

CONNECTING THE REGION

REGIONAL PROSPERITY WORK & PLAN BAY AREA

An equitable and sustainable regional growth strategy is critical not only to achieving our environmental goals, it is *the key to maintaining and promoting ethnic and socio-economic diversity and integration, a strong economy and our quality of life*. Simply put, without an equitable regional strategy that takes into account the housing and economic needs of lower-income households, all of us will suffer the effects of a deteriorating physical environment, escalating public health costs, segregation, displacement, traffic congestion and a poorer social environment.

The Regional Prosperity Plan (RPP) has been a three-year process funded by the U.S. Department of Housing and Urban Development (HUD) to develop and implement a sustainable regional growth strategy that focuses on low-income residents who are unable to benefit from the wealth of the region. This work is being led by a consortium of stakeholders representing public, private, and not-for-profit organizations around the nine-county Bay Area.

In this final year of the RPP, NPH's Deputy Policy Director Pilar Lorenzana-Campo, who chairs the RPP Steering Committee and co-chairs the Housing Working Group, has worked with Steering Committee members to identify key strategies for improving regional prosperity through equity, affordable homes, and low- and middle-wage jobs. To effectively implement each strategy, members have also identified a series of actions that regional and local public agencies, regional non-profits, funders, and advocates need to undertake, including land and funding for affordable homes and neighborhood stabilization near transit and jobs.

Please weigh in on the strategies and learn more about the comprehensive action plan by attending the FREE Capstone Conference and [RSVP HERE](#):
Monday, April 13 – Tuesday, April 14, 2015
388 Ninth St., Suite 290, Oakland

To get more involved, contact [Pilar Lorenzana-Campo](#).

IMPLEMENTING SURPLUS LAND LEGISLATION

NPH Policy staff have begun working on implementing surplus land legislation, NPH-sponsored Assembly Bill 2135 (Ting). Signed into law in 2014, and taking effect this year, AB 2135 helps affordable housing development better compete for the limited resource of land. AB 2135 strengthens the Right of First Refusal enjoyed by affordable housing when local agencies, such as transportation authorities, dispose of surplus land.

This bill gives developers more time to negotiate the purchase of surplus lands, stipulates that surplus land can be sold for less than fair market value, requires that 100 percent affordable housing developments be given first priority, and specifies that market-rate residential development on such land include affordable homes.

Public Counsel and allies recently released [a legal analysis of the new law](#) to strengthen advocacy.

NPH is assisting local community-based organizations and advocates in their efforts to engage transit agencies to implement the new law with key focus on BART and the Santa Clara Valley Transportation Authority (VTA). To find out more and get involved, please contact [Michael Lane](#).



NPH's first Brown Bag event of 2015

CONNECTING THE REGION

SUPPORTING A DEDICATED SOURCE

STATE HOUSING-BILL PACKAGE PROPOSED

Housing instability is affecting more people than ever before and California has 13 of the 14 least affordable metropolitan statistical areas (MSA) in the country.

State Assembly Speaker Toni Atkins recently introduced a strong package of housing bills for this session. NPH is excited to work with Speaker Atkins' office, our members and partners to pass the bills listed below, so that all Californians have a safe, decent, and affordable place to live.

- **AB 35 (Chiu and Atkins)** would increase the California Low Income Housing Tax Credit (LIHTC) by \$300 million, which would provide much-needed funding for affordable development. NPH helped pave the groundwork for this bill, which utilizes a bill originally introduced by Assemblymember David Chiu (D-San Francisco) with support from NPH. For more details: [AB 35 Fact Sheet](#) and visit the [NPH website](#) for a support letter template.
- **AB 1335 (Atkins)**, the Building Homes and Jobs Act of 2015, would create an ongoing, dedicated source of funding for affordable-home development and job-creation. The bill would generate an estimated \$500 million per year for affordable homes while creating approximately 29,000 well-paying jobs by collecting a \$75 fee on real estate-related document recordings, excluding home sales. For more details: [AB 1335 Fact Sheet](#) and visit the [NPH website](#) for a support letter template.
- **AB 90 (Chau)**, is legislation to create a framework for how California will spend any funds received from the National Housing Trust Fund beginning in 2016.
- **AB 1056 (Atkins)**, the Second Chance Program for Community Re-entry, would dedicate a portion of the budget savings realized from the implementation of Proposition 47 to reduce recidivism by investing in rapid re-housing and supportive services for formerly incarcerated Californians. For more details: [AB 1056 Fact Sheet](#) and visit the [NPH website](#) for a support letter template.

To get involved in NPH's State Legislative advocacy contact [Michael Lane](#).



Speaker Atkins announces bill package. photo credit: John J. Bauters with Housing California

PUBLISHED WITH FUNDING FROM:



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Renew as a partner member to see your name acknowledged in our next issue!

CONNECTING THE REGION

SPOTLIGHT ON THE REGION

COMING SOON: A NEW AFFORDABLE HOUSING ADVOCACY GROUP IN SILICON VALLEY

To build needed capacity in the region, NPH is helping to seed and support the creation of a new affordable housing advocacy sub-regional organization in Santa Clara County. As a member of the Steering Committee, along with Housing Trust Silicon Valley and the Silicon Valley Leadership Group, NPH has been instrumental in helping to lay the groundwork for this organization to come to life. Santa Clara county tops the list of most expensive housing markets in the nation and this new organization will be the central galvanizing force to inspire and engage all sectors in the county to increase the supply of affordable homes.

