

News to Build On

November-December 2008

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

Obama Promises Swift Action on Economy

Will Affordable Housing Be Included?

“To solve this crisis and ease the burden on our states, we’re going to need action, and we’re going to need it swiftly. That means passing an economic recovery plan that helps both Wall Street and Main Street.”

*-President-elect Barack Obama, Dec 2, 2008 address
to National Governors Association*

Affordable housing advocates are taking every opportunity to influence the economic agenda of the incoming Obama administration. There is a good case being built for a new national investment in affordable housing construction, rehabilitation and preservation that can be both a tool for economic stimulus through construction spending and job creation as well as part of the remedy for victims of the mortgage crisis.

National housing advocates are seeking at least \$10 billion for affordable housing from Congress as it develops a package of economic stimulus measures in the range of \$500 to \$700 billion. The incoming Obama Administration has indicated it would like to move promptly on stimulus legislation after Inauguration Day, January 20th.

Among the evidence cited is that of the National Association of Home Builders (NAHB), noting that the development of a typical 100 unit multifamily apartment complex generates 116 jobs, \$8,670,900 in income from all affected industries and \$3,349,400 in tax revenue (including income, sales and property taxes and other assessments) to federal, state and local governments.

Furthermore, a recent Oregon Housing Finance Agency study found that for every job created on-site by creating or renovating affordable housing, an additional 1.5 jobs are created off-site. For every \$1 invested in affordable housing, an additional \$10-\$15 of economic benefit was generated for the surrounding community.

In addition to direct funding for affordable housing, the national economic stimulus (Obama’s Economic Plan continued on page 3)

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From the Desk of the Executive Director



Dear Members and Friends,

It is time for NPH New Year's resolutions as we look back on our accomplishments and prepare our goals for the coming year. This will be a special year as we commemorate thirty years since the founding of NPH and the remarkable growth of non-profit housing in Northern California. Thirty years ago, we were founded by a handful of members with no budget and an emphasis on preserving housing. Today we have over 750 members, a budget close to \$1 million and a major focus on housing production, with 75,000 homes to our credit and still growing. We have so much to celebrate.

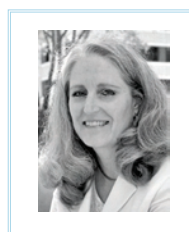
We began with the goal of becoming the Bay Area's central source for non-profits wanting to build affordable housing (then referred to as "low-income housing"). Our early years focused on technical assistance, training and capacity building. This led to our role as the convenor for action by affordable housing developers, advocates and supporters. Today our work tackles the four major obstacles to affordable housing: money, land, pro-housing policies and community acceptance. Our work plan will reflect our committed efforts in each of these areas.

Today there are ready-to-go affordable housing developments that are stalled because of the national credit crunch. NPH is working with members and allies to secure additional public funding for affordable housing and to increase private investment through the tax credit programs. As described in this newsletter, we are immediately focused on national efforts through a second federal economic stimulus bill in Congress. In addition, we are encouraging decision makers to consider a wide range of creative proposals that could expand the pool of private investors in the federal and state tax credit programs. Affordable housing is the best way we know to create immediate jobs, as well as take care of the victims of the foreclosure crisis.

In addition, we continue to support the creation of the State Housing Trust Fund, sometimes known as the Permanent Source campaign, which is now moving into its public phase. Lynn Jacobs, Director of the state's Department of Housing and Community Development, will soon provide her recommendations to the Governor. We are cautiously optimistic that our issue can receive bi-partisan support in the California Legislature as part of the state's economic stimulus efforts.

Our *Zone for Homes* campaign will be the focus of our local and regional work to secure more land for affordable homes through local re-zoning. We are supporting efforts to recruit new advocates, including some current residents of affordable housing, in order to use the ample public participation requirements of the Housing Element law to raise up new champions for the need for more affordable homes and strengthen the political will of decision makers to make the needed zoning changes.

The housing-led economic crisis provides a golden opportunity for us to increase political support for affordable housing. NPH's work plan for the year ahead is focused on using the crises to convert the uncommitted into champions for government action to secure the money and land needed to build more affordable housing in the Bay Area. It's going to be a very exciting year!



