

# News to Build On

THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

## NPH Celebrates Its Stars

### 14th Annual May Awards Event a Huge Success

The elegant ambiance of the City Club of San Francisco provided the backdrop on May 5th for over 300 NPH members and friends celebrating the outstanding achievements of this year's distinguished winners of NPH's Affordable Housing Leadership Awards.

Nestled within an evening of socializing and music was a brief program in which colleagues paid tribute to the awardees. The presentations brought the crowd to its feet on numerous occasions with rousing standing ovations.



#### Midstate Construction Corporation

was the inaugural recipient of the newest NPH award, Partners in Community Development. Midstate's President Roger Nelson accepted the award on behalf of this Petaluma based firm which has made an outstanding commitment to working with the affordable housing community.

This year's Distinguished Public Official award went to **Olson Lee** of the San Francisco Redevelopment Agency. His longstanding support for the "third sector" model and the important role that partnerships between government and nonprofits play in improving the community was particularly praised.

**Don Falk** of the Tenderloin Neighborhood Development Corporation (TNDC) received the Unsung Hero award in recognition of his enduring work to bring homes to over 5,000 low income people in the Bay Area. In accepting the award Don remarked that he "stands on the shoulders" of his terrific staff, evidencing his generous manner.

The grande finale presentation of the Catherine A. Bauer Lifetime Achievement award was made by the 2008 recipient Joel Rubenzahl to this year's award winner **Natalie Gubb**. Natalie's tireless work, longstanding commitment and clever wit were recognized and celebrated. Many colleagues in the audience laughed knowingly when Natalie's indefatigable work ethic and late night work hours were honored.

It was a night of celebration of the affordable housing community of the Bay Area whose work is elevated by the outstanding achievements of all its members, and exemplified by the awardees honored once a year.

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## Resident Services

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## From the Desk of the Executive Director

### Dear Members and Friends,

In celebration of the Bay Area Affordable Housing Week and the spring housing events, I have been traveling these past few weeks, speaking to housing organizations and advocates. Everywhere I find folks eager to take action, anxious for news and hungry for hope. The gatherings are inspirational in and of themselves, with important work building homes and organizing support continuing unabated despite the challenges.

Our compass remains set to secure the permanent source of funding for affordable housing, but the road has been longer and more winding than anticipated when we set out on this journey almost 15 years ago. I am heartened by the overwhelming support I find for permanent source wherever I travel and hopeful the diverse coalition is growing to critical mass.

Over the summer months NPH will be working with our allies to build broad based support for the permanent source proposal endorsed by the dozen housing organizations that make up the California Housing Collaborative. We will also be working to build new alliances with the prospective gubernatorial candidates, looking ahead to their support for our work in the new State Administration that will be seated in January 2011.

### 14th Annual NPH Affordable Housing Leadership Awards

I am filled with gratitude to all the NPH members and friends who helped make our May 5th awards event such a success. We had time together to contemplate the nearly miraculous accomplishments of four of our star leaders which only inspires us to take on the current challenges with renewed gusto. As we hastened to point out at the event, none of these awardees are contemplating slowing down and we will continue to benefit from their fighting spirit and wisdom for years to come.

### NPH's 2010 Fall Conference

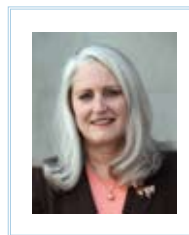
In typical NPH fashion, the programs of our last event are barely dry before work begins on the next major event—the annual fall conference. We face a logistical challenge this year and I want to give you all early warning that we will be using a new venue for the fall conference. The rolling strike of hotel workers in San Francisco precludes us from using the major hotels. We will be presenting the conference in a new location that, after much research, provides the best facilities to accommodate our large group and work-focused activities. Keep following the NPH email bulletin for the announcement of the conference date and location.

We will continue to offer a robust and varied selection of workshops and feature a midday plenary session for all attendees as well as a sit down lunch providing plenty of time for networking.

