

News to Build On *July* 2008

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

New Partnership Launched in Marin

Providing Leadership for Change

The Marin Community Housing Action Initiative (MCHAI) opened its office in San Rafael in May dedicated to providing new leadership on growth and development in Marin. Its goal is to bring together the best thinking and most innovative approaches from the affordable housing, transit, and environmental communities to dramatically boost affordable housing production throughout the county.

The Housing Action Initiative is a unique cooperative relationship between two Bay Area non-profit organizations, Greenbelt Alliance and the Non-Profit Housing Association of Northern California (NPH), in partnership with the Marin Community Foundation (MCF). It will work with affordable housing and transportation policy leaders, community organizers and environmental advocates, politicians, city planners and those who care about the future of Marin families, Marin workers, seniors and individuals with special needs.

According to MCF President and CEO Thomas Peters, "We have been working in affordable housing for approximately 20 years. There has always been a strong commitment to helping non-profit developers build affordable housing and provide supportive services. While MCF has supported advocacy before, MCHAI is a new approach that builds upon the years of work affordable housing leaders have achieved. The MCF Board has embraced this work as a way to promote new affordable housing developments, an increased sense of social equity, and a new vision for housing that incorporates and improves our precious environment."

Promoting a New Theory of Change

The Housing Action Initiative is committed to significantly increasing the rate of Marin's housing production in locations close to transportation and will address policies that have, for the past twenty years, impeded efforts to provide adequate affordable housing. It is committed to ensuring that new housing development occurs in a way that will help protect surrounding open space, create more walk-able and bike-friendly neighborhoods, and make public transportation more effective.

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From the Desk of the Executive Director

Dear Members and Friends,

In the course of planning our upcoming fall conference, I was looking through the brochures of past conferences and had to pause at the irony of our agenda in the year 2000 which asked the question: “will affordable housing be squeezed out by the thriving economy?” Just replace the word “thriving” with “ailing” and we face the same question today. In good times and bad, without a Permanent Source of funding for affordable housing, we live at the mercy of the prevailing winds like Dorothy in the Wizard of Oz.

Dorothy, homeless yet persevering, really is the archetype of our movement. Like us, Dorothy undertakes the hero’s journey (or should we say “she-ro’s” journey?) and faces down numerous obstacles in her quest for home. The enduring popularity of the Wizard of Oz books and movie may be that it captures the deep and profound human longing for home, and its promise of stability, security and a nourishing place to grow.

Neither Dorothy nor we are alone on our journey. We have help along the way. We have a Yellow Brick Road, a carefully laid path of good laws that require every community to provide an adequate amount of affordable housing. But the road is just a promise, not the destination. We have good allies to help us on our journey—brains, heart and courage. In other words, our message and tactics, the compassion we have for the people we serve and the courage to overcome the obstacles that confront us every step of the way help define our journey.

The obstacles are relentless—the continual challenge to secure funding and approval. Like the witch and her flying monkeys picking away at our progress, it is a precarious path we walk reaching to grasp the next approval while risking losing the last one.

When we reach the wizard, we wind up questioning, “Who is that man behind the curtain?” Like our own government, we wonder whether it really has the power to give us what we seek. We look behind the curtain and the awesome mask full of promises and see a humble, regular person pulling the strings.

At the end of the day, where Dorothy had Glinda, the good witch, we have the public who supported our bond measures and who support our goals. When Dorothy is feeling desperate at the end of the movie, it is Glinda who reminds her that she, just like her friends, has had what she needed all along, the ruby red slippers and the magic words:

“There is no place like home”

We have the promise of success that is inherent in the worthiness of our goal. Through our collective gathering at the NPH conference we will tackle the nuts and bolts of building affordable housing in an economic downturn and contending with the immense challenges in the financial capital markets.

I invite you to join us at our annual fall conference on September 23 in San Francisco, “No Place Like Home,” where we will reaffirm our message, with compassion and courage, equipped with optimism that the public will support our desire for a Permanent Source of funding, so that everyone can have a home to call their own.