Sincerely,

Dianne J. Spaulding
Executive Director

News to Build On

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

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(Obama's Economic Plan continued from page 3)

lus legislation may also contain policy changes that can improve debt equity market liquidity, such as making the Low Income Tax Credit refundable for investors.

At its December 10th meeting, the NPH Board established an ad hoc working group on financial issues. The group developed an action plan supporting a series of proposals to attract new investment in affordable housing. The plan includes measures that will make the tax credits more effective in the current economic climate.

In addition, NPH is actively supporting the consensus agenda of the California Federal Policy Project calling for a major allocation of federal funds for affordable housing through the Economic Stimulus bill currently under development. NPH is calling for \$10 billion in funding through the federal HOME program for affordable housing construction.

For a copy of NPH's position paper, go to:

<http://www.nonprofithousing.org/attachments/NPHPosition.pdf>

For a copy of the California Federal Policy Project proposal, go to:

http://www.chpc.net/dnld/NOV08_FPPstimulus-FINAL.pdf

For more information about how to become involved in NPH's advocacy, contact Megan Kirkeby, Policy Associate, at megan@nonprofithousing.org.

Do you want to get more involved?

The Legislative Issues Committee closely follows changes in legislation and creates Action Alerts. The group distributes timely information to members via email announcements and monthly newsletter articles.

The group is open to all NPH members and is convened on a monthly basis on the first Thursday of the month from 9:30am to 11:00am.

Our next meeting will be **Thursday, January 8th**.
We hope to see you there!

For more information about joining one of our working groups, contact Megan Kirkeby, Policy Associate, at megan@nonprofithousing.org

San Jose Okays Inclusionary Zoning

City Council votes 9 to 2 in support

San Jose approved a citywide Inclusionary Zoning ordinance on December 9th, after five hours of council debate and a year and a half of study. The policy extends throughout California's third largest city where an affordable housing requirement long applied to redevelopment areas. Specifically, builders are required to set aside 20 percent of their market rate projects for affordable housing or else pay a fee to build such housing elsewhere.

In light of current economic conditions, San Jose included a compromise provision specifying that the ordinance will not go into effect until after the current slump in the housing markets.

Housing advocates praised the support of Mayor Chuck Reed and the city council members. Mayor Reed and Councilwoman Madison Nguyen said publicly that they had lived in subsidized housing and appreciated the benefit to struggling families.

This success is a tribute to a broad coalition of supporters. Shiloh Ballard of the Silicon Valley Leadership Group has been tireless in her work on behalf of Inclusionary as well as NPH Board member Chris Block, Executive Director of Charities Housing Development Corporation based in San Jose. Additional champions include James Zahradka of the Public Interest Law Firm and Michelle Beasley of Greenbelt Alliance.

This vote is a testimony to the perseverance of housing advocates, following two unsuccessful efforts in the past twenty years. NPH's Regional Director Evelyn Stivers said, "there are so many people to thank for this, among them the city's housing staff who diligently and patiently pursued this issue through many years of study and procedures." Stivers continued, "this really puts the focus on Oakland now, as the last remaining major city in Northern California lacking an Inclusionary policy."

In honor of this historic occasion, NPH is making its 2007 Inclusionary Report available as a free download from our website:

http://www.nonprofithousing.org/IH_Report/fullreport.pdf

For more information on Inclusionary Zoning and current campaigns, contact Evelyn Stivers, Field Director, at evelyn@nonprofithousing.org.



Supportive Housing Good for Neighborhood Property Values

New Study by NYU's Furman Center

A new study from New York University's Furman Center for Real Estate and Public Policy confirms that supportive housing has a positive impact on neighborhoods and property values. While previous studies from New England and Philadelphia suggest a positive effect on property values, the Furman Center study is the most methodologically rigorous analysis to date examining supportive housing's impact on surrounding areas.

The findings are clear: supportive housing does not decrease property values and actually has a slightly positive effect on the value of adjacent properties. This positive effect grows over time as the market realizes how supportive housing has improved the landscape and contributed to the safety and security of the neighborhood.