The fall conference provides abundant opportunities for member involvement. All are invited to offer workshops, derived from areas of expertise and working with colleagues to prepare a varied and interesting program. If there are workshops you would like to see, contact any NPH staff member and we will work with you to pull together the best folks to present the teachings you are seeking. All members are also welcome to help with the conference planning committee that meets once, usually in early July, to go over the workshop submissions and build the conference program.

I look forward to seeing you at the fall conference!

Sincerely,



Dianne J. Spaulding  
Executive Director

### News to Build On

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

#### Staff:

**Andrew Buhrmann**, Administrative Assistant  
**Gabriella Chiarenza**, Research Associate  
**Ann Gressani**, Policy Development & Communications Director  
**Robert Hickey**, Program Manager, Marin Community Housing Action Initiative  
**Megan Kirkeby**, Policy Associate  
**Peggy Lee**, Development Director  
**Shannon Rice**, Membership and Communications Associate  
**Patrice Sipos**, Bookkeeper  
**Dianne J. Spaulding**, Executive Director

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## Resident Services Defended at CHC Summit

At the California Housing Consortium's (CHC) Policy Forum and California Housing Hall of Fame Awards held on May 13th distinguished members of California housing community held a spirited debate before a rapt audience.

The policy issue debated was: "Resolved, that because government has a finite amount of resources to devote to alleviating poverty through affordable housing, housing resources should be concentrated at maximizing the total number of good quality affordable housing, rather than adding to that housing additional worthy public-policy objectives - such as delivery of social services, prevailing wage requirements, and green building - that by adding cost, lead to fewer units being produced."

Proponents were represented by Bill Witte of the Related Companies and Lydia Tan from BRIDGE Housing Corporation. Opponents were Jeanne Peterson of the Reznick Group and Dianne Spaulding, Executive Director of the Non-Profit Housing Association of Northern California (NPH).

The spirited defense of resident services included making the point that affordable housing needs resident services because it is cost effective, both by making cost-effective use of off-site services and existing government programs and because when tenants are empowered to govern their living community, they are more likely to respect property and treat neighbors with respect.



Dianne Spaulding pointed to research including the 2007 Mercy/Enterprise study that demonstrated that properties with Resident Services reduced vacancy losses by 42 % and reduced legal fees by 76 %. She pointed to the Corporation for Supportive Housing's study in 2006 of 5,000 mentally ill residents while they were homeless and for two years after they were housed which concluded that supportive housing created an average annual savings of \$16,282 per unit by reducing the use of public services.



In addition, on behalf of resident services, fair wages and energy efficiency Dianne argued that it is what our financial backers—especially voters and government at all levels – demand and it is the right thing to do. She noted that the rationale for supplementing affordable family housing with social services is rooted in the literature on poverty. It is common knowledge that the cumulative impact of multiple risk factors causes poor outcomes, and poverty puts families at a greater risk for poor outcomes. Quite simply, a supportive environment helps to ameliorate those risks.

Dianne featured profiles of three residents in Bay Area affordable housing and described the resident services programs they utilized to achieve success.

Members of NPH's new Resident Services Working Group were instrumental in preparing the research used for Dianne's presentation. Members provided essential research and program details that helped make the case for the numerous benefits of Resident Services programs in affordable housing.

*For more information on NPH's new Resident Services working group, go to page 11 of this issue of News to Build On.*

### Resident Services Materials on NPH Website

Reports and studies that may be helpful to resident service coordinators to encourage support for their programs or to gather program best practices are available on our website:

<http://www.nonprofnhousing.org/pages/housing-policy-and-advocacy/working-groups.html#res>

## FEDERAL POLICY UPDATE

*Federal Policy Update*

### HUD Unveils Program to Transform Assistance

The U. S. Department of Housing and Urban Development (HUD) released in May draft legislation with comprehensive program details for the new initiative titled: The Preservation, Enhancement, and Transformation of Rental Assistance Act of 2010 (PETRA).

The United States House Committee on Financial Services held a hearing on HUD's proposal on May 25. HUD Secretary Shaun Donovan testified as well as tenant representatives, public housing agencies, and housing finance agencies.

The President's 2011 budget requests \$350 million for the first phase of this initiative. Specifically, \$290 million would cover the supplemental cost of converting public housing and assisted housing units to long-term property-based Section 8 contracts; \$50 million would support resident choice; \$10 million would be for technical assistance and evaluation.