Sincerely,

Dianne J. Spaulding

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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(Providing Leadership for Change continued from page 1)

By employing strategically coordinated research and analysis, direct advocacy, organizing, and focused communications and enforcement activities, the Housing Action Initiative will help local elected officials to make decisions that improve city and county policies. This will result in the production of affordable housing in targeted infill and transit-oriented locations.

The Housing Action Initiative seeks systemic and wholesale improvement, rather than piecemeal approaches to addressing the county's housing problems. It intends to "think outside of the box" to reach a new consensus for meeting Marin County's affordable housing and smart growth needs, rather than joining the often fractious debates around seemingly intractable land-use conflicts.

Why Marin?

Marin County is one of the most beautiful and environmentally unique areas in the United States, and Marin residents have long prided themselves on a strong environmental ethos. Through the efforts of generations of activists, much of Marin County is permanently off limits to development, including large swathes of Western Marin County and the Marin Coastline.

At the same time, Marin County has the highest rate of private vehicle usage and the highest overall carbon footprint in the region. In large part, this has to do with the inability of the County and its cities to plan for development that includes a mix of jobs, shops, and homes within walking distance of public transportation. A critical part of this is building affordable homes.

Between 1999 and 2006, Marin built less than half of the homes needed for lower-income families. This keeps people who work in Marin—people like teachers, retail workers, and firefighters—from being able to live in the communities they serve. Many Marin workers live in Sonoma County and Richmond or even Vallejo or Walnut Creek, and with long commutes and few transportation options, they spend hours driving to and from Marin every day.

Political leaders in Marin have been trapped in a debate over affordable housing, while the region continues to grow. As a

result, Marin residents and workers are forced to drive longer and longer distances as well as spend more and more time in very congested traffic getting to and from work. This worsens traffic, air pollution, and greenhouse gases, and diminishes the county's quality of life

The Marin Community Housing Action Initiative has been formed to reinvigorate the conversation around housing and sustainable development in Marin. Providing an adequate supply of new affordable housing is the linchpin of building a stable and environmentally sound community in Marin County. The Housing Action Initiative is committed to developing new approaches and new methods to uniting the environmental, social justice and development communities in a proactive effort to meet Marin County's housing needs.

Composition of the New Organization

Funded by the Marin Community Foundation, the Housing Action Initiative will be managed by the Greenbelt Alliance and The Non-Profit Housing Association of Northern California. The Program Coordinator has recently been hired by NPH. Her name is Joanna Beck. Joanna grew up in and now resides permanently in Mill Valley (to find out more about Joanna, see sidebar on page 4). Greenbelt Alliance is hiring a field director to work on outreach and community organizing. They hope to announce their staffing selection soon.

Initiative members will leverage existing relationships with a wide array of other organizations already involved on housing, transit, and environmental issues in the Bay Area toward the public interest in making Marin a more sustainable, climate-friendly, and environmentally healthy place. Among the partners that the collaborative members work with are regional agencies such as the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), the Bay Area Council, the Great Communities Collaborative, local governments, environmental organizations, transportation advocates, other non-profits including community-based non-profits, foundations, developers, planning experts, and the business community.

To find out more about MCHAI or to get involved, please contact Joanna Beck, Program Coordinator at 415-491-4731 or joanna@nonprofnhousing.org

Prop 98 Solidly Defeated, Prop 99 Approved

Hardworking opponents of the California ballot measure Prop 98 were rewarded by June voters who solidly defeated the proposal. In addition to restricting eminent domain, Prop 98 would have eliminated rent control and threatened land use planning and environmental protection. Voters approved a reasonable limited alternative in Prop 99, which was supported by NPH and many other opponents of Prop 98. Prop 99 will limit eminent domain regarding residential property in some circumstances. The California Redevelopment Association and League of California Cities deserve the highest praise for their unrelenting work on behalf of the No on 98/Yes on 99 campaign.