The study evaluated the impacts of 123 developments which opened between 1985 and 2003 in the five boroughs of New York City. The findings refute once again the fears that supportive housing developments will depress the value of neighboring properties over time. The findings show that the value of properties within

500 feet of supportive housing do not drop when a new development opens and show steady growth relative to other properties in the neighborhood in the years after the supportive housing opens. Properties somewhat further away from the supportive housing (between 500 and 1,000 feet away) show a decline in value when the supportive housing first opens, but their prices then increase steadily relative to other properties in the neighborhood.

Supportive housing is a type of affordable housing that provides on-site services to people who may need support to live independently (including formerly homeless individuals and families, people with HIV and AIDS or physical disabilities, young people aging out of foster care, ex-offenders, people with mental illness or individuals with a history of substance abuse). "Neighbors often resist proposed supportive housing developments in their community, expressing fears that the housing will have a negative impact on the neighborhood," said Vicki Been, director of the Furman Center, "[we] thought it was important to look at this question empirically to see what the real impacts have been over time."

Using sales data provided by the NYC Department of Finance,

the Furman Center compared the prices of properties within 500 feet and 1,000 feet rings around a supportive housing development to similar properties in the same census tract but more than 1,000 feet away, before and after the supportive housing opens. By controlling for differences between the prices of the properties near supportive housing sites and those further away before the new development is completed, the study isolates the real impact of the supportive housing on the neighborhood.

Because of the diversity of supportive housing developments and the neighborhoods in which they are being built, the study also sought to evaluate whether characteristics of either the development or the neighborhood influence any effects the development has. Researchers found (somewhat to their surprise) that the effects on neighboring property

values do not depend on the size of the development (number of units) or the development's characteristics, such as whether the development sets aside a certain number of affordable units for neighborhood residents. The impact supportive housing has on property values also does not differ between lower and higher density neighborhoods.

"The Furman study confirms what advocates have been saying for years: well run supportive housing can help both formerly homeless citizens and the neighborhoods in which they are built. Politicians and business leaders across the country should pay attention."

-New York Times

An editorial in the New York Times praised the report, concluding, "The Furman study confirms what advocates have been saying for years: well run supportive housing can help both formerly homeless citizens and the neighborhoods in which they are built. Politicians and business leaders across the country should pay attention."

This is the latest of many reports over the past two decades debunking the myth that affordable housing has a negative impact on surrounding property values. NPH's website has long offered a Tool Box of Community Acceptance materials addressing this issue, as well as an inventory of research. To find out more NPH's new updated website and Tool Box, see following article in this newsletter. For the Furman report, go to:

http://furmancenter.nyu.edu/documents/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf

For the New York Times editorial, go to:

http://www.nytimes.com/2008/11/07/opinion/07fri3.html?_r=3&oref=slogin&oref=slogin&oref=slogin

NEW YEAR'S PREMIERE OF NPH'S NEW WEBSITE

In January 2009, NPH will launch a new fully redesigned website to better serve our members and the public. This is the result of work beginning one year ago when NPH received an in-kind grant from the Taproot Foundation. A team of professionals volunteered their time to help us retool our website. Over the past year they worked with NPH staff to create something wonderful. We chose to stay close to the look and feel of our current website, but to increase the utility of the site as much as possible. We wanted to make the site accessible for newcomers and to increase functionality for frequent visitors.

The updated site includes a Working Groups page where materials from upcoming and past meetings will be posted. Membership renewal will now be much simpler, news on housing issues will be updated regularly, and information about NPH's current campaigns will be readily available.

The launch of this website will also mark the launch of the most recent NPH Tool Box. It will be the newest edition of our original NPH Community Acceptance Tool Box. We understand the importance of reliable tools for convincing people of the value of affordable housing. Opponents may have a variety of concerns that need to be addressed such as parking, crime, and property value and it is important to provide them with accurate and current information that can not only calm fears, but demonstrate the benefits affordable housing has to offer for every community. On our website you will be able to download in-depth pieces with effective community acceptance strategies, as well as handouts countering common fears which you can print and distribute as needed.

After our upcoming launch, NPH's website will be better than ever. Bookmark us as one of your most valuable resources and visit often!

Introducing NPH's Newest Service For Our Members

For the latest information about events in the Bay Area Affordable Housing community, visit NPH's new Community Calendar. With a simple click of your mouse, you can get information about upcoming events and trainings, effectively plan for upcoming events and get involved in our community!