HUD staff held a "Town Hall" meeting in San Francisco on May 10th to explain the proposal. The goals for Transforming Rental Assistance are to streamline rental assistance programs, leverage private funding to meet capital needs backlog and expand resident access to a broader range of neighborhoods. The long term objective is to move toward a single platform for all major Federal rental assistance programs.

#### Next Steps

HUD staff is encouraging public comment on the draft legislation and has created a TRA Web page at the HUD website with the full text of the proposal and the opportunity to join a mailing list and ask questions.

In addition, NPH is carefully monitoring work on the legislation and will provide updates when legislation is introduced and hearings are set.

On a related note, special thanks to all NPH members who contacted Congress in support of the tax credit exchange and National Housing Trust Fund. Watch the online NPH Bulletin for updates on these vital issues.

*For more information about these issues contact Megan Kirkeby, Policy Associate, at [megan@nonprofithousing.org](mailto:megan@nonprofithousing.org).*

## STATE POLICY UPDATE

*State Policy Update*

### California Budget Strained: Most Needy = Most Hurt

#### Governor's Revised Budget

On May 14 **Governor Arnold Schwarzenegger** revealed a revised budget with \$83.4 billion in spending. This revised budget anticipates a \$19 billion deficit. It is the lowest level of spending in the six years since this governor has been in office.

The governor proposed \$12.4 billion in cuts and assumes that the state will receive \$6.7 billion from federal government aid, funding shifts and various fees. He is proposing to put \$1.2 billion of those revenues in a rainy-day fund.

In all, Health and Human Services would take a \$3.9 billion hit under the governor's proposed budget revision. Eliminating CalWORKs, which serves 1.4 million people, would save \$1.6 billion. The state's In-Home Supportive Services program would be cut by \$750 million through reductions in wages and services.

#### Leaders Respond

Senate President Pro Tem Darrell Steinberg, D-Sacramento, said the Democratic-led Legislature "will not pass a budget that eliminates CalWORKs. We will not be party to devastating children and families, period. People of California don't believe in eliminating help to people who need it most."

Lawmakers have already made more than \$60 billion in cuts, borrowing and other adjustments over the past two years. Steinberg said Democrats will be proposing reform that would shift responsibilities and resources back to local governments, while empowering them to raise their own revenues.

Assembly Republican leader Martin Garrick urged Democrats to "get serious about bipartisan negotiations" that do not "start from scratch with a hyper-partisan budget plan that relies on spending and taxes to resolve the budget deficit."

Disagreeing with Gov. Arnold Schwarzenegger, California's nonpartisan Legislative Analyst Mac Taylor recommended imposing targeted tax increases rather than killing the state's welfare program and child care subsidies. Specifically, Taylor suggested options such as raising alcohol taxes, increasing community college fees, allowing oil drilling on the offshore

Tranquillon Ridge, suspending corporate tax breaks, imposing a fee on structures in wildland areas where the state provides fire protection and extending an increase in the vehicle license fee that is set to expire in June 2011.

Assembly Democrats have state budget plan that relies on borrowing nearly \$9 billion and installing a new tax on oil production to pay back that loan over 20 years. Their proposal would block all social service cuts. The plan also relies on suspending about \$2 billion in corporate tax breaks and a \$500 million loan from the state disability insurance fund.

### **Analysis: Not Much Left To Cut**

The most immediate cause of the budget crisis is the recession. With 12.6 percent unemployment, fewer Californians are paying taxes. That problem is hardest to fix.

Budget cuts alone won't solve the state's problem. **State spending as a percentage of the state's economy is less now than in 1977**, the year before voters approved the property tax-cutting Proposition 13. Then state government consumed 6.6 percent of the state's economy. That number has fallen, down to 5.6 percent of the California economy this year, according to Department of Finance figures.

Per capita spending nears a record low. For each \$100 Californians earn, the state spends \$7.44. The number has been that low only four other times in the past three decades. The cost of general fund programs, such as public schools and health and social services, hasn't been at this low level since 1973 – equal to about \$5.19 for each \$100 that Californians earn.