The wisdom of linking the two measures was demonstrated by the fact that 62.5 % of the voters opposed Prop 98 and a nearly equal number supported Prop 99. Voter turnout was low, as anticipated, which tends to reward the most zealous campaigners. The landlords and property rights advocates may have been surprised that their zeal and huge financial contributions were unsuccessful securing passage of their Prop 98. Prop 98 supporters spent \$ 7.2 million on their campaign, with \$3 million being donated in the last month.

Celebrating the victory, the League of California Cities wrote, “Tuesday’s election made it clear that California voters want responsible eminent domain reform, not a law that appears to provide such reform but in reality would have eliminated renter protections and rent control, weakened environmental protections and threatened the state’s ability to rebuild its aging infrastructure.”

Sponsors of Prop 98 were clearly disappointed. Jon Coupal, Executive Director of the Howard Jarvis Taxpayers Association which sponsored the measure said, “Unfortunately for California voters, Prop 99 will result in virtually no change in government’s acquisition of private property.”

While some hope that Prop 98’s defeat will end California’s conflict over eminent domain reform; others are skeptical. “They’ll be back,” says Tim Iglesias, professor of property and land use law at the University of San Francisco School of Law, and former NPH Deputy Director. “The Prop 98 sponsors are ideologically committed to increasing legal protection for property rights in every forum.”

NPH Welcomes Joanna Beck, MCHAI Program Coordinator

In mid-May, Joanna Beck joined NPH as the new Program Coordinator for the Marin Community Housing Action Initiative (MCHAI). Joanna is a native of Mill Valley and a graduate of UC Berkeley, with a PhD in Geography. After years as a renter in the Berkeley area, Joanna moved back to her family home in Mill Valley about 12 years ago.

In her many years of teaching at Laney College in Oakland, she educated a diverse urban population in environmental, transportation, and housing issues, on the world, regional, and local levels. She also served as Staff Professional for a teachers’ union local, specializing in grievance issues, contract negotiations, public outreach, and advocacy for the rights of working people.



Earlier this year Joanna decided to refocus her career on her home county and local non-profits. She is delighted to have found NPH and the new Initiative and to have the opportunity to use her diverse experience in public education and labor relations—in addition to her dual take on Marin as both a native and longtime East Bay professional—for the benefit and success of MCHAI. Her background provides her with both an insider’s sensitivity to development in Marin—as well as the social justice perspective from her work with organized labor.

Joanna looks forward to welcoming her newly-hired Greenbelt Alliance partner and office mate to the new Initiative space at the Marin Justice Center in San Rafael—and the challenging work ahead as NPH and the Alliance work with the Marin Community Foundation to jumpstart a fresh approach to providing more affordable housing in Marin while working toward a sustainable environment.

There will be an Open House to celebrate MCHAI’s launch, to be held at the new San Rafael office in late July. Joanna looks forward to meeting the wider NPH family.

To find out more about MCHAI or to get involved, please contact Joanna Beck, Program Coordinator at 415-491-4731 or joanna@nonprofithousing.org

Bay Area Housing Element Revisions Due June 2009

NPH to begin new campaign

NPH is about to launch its newest housing element campaign: Zone for Homes. Zone for Homes is a multi-year project that incorporates targeted research, education, advocacy and organizing efforts to increase the supply of land zoned for affordable housing. It consists of two main parts: Implementation of the 1999 – 2006 Housing Elements and advocating for the creation of strong 2007 – 2014 Housing Elements. The implementation will involve evaluating the Housing Element cycle that is coming to an end by creating a snapshot of housing policies and production statistics across the bay area and completing in depth zoning analysis of 10-20 key jurisdictions.

At the same time, a new Housing Element cycle is beginning. The 2007-2014 Housing Elements are due June 30, 2009 and we want to make sure everyone has the tools and trainings to encourage great housing policies. Below is a Housing Element Advocacy Toolkit to get you started.

Housing Element Toolkit

The nine Bay Area counties and all the cities within are undertaking the fourth revision of their Housing Elements that are due June 30, 2009. The last revision dates back to 2001, but the deadline for the normal five year review period was extended by the state Housing and Community Development Department (HCD). NPH members are working to get supportive policy language included in the Housing Elements in order to have a strong base of support in the future for individual affordable housing proposals.