Anyone can submit an event for posting. Events submit-

ted by NPH Members will also appear in the NPH weekly e-Newsletter. To make changes or additions to the Community Calendar, just send us an email to website@nonprofit-housing.org!

As a membership organization, we are constantly searching for ways to improve our services and programs. Let us know what you think by contacting Leah Prassinis, NPH's Membership and Resource Development Associate, at leah@nonprofit-housing.org or 415-989-8160 ext. 14. We'd love to hear from you!

2009 Edition of Community Acceptance Tool Box

*BROCHURES FOR THE COMMUNITY **new!***

- Who, What, How & Why of Contemporary Affordable Housing
- Primer on Financing of Affordable Housing
- What is the Impact on Property Values?
- What is the Impact of Density?
- Who Lives in Contemporary Affordable Housing (by County)

*"HOW TO" GUIDES FOR ADVOCACY AND PUBLIC EDUCATION **new!***

- How To Speak in Public About Contemporary Affordable Housing
- How To Talk to Decision-makers About Contemporary Affordable Housing
- How To Host Public Meetings About Contemporary Affordable Housing
- How To Host Tours of Contemporary Affordable Housing
- How To Use Housing Elements for Advocacy



STATE LEGISLATIVE UPDATES

State Legislative Updates

SB 375 – What Are the Implications?

Recently enacted California legislation, SB 375 (Steinberg) has received national attention for its success achieving bi-partisan support for “Smart Growth” even over the objections of some business organizations. The bill sets forth a “Sustainable Communities Strategy,” but what will be the consequences for new affordable housing in the Bay Area?

Mike Rawson, co-director of the Public Interest Law Project and expert on California Housing Element law, points out that there is no immediate impact on the current Bay Area housing element process because the new provisions of law are not effective until the fifth housing element cycle, and Bay Area jurisdictions are currently in the fourth cycle. The implications after that are uncertain because “clean-up” legislation is needed to resolve several implementation issues for the new law which could lead to potentially significant modifications.

NPH staff recently attended a conference entitled “Building Forward: Creating a Sustainable California and Fighting Global Warming with SB 375” sponsored by the California Building Industry Association and League of Cities among others. A variety of participants offered views about the significance of the bill, as well as describing a host of implementation questions that are likely to be addressed in future legislative sessions.

SB 375 paints a picture of what regional planning can be and establishes goals that could transform local politics. Representatives from two of the Bay Area’s regional organizations, the Association of Bay Area Governments and the Metropolitan Transportation Commission described their current coordination efforts as consistent with SB 375 but were frank about the challenges for regional planning.

Conference participants pointed out several issues raised by the bill that NPH will be monitoring closely. Brian Augusta from California Rural Legal Assistance noted that current planning for very low income and low income housing uses higher density as a proxy for more affordable. Yet when measures such as SB 375 create incentives for infill development, competition for higher density zoned land increases and prices soar. In the short term, we will need to change the rules for density zoning to make sure that affordability goals are met when sustainable communities goals are pursued.

In the longer term, many participants noted that infill development success will require substantial investments in aging infrastructure. The communities with the best access to transit are the same ones that are the most strapped for funding for

schools and community amenities. Sustainable communities will require significant public resources. NPH will continue to support the goals of building sustainable communities while keeping our allies mindful of the need to protect our limited affordable housing resources from redirection to other infrastructure needs.

One thing that is certain is that we have many new allies who can support our longstanding efforts to achieve acceptance of higher density housing. Alex Evans, President of EMC Research, a public opinion research firm, drew laughter when he pointed out that the public consistently tells pollsters that they hate sprawl and they hate density. He urged all smart growth advocates to concentrate on building public acceptance for higher density housing.

The conference keynote speaker, Peter Calthorpe, co-author of Sustainable Communities, noted that the Bay Area has long “exported its housing needs” to its eastern edges and even the Central Valley, with dire results. Several participants suggested policies which could one day increase the penalties on Bay Area governments for local land use decisions that have adverse environmental and financial consequences outside the traditionally recognized 9-county Bay Area. NPH’s long term support for “smart growth” and our alliances such as the Great Communities Collaborative and Marin Community Housing Action Initiative will increasingly be the forums for affordable housing advocacy. It is up to us to make sure our new allies in sustainable communities also share our commitment to affordable housing as a key element of sustainability.