To find a budget that truly was balanced, we have to go back to 1998, Governor Pete Wilson's last budget of \$58 billion. Welfare is not the cause of the state's fiscal woes. The CalWORKs program, consumed 3 percent of the budget when Wilson left office. It's down to 2.4 percent. Medi-Cal, which pays for health services for the poor, is down, too.

Check out the latest NPH Report on State Legislative Priorities 2010 – Status, Descriptions and Positions.

This informative report was voted Members' Favorite in the 2009 membership survey. It summarizes the top housing bills before the California Legislature this year and describes NPH's position. It is regularly updated to provide the latest status and amendments.

Go to:

<http://www.nonprofithousing.org/pages/housing-policy-and-advocacy/working-groups.html#loc>

## **November Ballot To Test Voter Sentiments**

Funding, Reform and Climate Change will be placed before voters for consideration this fall. The fate of these measures will inform the work of NPH and other housing advocates as we pursue public support for a permanent funding source for affordable housing. The following ballot measures have qualified for the November 2010 ballot, however proposition numbers have not yet been assigned:

### **The Safe, Clean, and Reliable Water Supply Act of 2010**

The comprehensive \$11 billion "water bond" was placed on the ballot by the Legislation. It includes \$3 billion for new water storage (including reservoirs), \$2.25 billion for Delta restoration, \$1.785 billion for conservation and watershed protection projects throughout the state, \$1.4 billion for water supply reliability, \$1.25 billion for water recycling and conservation, \$1 billion for groundwater protection and water quality projects, and \$455 million for drought relief.

### **Redistricting of Congressional Districts**

This Proposition would extend the successful Proposition 11 provisions from 2008, which removes elected representatives from the process of establishing congressional districts and transfers that authority to the recently-authorized 14-member redistricting commission. The Citizens Redistricting Commission would now have the additional authority to draw new boundaries for U.S. Congressional Districts in 2011.

The following ballot measures have been submitted for signature verification. As we go to print, these are awaiting final approval from the Secretary of State for the November 2010 ballot on these measures:

### **Local Taxpayer, Public Safety and Transportation Act**

This proposed measure would prohibit the State from taking, borrowing or redirecting local taxpayer funds dedicated to public safety, emergency response and other vital local government services, including redevelopment agencies' affordable housing funds. The California League of Cities sponsored this initiative and it is supported by a broad coalition, including NPH.

### **State Parks and Wildlife Conservation Trust Fund Act**

This proposed ballot measure establishes an \$18 annual state vehicle license surcharge on all vehicles and grants free admission to all state parks to surcharged vehicles. It requires deposit of surcharge revenue in a new trust fund and requires

# AFFORDABLE HOUSING LEADERSHIP AWARDS



Thank you to everyone who came out on May 5th for NPH's 14th Annual Affordable Housing Leadership Awards. See you next year!



## WANT TO PRESENT AT THE 31ST ANNUAL NPH FALL CONFERENCE?

*Submit your workshop idea by Friday, June 11th!*

NPH needs your leadership and experience to train on current policies and best practices around affordable housing. For three decades, the NPH Fall Conference has been the forum for bringing together hundreds of supporters, builders, operators and funders of affordable housing from around California. Year after year they return for quality content and productive discussions on issues that matter to the field.

To obtain the workshop submission form, email [conference@nonprohousing.org](mailto:conference@nonprohousing.org) or go to:  
[http://www.nonprohousing.org/pdf\\_attachments/2010NPH\\_Workshop\\_Submission\\_Form.doc](http://www.nonprohousing.org/pdf_attachments/2010NPH_Workshop_Submission_Form.doc)

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that trust funds be used solely to operate, maintain and repair the state park system, and to protect wildlife and natural resources. The fee is expected to generate \$500 million annually (based on registration of 28 million vehicles).

### Limits on Legislators' Terms in Office

This proposed measure would reduce the total amount of time a person may serve in the state legislature from 14 years to 12 years. It allows a legislator to serve a total of 12 years either in the Assembly, the Senate, or a combination of both. The proposed measure applies only to legislators first elected after the measure is passed. It provides that legislators elected before the measure is passed continue to be subject to existing term limits.