What is a Housing Element?

Every city and county in California is required to have a General Plan, a policy and planning document that guides the jurisdiction in development. One of the seven required sections (called Elements) of the General Plan is the Housing Element. Housing Elements are unique because they are the only component of the General Plan for which there is a legal requirement that it be updated on a specific timetable, specifically, every five years.

The counties of the San Francisco Bay Area are all required to update their Housing Elements at the same time. This requirement supports coordination between jurisdictions, which is

important because one of the tasks of a Housing Element update is figuring out where a city or county could build its “fair share” of the housing the region is projected to need over the next five years. The “fair share” allocation is divided by income levels (low, moderate, and market rate), with a specified number of units needed to meet the housing needs at each level.

Why Developers Need to be Involved

The Housing Element update process focuses attention on the housing needs of the region and each community in a comprehensive and holistic way that is not project-specific, allowing community members, advocates and decision makers to talk about affordable housing as a community component, rather than focusing on a specific development proposal.

This process offers terrific opportunities for affordable housing advocacy and education. Advocates who use this opportunity to get supportive policy language included in their jurisdiction’s Housing Element will have a stronger base from which to advocate for individual affordable housing proposals. For public officials, the jurisdiction’s policies as laid out in its Housing Element can offer political cover, when needed.

Because the update process requires the creation of public input opportunities, there are structured openings for education about what affordable housing is and why it is important. Public meetings, hearings, and other forums all create opportunities for increasing understanding among decision makers and the public.

Preparation is Key to Influencing Outcome

Start planning early. Assemble a team, read the current Housing Element, and identify some specific policy goals you want to achieve.

Plan out a campaign strategy for obtaining your objectives. Where will opposition come from? Which decision makers are on-board, and whom might you need to persuade?

Meet with the planning department staff in charge of the Housing Element update. If a consultant has been retained, meet with them as well.

Think about some of the consistent objections to affordable housing that you have encountered in your community, and work with planning staff to build education about those issues into the update process. For example, if density is often a neighborhood concern, offer to help assemble some images and materials for density education.

(Bay Area Housing Elements continued on page 6)

(Bay Area Housing Elements continued from page 5)

Make sure you know what the jurisdiction's update process is going to be. If a citizens' advisory committee is going to be assembled, make sure the affordable housing community is well represented. Plan on being in attendance at all public meetings. Encourage your tenants to participate as well. Schedule an affordable housing tour for decision-makers and staff.

Respond When the Housing Element is Decided

Once the Housing Element has been approved, review your local zoning code to make sure it is consistent with the policies in the Housing Element. California law requires this, and policy-consistent zoning will make developing housing much easier by eliminating that "excuse."

Use the policies in the Housing Element to back up your project proposals. If your jurisdiction is recalcitrant and does not produce a Housing Element that the state will certify, consider litigation. Courts can impose a ban on the issuance of any development permits on jurisdictions without certified Housing Elements.

NPH Members Note: This article is a sample of the new tools in our Community Acceptance Tool Box, soon to be available online on our updated website launching later this year. Lisa Feldstein was a contributing consultant on this article.

ABAG Releases Housing Needs Plan

At its annual housing conference, June 5, 2008, the Association of Bay Area Governments (ABAG) released San Francisco Bay Area Housing Needs Plan, 2007-2014. The 2008 report is the third annual housing report, building on A Place to Call Home: Housing in the San Francisco Bay Area. It includes housing targets for 2007-2014 established as part of the Regional Housing Needs Allocation process. This planning document is a vital ingredient for the upcoming Housing Element revisions.

San Francisco Bay Area Housing Needs Plan, 2007-2014 is available online at:

<http://www.abag.ca.gov/planning/housingneeds/>

Housing Element Manual Available

There is a manual prepared by the California Affordable Housing Law Project, which contains invaluable and comprehensive material about the review, advocacy and litigation for the Housing Element plans. It is current, recently updated in April 2008. It is accessible through their website:

<http://www.pilpca.org/www/publications.html>

FEDERAL LEGISLATIVE UPDATE

Federal Legislative Update

Federal Housing Legislation in Brief

What Happened to the National Housing Trust Fund?