For more info contact Ann Gressani, Policy Development and Communications Director, at ann@nonprofithousing.org.

FEB 5 WORKSHOP: IMPLICATIONS OF SB 375 ON AFFORDABLE HOUSING

This workshop will discuss several of the major issues surrounding Senate Bill 375 (Steinberg), which was signed into law in 2008. Guest speaker Mike Rawson, co-director of the Public Interest Law Project, participated in conversations with Sen. Steinberg during the development of this bill and has analyzed the implications of the legislation on affordable housing. He will present his observations on the bill including topics that may be addressed by “clean-up” legislation in the 2009-2010 Legislative Session.

NPH's WORKING GROUP UPDATES

Update on Federal Neighborhood Stabilization Program

NPH's Local Government Working Group held two sessions this fall to help local jurisdictions prepare plans to use new federal funds anticipated through HR 3221, the Housing and Economic Recovery Act of 2008, for the purchase of abandoned and foreclosed homes and residential property.

Recently, the Department of Housing and Community Development (HCD) announced plans for the distribution of \$145 million in new federal funds. HCD will release its application for these funds in January 2009 with a close due date of February, and award grants as early as March. The short timelines are necessitated by requirements in HR 3221 intended for improvements from this funding as quickly as possible. Despite the January application release date, HCD is encouraging eligible jurisdictions to do what they can now to prepare.

In a related matter, Enterprise Community Partners has prepared an advocacy paper entitled: Ten Solutions to Improve the Effectiveness of HUD's Neighborhood Stabilization Program. This is likely to become a topic of consideration as Congress addresses proposals to increase funding of this program as part of the next Economic Stimulus legislation.

For more information on NPH's working groups, copies of documents or to become involved, please contact Megan Kirkeby, Policy Associate, at megan@nonprofithousing.org.

Recommendations Made on State Tax Credits

The California Tax Credit Allocation Committee (TCAC) is considering new regulations in response to current economic conditions and to eliminate loopholes that can lead to bad faith applications. California TCAC Executive Director, Bill Pavao has toured the state soliciting input, including meeting with NPH's Ad Hoc TCAC working group on November 4, 2008.

NPH's TCAC committee submitted a preliminary letter to Director Pavao with comments on proposed amendments, including recommending flexibility on the timing of funding rounds in 2009 in order to be responsive to economic conditions. Director Pavao is expected to announce a schedule of public hearings soon.

For more information, please contact Ann Gressani, Policy Development and Communications Director, at ann@nonprofithousing.org.

NPH's UPCOMING BROWN BAG



TAX CREDIT BUYBACKS: EXPERIENCES AND LESSONS

Wednesday, January 30, 2009

Noon to 2 PM

NPH Conference Room

369 Pine Street, Suite 310, San Francisco
(Montgomery BART)

Presented by Joel Rubenzahl, Community Economics, Inc.

The 2009 Brown Bag Program
is sponsored by:



This workshop will discuss several of the major issues and choices facing sponsors as they prepare to buy out the investor limited partner (usually at the end of the 15-year federal tax credit compliance period). Special focus will be on the process and costs associated with buying back the project, including third party and investor tax liability. We will discuss the determination of fair market value and issues surrounding appropriate appraisal techniques.

To register, visit NPH's website at: <http://ga0.org/nphaction/events/taxcreditbuybacks/>

*****This is the first workshop of NPH's 2009 Brown Bag Workshop series. The full calendar of workshops will be available shortly.*****



San Mateo Approves Inclusionary Policy

NPH congratulates the broad coalition of housing advocates in San Mateo who successfully urged the San Mateo City Council to agree to boost the fraction of homes the city requires developers to price at below market rate (BMR) from 10% to 15%. This victory was the result of long, hard work from many individuals and organizations. Advocates were quick to express appreciation to the many faith-based organizations whose support and presence at public meetings were critical ingredients to the victory.

San Mateo Hosts a Public Conversation about Housing

Threshold 2008 was formed to engage the public on housing issues and options in San Mateo County in the hope of changing people's perception of affordable housing. The program reached out to people who live and work in San Mateo County, provided them with information and engaged them in a discussion about long-term housing solutions.