### Suspending AB 32 State Requirements

Also known as the California Jobs Initiative, it seeks to delay the operation and implementation of AB 32 until California's unemployment rate returns to the levels that existed at the time of its adoption, 5.5% or less, for four consecutive calendar quarters.

The California Jobs Initiative would suspend some regulatory activities such as:

- The proposed cap-and-trade system;
- A low carbon fuel standard that would require a significant reduction in the carbon intensity of, and thus the GHG emissions from, the state's transportation fuels;
- A requirement that all retail sellers of electricity procure at least 33 percent of their electricity by 2020 from "renewable" sources, such as solar or wind power. (A current standard that renewable sources constitute 20 percent of the electricity procured by investor-owned utilities by 2010 would still apply.) and;
- The fee to recover state agency costs of administering AB 32.

*For more information on these and other state policy issues, contact Ann Gressani, Policy Director, at [ann@nonprofithousing.org](mailto:ann@nonprofithousing.org).*

## Corporations' Share of Property Tax Burden Smaller Since Prop. 13

Corporations have contributed a steadily decreasing portion of the state's property taxes since Proposition 13 was approved three decades ago, even as the share paid by homeowners has risen, according to a report released in May by the California Tax Reform Association.

Examining newly obtained county numbers often stretching back decades, the report showed a shift in the tax burden

in all but a handful of counties. In Santa Clara County, for example, the share paid by residents went from 50 percent to 64 percent. In Contra Costa County, taxes on residential properties now make up 73 percent of property taxes collected, up from 48 percent in 1978.

Proposition 13 capped how much property taxes can increase each year unless a property changes hands. The report suggests that corporations have taken advantage of the state's property-transfer rules to keep from having land reassessed more frequently.

Unlike when homes are bought and sold, it can be less clear when commercial and industrial property changes hands, putting the burden on county assessors to track stock sales and news accounts of mergers. Another complication is when several firms divvy up stakes in a company, confounding state law that says property changes hands only after one entity obtains majority control.

A bill to address this problem has been introduced by Assemblyman Tom Ammiano, D-San Francisco, AB 2492, that would redefine an ownership change to 100 percent of a property being sold, regardless of the number of new owners.

*A copy of the CTRA Report, [System Failure: California's Loophole-Ridden Commercial Property Tax](#), can be downloaded at [www.caltaxreform.org](http://www.caltaxreform.org).*

### Rentals Make Up Over One-Third of Foreclosed Homes

Tenants Together has released its 2010 Report: California Tenants in the Foreclosure Crisis. The report, a follow-up to Tenants Together's 2009 tenant foreclosure report, highlights recent foreclosure-related developments affecting tenants, quantifies the impact of home foreclosures on tenants in 2009 at the state and county level, and makes recommendations to strengthen protections for tenants in foreclosure situations.

The report estimates that at least 37% of residential units in foreclosure in California are rentals, directly affecting over 200,000 tenants last year - most of whom were displaced from their homes. The report also quantifies the impact of the foreclosure crisis on a county-by-county level.

According to Gabe Treves, Program Coordinator at Tenants Together and author of the 2010 report, "tenants are innocent and hidden victims of a foreclosure crisis they did nothing to create. As this report shows, the unfair and unnecessary displacement at tenants at the hands of banks is affecting communities across the state at a devastating scale."

*For printer-friendly version of the report go to [www.tenants-together.org](http://www.tenants-together.org).*

## REGIONAL UPDATE

### *Regional Update*

## **Inclusionary Zoning after Palmer and Patterson— Alive and Well in California**

A comprehensive memo was released in late April, summarizing the recent court decisions, *Palmer/Sixth Street properties v. City of Los Angeles* and *Building Industry Assn. of Central California v. City of Patterson* including responses and actions needed to defend inclusionary zoning. The memo was prepared by Mike Rawson, Co-Director of the California Affordable Housing Law Project. The memo is written in layperson's terms and is intended for communities and advocates.

In summary, Rawson concludes that in most cases revisions to existing ordinances should not be immediately necessary, as the legal issues raised by these decisions can be addressed adequately in the development approval process.