Consideration of the Senate bill that would establish a permanent housing trust fund came to a halt on Thursday, June 26, when Senator John Ensign (R-NV) demanded a vote on an amendment to add \$8.2 billion in energy tax credits. Now Senate action on the bill is stalled until the week of July 7. Due to complex congressional procedures, the entire bill must be treated as three separate parts. One of those parts is a modified version of Senator Christopher Dodd's (D-CT) GSE/FHA reform bill that includes the housing trust fund. It passed overwhelmingly by 79 to 16 on June 25. Both California Senators, Dianne Feinstein and Barbara Boxer, voted in favor of the National Housing Trust Fund.

What Will Happen Next

The other two parts still need to be passed, which is expected to take several days during the week of July 7. There are many amendments to the GSE/FHA bill that may be considered still, and others might surface during the recess. Once the full bill passes the Senate, it will be sent back to the House. Because of remaining differences between the Senate and the House versions, a conference committee will be required to iron them out before final passage of a bill to go to the President.

White House Veto Warning Remains

The White House issued a veto warning, objecting to the bill's inclusion of \$3.9 billion in funding for states and localities to buy abandoned, foreclosed properties to rehab and sell or rent, with 25% of the money targeted to households with incomes below 50% of the area median income.

In other federal news, **S 2595, S.A.F.E. Mortgage Licensing Act of 2008**, authored by Senator Feinstein would create a national licensing system for residential mortgage loan originators and develop minimum standards of conduct to be enforced by State regulators. Senator Feinstein has asked us to support this bill to improve the standards for the business. At the June 20th Board meeting, NPH adopted a support position for this bill.

Portions of this federal update were compiled from reports by the National Low Income Housing Coalition, 2008.

For more information contact Megan Kirkeby, Policy Associate, by email at megan@nonprohousing.org.

PERMANENT SOURCE UPDATE

Permanent Source Update

HCD Permanent Source Tour Wraps Up

Report Due in September

At the direction of Governor Arnold Schwarzenegger, the Department of Housing and Community Development (HCD) has been meeting throughout California since January to develop recommendations for the Administration on securing a permanent funding source for affordable housing. HCD held seven major regional meetings and numerous smaller focus groups with key stakeholders in the business, education, environmental, local government, and housing communities.

NPH members were in the forefront at the three meetings held in the Bay Area. The Housing Endowment And Regional Trust (HEART) of San Mateo County, the Housing Leadership Council of San Mateo County and the Silicon Valley Community Foundation (SVCF) hosted the regional meeting held in South San Francisco on May 13. On May 28, the East Bay regional meeting was held in Oakland, hosted by the East Bay Economic Development Alliance, Greenbelt Alliance, Bay Area Council, Home Builders Association, The Non-Profit Housing Association of Northern California, Contra Costa Council, Alameda County Office of Education and Bridge Housing. The June 10 meeting in Sunnyvale was hosted by the Silicon Valley Manufacturer's Group. Each group was asked to address three questions:

- The types of programs to be funded
- How the funds should be distributed
- The source of the funds

Summaries of comments received at the meetings are posted on the HCD website a few weeks after the meeting and offer a healthy range of creative ideas.

For example, the following ideas are among the suggestions raised: reusing public land for public benefit of housing whether for employees or other affordable uses; public agencies that own land can build housing without using taxpayer dollars; loans can be paid back with rents, the Department of Motor Vehicles (DMV) should intensify the use of their locations with mixed use sites; and DMV sites could provide a significant number of homes if used for a development of 2 to 4 stories of high density housing.

Suggested funding sources included: adjusting property taxes to reduce tax incentives for commercial development over

housing development (fiscalization of land use); a Document Recording Fee; fees on home purchase transactions, equity line and second mortgages; a luxury tax on event ticket sales above a certain amount; reducing or eliminating the tax deduction on second homes; an employment tax on an inverse scale to workers' wages under the theory that employers create a demand for housing and should contribute to the solution.