The results from the Countywide Assembly of San Mateo residents are impressive. Threshold 2008 tracked the opinions of almost 200 participants of a weekend long process involving education through guest speakers, materials and small group discussions. At the beginning of the weekend, 38% of the participants agreed that they needed to build more affordable housing in their community. At the end of the weekend, participants' support for affordable housing increased to 68%.

Proposition B Defeated in San Francisco

Proposition B would have established a much-needed Affordable Housing Fund in San Francisco, which would have been used to acquire and develop new affordable housing units to meet certain priorities and income limitations. It was conceived to construct affordable housing for San Francisco residents who can't afford market-rate housing. As Assemblyman Mark Leno noted in a San Francisco Chronicle article in the weeks before the election, "Prop. B is a very thoughtful and reasonable way to secure, identify and stabilize ongoing monies for affordable housing, and is very cleverly designed." To fund the construction of these new affordable homes, sup-

porters of the measure proposed a set-aside of \$33 million, which would have been funded by two other measures on the ballot (Propositions N and Q). Unfortunately, according to the City and County of San Francisco's Department of Elections website, Proposition B failed by more than 16,000 votes. On November 4th, 47.6 % of voters supported the measure while 52.4% of voters were opposed. Propositions N and Q met with better success with both measures receiving more than 2/3 of San Francisco's support. The new monies will be used for General Fund purposes.

Prop N will increase the transfer tax rate for sales of real estate worth more than \$5 million and reduce the tax by up to 1/3 for sales of residential property with solar energy systems or earthquake safety improvements. Prop Q will provide additional funding by specifying that certain partnerships and other businesses are subject to the City's payroll expense tax as well as expanding the payroll expense tax exemption for small businesses.

For more information about the results of the November 4th San Francisco election, visit the City's website:

http://www.sfgov.org/site/elections_index.asp?id=70720

Marin Supervisors Pass Fee for Large Homes

On Tuesday, October 14th, Marin County's Board of Supervisors unanimously approved an affordable housing impact fee on the construction of large homes throughout the county. Most new construction homes over 2,000 square feet will have to pay the fee as well as remodeled homes that result in more than 500 square feet of new space, for a total of 2,000 square feet or more. The legislation allows for a fee waiver for all new homes less than 3,000 square feet that include a second unit or agricultural worker unit and new homes larger than 3,000 square feet can receive a 50% fee reduction if they construct a similar structure.

The fee is implemented on a sliding scale based on the size of construction. New homes between 2,000 and 3,000 square feet will be assessed at a rate of \$5 per square foot over the 2,000 square foot threshold while homes that are larger than 3,000 square feet will be charged \$10 per square foot over 2,000

square feet. Thus, a builder of a 2,600-square-foot home would pay \$3,000 while a 4,000-square-foot home would be assessed a \$15,000 fee.

This new legislation should provide about \$400,000 per year for affordable housing projects. These new funds will be added to the county's affordable housing trust fund, which currently has \$3 million in reserves.

The decision did meet with opposition from members of the construction and real estate industries, who asked that the legislation be deferred in light of the economic climate. However, Supervisor Judy Arnold noted in a recent article in the Marin Independent Journal that the measure could actually increase the number of smaller homes and second units in the area and thus be quite advantageous for Marin.

For more information on regional issues, contact Evelyn Stivers, Field Director, at evelyn@nonprofithousing.org.

SAVE THE DATE

January 28, 2009

Silicon Valley Bank invites you to a workshop on
prevailing in today's economy.

**A Forum for Non-profit Housing Developers
to discuss Strategies for a Soft Landing: Getting
Through the Crisis**

Who: Executive Directors and Chief
Financial Officers of Non-profit Affordable
Housing Developers and CDFIs in the SF
Bay Area

When: January 28, 2009, 9-5pm

Where: Silicon Valley Bank Corporate Offices,
Santa Clara, CA

Transportation provided from San Francisco

Reception and wine tasting

*Questions? Contact Jamie Rogers of Silicon Valley Bank
at jrogers@svb.com.*

NPH SALUTES LINDA MANDOLINI AND EDEN HOUSING

We gratefully acknowledge the service of Linda Mandolini, Executive Director of Eden Housing, who has served as NPH Board President for the past two years. We are thankful for Linda's efforts on behalf of the members and staff of NPH. Ann Silverberg, Vice President of BRIDGE Housing, will become our new Board President.

