Steinberg has asked housing advocates to suggest enforcement mechanisms that might make such an extension acceptable. Some ideas that have been presented are:

- *Requiring jurisdictions to complete their rezoning within 2 years of the start of the Housing Element cycle.
 - *By-right development on all sites if there is a failure to rezone.
 - *Bi-annual reporting by jurisdictions of rezoning progress.
- NPH will keep members informed as negotiations continue.

To find out more, please contact Megan Kirkeby, Policy Associate, at 415-989-8160 x19 or megan@nonprofithousing.org.

FEDERAL LEGISLATIVE UPDATE

Federal Legislative Update

President Signs Housing Bill!

Early Wednesday morning, July 30, President Bush signed the Housing and Economic Recovery Act of 2008 (H.R. 3221), the comprehensive housing bill containing the Housing Trust Fund and its initial dedicated source of funding.

The Housing Trust Fund provisions in the bill will target at least 90% of the funds for the production, preservation, rehabilitation, or operation of rental housing. At least 75% of the funds for rental housing must benefit extremely low-income households and all funds must benefit very low-income households. The initial source of dedicated funding will come from annual contributions made by Fannie Mae and Freddie Mac, but in the future other sources may be developed and will be needed to meet the goal of providing 1.5 million new affordable housing units.

In addition, the Neighborhood Stabilization Funding, which will provide \$3.9 billion to communities to buy abandoned, foreclosed properties in order to get them reoccupied by homeowners and renters, was thankfully able to stay in the bill. The bill also includes reforms to Fannie Mae and Freddie Mac, and improvements to the Section 8 housing choice vouchers program. The final legislation also includes a section of provisions related to the Low Income Housing Tax Credit program. For details on these provisions please see the Federal Legislative Section of the NPH website: <http://www.nonprofithousing.org/knowledgebank/legupdate/federal/>

The bill will take effect October 1, 2008 and our attention will turn to implementation. Stay tuned for more updates.

Housing Meltdown: How Did It Happen?

In case you missed it, NPH highly recommends the three-part *Washington Post* series entitled, Anatomy of a Meltdown: The Credit Crisis. First published in mid-June 2008, this comprehensive series describes in full detail how the U.S. housing meltdown came about. The full series can be found online at: www.washingtonpost.com. In brief, it discussed:

PART ONE: “The Boom”—Describes the forces that converged to fuel the biggest American housing boom since the 1950s. This section details the rapid rise of the subprime mortgage business, lack of oversight and the rich incentives provided to brokers.

PART TWO: “The Bust”—Banks and other mortgage lenders notice weakness in the housing market. New houses sit unsold and foreclosures rise as people who bought homes with adjustable-rate mortgages see sharp spikes in their monthly payments.

PART THREE: “The Aftermath”—When subprime lenders implode, the contagion spreads quickly to Wall Street, which had packaged risky mortgage loans and sold the securities around the world. Investors panic that the housing collapse will reverberate through the rest of the economy.

THE NPH FALL CONFERENCE



Are You Hiring or Looking to be Hired?

NPH Fall Conference to Include Career Fair

NPH's annual fall conference will be held on September 23, 2008 at the Grand Hyatt Union Square Hotel in San Francisco. It will include an afternoon career fair at which job seekers will hear from professionals representing different types of jobs in the affordable housing sector. At our successful job fair held at Fort Mason in 2004 the prospective employers included:

- Affordable housing developers
- Community development corporations
- Supportive housing service providers

Jobseekers attended workshops and a networking session to learn about a variety of possible careers including:

- Asset management
- Resident services and supportive services
- Non-profit administration
- Project management
- Property management

For more information about how you can participate, contact Katherine Bayle, Administrative Assistant, at 415-989-8160 ext. 10 or katherine@nonprophousing.org

Tuesday, September 23, 2008

8:00 a.m. to 6:00 p.m.

Grand Hyatt San Francisco on Union Square

345 Stockton Street

(Between Sutter Street and Post Street)

____ Reserve my early bird spot on the guest list!

____ NPH Members: \$225

____ Non-Members: \$325

____ Additional Passes: \$150

Rates go up by \$75 after September 5, 2008.

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

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

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

____ Count me in as a 29th Annual Conference Sponsor:

____ Event Underwriter (\$15,000)

____ Community Builder (\$10,000)

____ Benefactor (\$5,000)

____ Sustainer (\$2,500)

____ Donor (\$1,500)*

____ Supporter (\$1,000)

____ Contributor (\$500)

____ Advocate (\$250)

*Donor Level or above qualifies for an exhibitor table.

Space is limited: first come, first served.

Payment Method

My payment = \$ _____

____ Check enclosed payable to NPH

____ Invoice me

____ Credit Card (Visa or Mastercard only)

Credit Card #: _____

Expiration Date: _____

Name on card: _____

Signature: _____

Return form to NPH at:

Fax: (415) 989-8166

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

Online registration and more information are available at

www.nonprophousing.org/actioncenter/events

COMING SOON

Coming Soon

SAVE-THE-DATE

We've added one more brown bag to our 2008 lineup!

Successful Leadership Transitions

Thursday, November 20, 2008

Noon to 2 PM

NPH Conference Room

369 Pine Street, Suite 310, San Francisco

Presented by

Arnaud Maitland, Director of The Center for Skillful Means



THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

369 Pine Street
Suite 350
San Francisco, CA
94104