During the months of July and August 2008, HCD will be compiling recommendations for the Governor's administration with feedback from meeting participants. HCD plans to have a final draft for review by the Governor's office no later than September 30, 2008. To stay informed, go to: www.hcd.ca.gov/permsource/involved.php

At the June 20th meeting of the NPH Board of Directors, a State Housing Trust Fund policy platform was adopted. This will help guide NPH as we continue to participate in the HCD development and consensus building process.

For more information contact Megan Kirkeby, Policy Associate, by email at megan@nonprohousing.org.

SF's Own Permanent Source

In November, San Francisco voters will consider whether to create a permanent Housing Fund to help build affordable housing. As initially crafted, the fund would set aside about \$33 million per year from the General Fund for housing purposes. San Francisco Supervisor Aaron Peskin is proposing measures that would generate additional revenue of \$30-\$60 million to the General Fund, including a real estate transfer tax and a tax on business partnerships. Proponents of the housing measure estimate that 6,000 to 7,000 new homes could be built over the next 15 years using the new fund and matching funds.

The Housing Fund proposal has the support of many Supervisors and community groups. It would establish a number of principles for the fund, such as: requiring that new housing units have at least two bedrooms (i.e. suitable for families); establishing a baseline to protect the existing \$88 million commitment to housing programs and related services; ensuring that 40% of funds serve people with very low-incomes, specifically less than 30% of the San Francisco median income; ensuring that the remaining 60% of the fund serve those with incomes between 30% and 80% of San Francisco median income*.

**Footnote: \$94,300 is the Unadjusted Area Median Income for Housing and Urban Development Agency's Metro Fair Market Rent Area (HMFA) that contains San Francisco.*

REGIONAL POLICY UPDATES

Regional Policy Updates

San Francisco Votes on Competing Development Plans

Voters endorsed existing plans for the proposed development of housing and business in San Francisco's Hunter's Point Shipyard and Candlestick Point by supporting Proposition G on the June ballot. The election received national media attention due to a competing ballot measure that would have substantially increased the amount of affordable housing to be build on the site.

Supervisor Chris Daly spearheaded the competing measure, Proposition F, that was defeated. It would have doubled the number of units of below-market rate housing in the proposed development from 25% to 50%. Of these, about one-sixth would have been reserved for people with incomes of 30% of the local median income. Daly was not able to fund a major campaign for his measure, but said he wanted to raise public awareness of the need for affordable housing, particularly in the Hunter's Point area.

John Stewart, NPH Board member and chairman of the John Stewart Company which develops and manages affordable housing, opposed Proposition F, calling it "an unvetted, late-stage, quixotic initiative that seeks to enhance egg production by strangling the hen." He pointed to NPH's 2007 study of 170 jurisdictions with inclusionary housing requirements demonstrating that none required 50% affordable housing. He argued that Prop F would impose such unreasonable requirements on this development that it risked not only killing this deal, but discouraging other developers in the future.

The proposed developer of Hunter's Point, Lennar Corp, initially planned to rent or sell 25 percent of the homes at an affordable level. But after polls showed Prop G falling behind, company officials struck a deal with labor leaders. In exchange for the endorsement of the San Francisco Labor Council and other groups, Lennar agreed that 32 percent of the project's homes would be affordable to low- and middle-income residents. It remains to be determined how those homes will be apportioned between the low-to-middle income ranges.

In exchange for free land, Lennar has promised to spend more than \$1 billion on infrastructure to remake the combined 720 acres with homes, retail shops and a green office park ringed

by 300 acres of parkland - and possibly build a new stadium for the 49ers if the team stays in the city. The company also said it would rebuild the Alice B. Griffith apartments, a run-down public housing development.

Voters' approval of Proposition G, which promises the largest San Francisco redevelopment project since World War II, means work is likely to get underway on plans to remake the Bayview-Hunters Point neighborhoods. Here's what comes next:

- The proposed development is undergoing an environmental review that will analyze its impact on the surrounding neighborhood. The results will help determine the necessary infrastructure, transportation and other improvements needed in the area.
- Over the next 15 months the city will negotiate a legally binding development agreement with developer Lennar Corp.
- The plan will be reviewed by the San Francisco Planning Commission and the Board of Supervisors before any building can begin.