In order to have a socially and economically viable region, there must be housing opportunities for people across the income spectrum, and we are thrilled to have this new organization join us to advocate for safe, healthy and affordable homes for those in need.

Looking to get more involved? Consider funding the organization's launch. Contact [Amie Fishman](#) for more information and stay tuned for launch details!

BUILDING A BAY AREA CAMPAIGN TO FUND SUSTAINABLE COMMUNITIES

For the last several years, NPH staff and Board have been developing a Bay Area Housing and Sustainable Communities Initiative.

With our partners in the Great Communities Collaborative, we have made great strides in determining the strategy and approach for this campaign. With the on-boarding of NPH's new Executive Director, Amie Fishman, and the hiring of an organizational development and public affairs strategist, Sharon Cornu of [Opportunity Partners](#), we are excited to take this campaign to the next phase of planning in the coming months. To learn more or get involved, please contact [Amie Fishman](#).



Amie Fishman addresses the Concord City Council

THE CONCORD NAVAL WEAPONS STATION CAMPAIGN

Our sub-regional partner, East Bay Housing Organizations (EBHO), co-founded the Community Coalition for a Sustainable Concord in 2007. Amie Fishman, NPH's Executive Director, pictured above speaking at a recent Concord City Council meeting, has facilitated the coalition since its inception and NPH recently joined EBHO and others on the core steering committee.

The Coalition includes affordable housing, neighborhood, interfaith, environment, labor, and smart growth advocates that work in deep partnership with the City of Concord and its residents. The Concord Naval Weapons Station (CNWS) is the largest area for potential development in the Bay Area, at over 5,000 acres. EBHO and the coalition won a commitment that 25% of the over 12,000 new homes will be affordable to lower income people. This major effort serves as a model for the region with sustainable, equitable, transit-oriented development that preserves open space and concentrates development by the North Concord BART station.

The Coalition has made significant progress and will continue advocating to fulfill the community's vision in this multi-year campaign.

Click [here](#) for more information or contact [Amie Fishman](#) to get involved. We look forward to future involvement with this successful campaign and coalition!

CONNECTING THE REGION

NPH ON THE MOVE

NPH STAFF WORKED ACROSS THE REGION THIS QUARTER - PRESENTING AT CONFERENCES, HOSTING EVENTS AND WORKING TO IMPROVE THE EXTERNAL ENVIRONMENT FOR AFFORDABLE HOUSING.

January 29: NPH hosted our first Brown Bag Workshop of the year, focused on key challenges and opportunities to securing publicly-held sites for equitable TOD.

February 10: NPH co-sponsored the sold out event, “Future of Affordable Housing,” with SPUR and the Urban Land Institute (ULI), that featured NPH board member Leslye Corsiglia on the panel.

February 11: In partnership with Community Economics, MidPen Housing, BRIDGE Housing, Resources for Community Development, Mercy Housing and Eden Housing, NPH led a delegation to Sacramento to meet with HCD to discuss revisions to and an update of the Uniform Multifamily Regulations (UMRs).

February 25 & March 12: NPH’s TCAC Working Group hosted member events with Mark Stivers, Executive Director of TCAC and Jeree Glasser-Hedrick, Executive Director of CDLAC.

March 5: NPH hosted a meeting on the Affordable Housing and Sustainable Communities (AHSC) Program, to identify ways to improve the program and strategize advocacy efforts.

March 7: NPH’s Deputy Policy Director, Pilar Lorenzana-Campo led a workshop entitled *Housing in 2014: Wins, Losses, and Next Steps!* at TransForm’s “Let’s Get Moving Summit”.

March 16: NPH-sponsored Emerging Leaders Peer Network (ELPN) hosted their first event with speaker Carol Galante.

March 17: NPH participated in the San Mateo County Board of Supervisors study session, and with coalition partners successfully advocated for Sunnyvale to develop a new \$17/sf housing impact fee ordinance.

March 21: ELPN co-hosted an affordable homes bicycle tour with the San Francisco Housing Action Coalition and the San Francisco Bicycle Coalition.



The NPH team at our Staff Retreat



NPH TCAC Working Group meeting

UPCOMING EVENTS:

19TH ANNUAL AFFORDABLE HOUSING LEADERSHIP AWARDS

Join NPH and our member community as we celebrate the inspiring individuals and organizations working to create the affordable homes our communities desperately need.

Please help us honor California State Assembly Speaker Toni Atkins for Inspirational State Leader, Merritt Community Capital’s Barney Deasy for Lifetime Achievement, and Contra Costa County’s Kara Douglas for Unsung Hero.

Join us:

Thursday, May 7th

5:00 pm – 8:00 pm

City Club of San Francisco

CLICK HERE TO Register Now!

CLICK HERE TO Sponsor Today!

PUBLICATIONS:

UNTAPPED RESOURCES

HOUSING PRODUCTION FACT SHEET - COMING IN APRIL

NPH is developing a fact sheet on housing production data across the region with our partners Bay Area Legal Aid, the East Bay Housing Organizations (EBHO) and other members of the Regional Housing Element Working Group (RHEWG). The fact sheet will summarize the number of homes produced between 2007 and 2014 (RHNA Cycle 4) by county and across all income levels and highlight the most significant gaps and trends in production.



ELPN affordable homes bicycle tour