"Linda has been a great champion for affordable housing in the Bay Area. We are grateful for her service to NPH and know her industry leadership will continue in many capacities," said Dianne Spaulding.

NPH also congratulates Linda and Eden Housing on the opening of new offices in a mixed-use building in Hayward, which houses their corporate offices as well as provide 60 apartments for seniors. The building is located across from the Hayward BART station on land long occupied by a dilapidated warehouse. The building is one of the anchor buildings within Hayward's Cannery area master plan, which will provide new commercial, residential, recreational and education facilities. Eden's new offices are a beautiful testimonial



to smart
growth and
affordable
housing.



The entry
to the
building is
graced with
engraved
bricks,

donated by Eden's many supporters, as part of their "Pave the Way Home" fundraising campaign. It is not too late to donate an engraved brick!

Visit www.edenhousing.org for more information on these exciting changes.



FAIR HOUSING TRAINING

January 15th, 2009

Housing Elements 2009

1000 Broadway, Suite 109, Oakland

9:30 a.m to 4:00 p.m.

Free lunch provided (courtesy of Bay Area Legal Aid)



Presented by

Public Interest Law Project, Public Advocates, Bay Area Legal Aid and The Non-Profit Housing Association of Northern California (NPH)



PUBLIC ADVOCATES



BAY AREA LEGAL AID

WORKING TOGETHER FOR JUSTICE



THE NON-PROFIT HOUSING
ASSOCIATION OF
NORTHERN CALIFORNIA

Learn about the nuts and bolts of Housing Elements, fair housing and how to build a winning campaign.

REGISTRATION

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Please forward your registration to agonzales@baylegal.org or fax it to Alma Gonzales at Bay Area Legal Aid (408) 283-3750 **no later than Friday, January 9th**. You may contact her with questions at (408) 283-3700 ext. 2657.

This activity has been approved for Minimum Continuing Legal Education credit by the State Bar of California in the amount of six hours.

NPH WELCOMES NEW MEMBERS TO LEGACY LEADERSHIP CIRCLE AT OCTOBER EVENT

Host John Stewart chats with guests.



Board member Sally Carlson and Executive Director Dianne Spaulding pose for a picture.



NPH staff members, Megan Kirkeby and Evelyn Stivers, enjoying the views of the Bay.



The stunning views from John and Gussie Stewart's lovely home on Telegraph Hill.



NPH Board Members John Stewart and Sally Carlson presenting information about the Legacy Leadership Circle to attendees.



Photos courtesy of Curtis Wissler

NPH celebrated the induction of new members into the Legacy Leadership Circle at an exclusive event on the evening of October 14th at the home of board member, John Stewart and his wife, Gussie Stewart. The evening saw warm breezes, a beautiful sunset, and over 80 guests enjoying refreshments in the Stewart home. These new and old friends of NPH heard remarks from host, John Stewart, event co-chair, Sally Carlson, and NPH Executive Director, Dianne Spaulding, about how their support would make a difference in affordable housing in the year to come and beyond.

NPH established the Legacy Leadership Circle at our 2008 spring awards event and inducted Fran Wagstaff as the first member. The vision for the Circle is to bring together business, real estate, and community leaders who believe that having a

stable, healthy, affordable place to live is the key to a thriving community and a just society.

The Legacy Leadership Circle will harness the collective energy, wisdom, and resources of these leaders to make a real difference by focusing on targeted, strategic efforts that will have real and major impact. To do this, NPH created a complementary Legacy Leadership Fund to serve as a war chest for Legacy Leadership Circle initiatives. The first initiative the Legacy Leadership Fund will support is the campaign for the State Housing Trust Fund.

For more information about the Legacy Leadership Circle, please contact Peggy Lee, Development Director, at peggy@nonprohousing.org, or at (415) 989-8160 x32.

COMING SOON

Coming Soon



SAVE-THE-DATE

NPH will be hosting our 30th Anniversary Gala on Thursday, April 30th!

Julia Morgan Ballroom
The Merchants Exchange Building
465 California Street, San Francisco

It's sure to be a night of networking, fun and celebration—so don't miss it!



THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

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