Calvin Welch of the San Francisco Council of Community Housing Organizations commented that San Francisco is famous for this type of "virtual election" which will have no practical effect on the planning process which still has a long, long way to go.

Even though Lennar and San Francisco Mayor Gavin Newsom say the proposed development will not require city funds, Welch pointed out that the only practical effect of the passage of Prop G is that it repealed a provision in a previous measure adopted in 2001 that would have limited to \$100 million any public contribution to a new sports facility.

NPH's regional policy work is informed by our partnership with the Nine-County Advocacy Network. NPH convenes the Nine-County Advocacy Network on a regular basis to share best practices, coordinate on regional campaigns such as housing elements, and for peer support. The San Francisco representative organization of the Nine-County Advocacy Network is the San Francisco Council of Community Housing Organizations.

STATE LEGISLATIVE UPDATE

State Legislative Update

California Housing Legislation in Brief

AB 1252 (Caballero, Saldana) was gutted and amended to include the allocation of an additional \$150 million in funding from the Proposition 1C Infill Infrastructure and Transit Oriented Development (TOD) Fund for FY 2007-08: \$100 million for infill and \$50 million for TOD. Because this funding would be allocated for the fiscal year ending June 30, the bill moved on an urgency basis in late June.

The background is that for FY 2007-08, the Legislature appropriated \$240 million from the Infill Incentives Grant Program and \$95 million for TOD. However, the applications submitted for this initial appropriation significantly outstripped the appropriated funds. In fact, the Infill Infrastructure Fund received 124 applications that exceeded \$1 billion— four times the amount of the original \$240 million. Applications for TOD funding were five times greater than the allocated \$95 million. The current funding package totaling \$388.8 million in Proposition 1C funds are run through three Department of Housing and Community Development programs:

- \$240 million in awards through the Infill Infrastructure Grant Program will provide infrastructure improvements to facilitate new housing development in residential and mixed use infill projects throughout California, including parks or open space; water, sewer, or other utility service improvements; streets, roads, parking structures, or transit linkages and facilities; pedestrian or bicycle transit facilities; and traffic mitigation.
- \$95 million to provide funding through the Transit-Oriented Development Housing Program to stimulate the production of higher density housing and related infrastructure within close proximity to transit stations that encourage increased public transit ridership and minimizes automobile trips.
- \$53.8 million in awards through the Multifamily Housing Program will provide hardworking families, as well as seniors, the disabled, homeless and those transitioning from homelessness access to affordable housing.

For a listing of awards by program please visit the Department of Housing and Community Development website:

<http://www.hcd.ca.gov/news/release/TotalAwards062008.pdf>

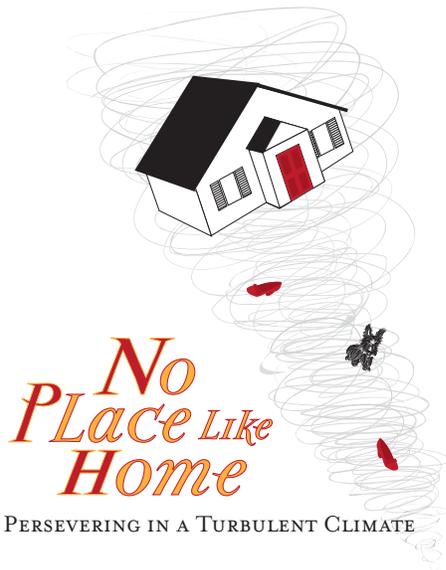
SB 375 (Steinberg) – Originally drafted to address transportation planning, this bill may become the vehicle for significant housing legislation as well. Because the author is both a long time friend of housing and the new Senate leader, the stakes may be very high. Work on substantial amendments is proceeding while the legislators are preoccupied with budget matters. We expect that traditional deadline rules may be waived to enable consideration later this summer for final resolution before the Legislature adjourns in early September. NPH will keep you posted as language for amendments develop.

AB 2818 (Jones) – As federal assistance for public housing has been cut back, many housing authorities are looking for alternatives, including disposing of their public housing stock and converting assistance to vouchers, refinancing the properties through other public subsidy programs, or redeveloping their properties with higher-density mixed-income housing. This bill would prohibit a housing authority from disposing of housing units affordable to low- or moderate-income households without meeting certain requirements. Those in opposition feel the requirements are redundant to the process already required by HUD and they believe housing authorities have been able through creative methods to continue serving low-income households. NPH has no position on this bill, but we have placed it on our watch list and are talking with representatives from key parties involved.

AB 2594 (Mullin and Nunez) –The bill allows redevelopment agencies (RDA) to purchase foreclosed or vacant homes and sell them to low or moderate-income households. Originally, this bill would have also allowed RDA to use the 20% set aside to refinance mortgages for low and moderate income homeowners faced with foreclosure within the project area and impose either 15 or 45 year affordability covenants, respectively, either 1/3 or full housing production credit. Local governments would have been able to use the other 80% of RDA funding for similar services to lenders, developers, and homeowners with no income restrictions. The bill has been amended so that foreclosure aid is restricted to the 80% non-housing portion of an agency's tax increment funds. NPH views the 20% set aside as a valuable tool for the production of affordable homes and was pleased with this outcome.

For more information contact Megan Kirkeby, Policy Associate, by email at megan@nonprofitousing.org.

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@nonprofithousing.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 1, 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 serve.

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.nonprofithousing.org/actioncenter/events

NPH's UPCOMING BROWN BAG TRAINING

HOW TO DEAL WITH THE SURPLUS CALCULATION AND DISTRIBUTIONS

Tuesday, July 22, 2008
Noon to 2 PM
NPH Conference Room
369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

The 2008 Brown Bag Program
is sponsored by:



Panelists:

- Partners of Lindquist, Von Husen, & Joyce

This will be an interactive discussion and workshop on the complexities of surplus/excess cash, and how to determine the waterfall for distributions. We will also walk through the various formats and financial statement presentations that we all encounter with CalHFA, TCAC, MHP, HUD, equity investors and other agencies.

Payment Information

Name(s) _____

Organization _____

Address _____

City/State/Zip _____

Phone _____

Email _____

Please fill in the number of attendees under your rate and
choose a payment method below:

Member	Non-Member	Frequent Flyer
\$25	\$50	Pre-Paid
X__	X__	X__

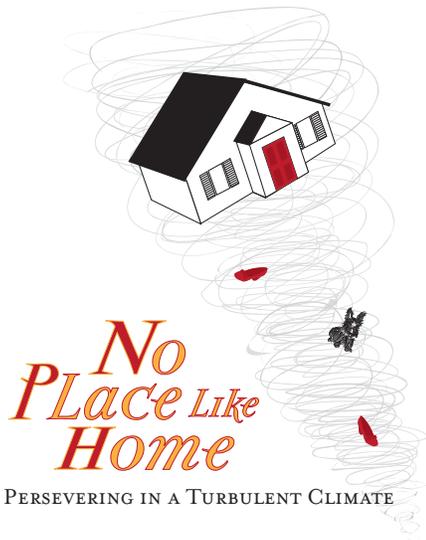
- Check Enclosed
- Invoice Me
- Pay by Credit Card Online at

www.nonprofithousing.org/actioncenter/events
(Mastercard or Visa only)

Please return this form to NPH by fax (415.989.8166) or mail, 369 Pine Street, Suite 350, San Francisco, CA 94104.
Cancellation Policy: Full refund remitted only if cancellation is made 48 hours prior to scheduled event.

COMING SOON

Coming Soon



SAVE-THE-DATE

The 29th Annual NPH Conference has been scheduled for **TUESDAY, SEPTEMBER 23rd** at the Grand Hyatt San Francisco on Union Square.

Please visit the Events section of our website to register and learn more about the workshops being offered this year!



THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

369 Pine Street
Suite 350
San Francisco, CA
94104