The memo affirms that communities can defend Inclusionary ordinances as appropriate land use regulation that:

- Accommodate critical existing and projected housing needs
- Provide opportunities for households at all income levels
- Affirmatively further integration and other fair housing goals

NPH's Local Government Working Group is sponsoring a **workshop on Inclusionary zoning issues on July 14th**, from 12:00pm-2:00pm in the NPH Conference Room (369 Pine Street, Suite 310, San Francisco). This workshop will address recent court decisions around Inclusionary Housing as they apply to Bay Area local governments. The discussion will be chaired by Kara Douglas, Contra Costa County Community Development Department with guest speakers Mike Rawson and Barbara Kautz from Goldfarb & Lipman. City and County Attorneys are encouraged to attend. Attendance costs \$10 and includes a brown bag lunch. To register, visit:

<http://lga0.org/nphaction/events/inclusionary/details.tcl>

*Copies of the memo can be downloaded for free at:*

<http://www.nonprohousing.org/pages/housing-policy-and-advocacy/campaigns-ih.html>

or

<http://www.pilpca.org/cahlp/index2.html>

*For more information on regional policies, contact Evelyn Stivers, Field Director, at [evelyn@nonprohousing.org](mailto:evelyn@nonprohousing.org).*

## **Bay Area Snapshot 2010 Released**

NPH released its annual update: *Bay Area Snapshot 2010: Affordable Housing Facts and Figures*. This handy guide provides the latest data on Bay Area housing costs and households, derived from several sources including the National Low Income Housing Coalition's Out Of Reach 2010 report. The report provides data on household income, homeownership rates, fair market rents and what families need to earn to afford rent for each of the nine Bay Area counties.

The report demonstrates that renters still face the greatest challenges, specifically that household income of low-income renters is failing to keep pace with inflation, while rent costs continue to rise across the Bay Area. *Copies of the report can be downloaded for free at [http://www.nonprohousing.org/pdf\\_toolkits/BayAreaSnapshot2010.pdf](http://www.nonprohousing.org/pdf_toolkits/BayAreaSnapshot2010.pdf).*

*For more information contact Megan Kirkeby, Policy Associate, [megan@nonprohousing.org](mailto:megan@nonprohousing.org).*

## **Marin Initiative Advances**

The Marin Community Housing Action Initiative (MCHAI) continues to make progress towards rezoning sites to support affordable housing in Marin. This spring, research and feedback from NPH and local allies prompted the City of Novato to revise its list of sites to rezone for its housing element to allow more viable sites to achieve feasible densities. More recently, Novato planning staff softened their opposition to housing along North Redwood Boulevard, changing their proposed land use designation for the 28-acre area from exclusively retail to mixed-use (housing plus retail). This comes on the heels of months of work by NPH, Greenbelt Alliance and local allies to create a better balance of land uses near the City's downtown and a future Sonoma Marin Area Rail Transit (SMART) station.

Meanwhile, research is coming together on a pair of papers to illuminate Marin's workforce housing shortage. NPH's Research Associate, Gabriella Chiarenza, is compiling data on how new affordable housing options can shorten commutes and reduce greenhouse gases from the more than 47,000 workers who presently in-commute from outside the County. NPH is exploring a second paper, addressing the economic consequences of leaving Marin's workforce housing shortage unaddressed. The first of these two reports is due out by late July.

*For more information on MCHAI contact Robert Hickey, Program Manager, [robert@nonprohousing.org](mailto:robert@nonprohousing.org).*

# NPH's UPCOMING BROWN BAG TRAINING

## HOLD HARMLESS RULE FOR INCOME AND RENT LIMITS FOR CREDIT AND BOND PROJECTS

**Wednesday, July 28, 2010**

12:00 noon\* to 2:00 PM

NPH Conference Room

369 Pine Street, Suite 310, San Francisco

(Montgomery BART)

Lunch and materials provided. \*Lunch will be available at 11:30 to allow time to eat and network.

**Panelist: Jim Kroger, Novogradac & Company, LLP**

The U.S. Department of Housing and Urban Development's hold harmless relief will likely not be renewed in 2010 and, therefore, tax-credit and tax-exempt bond projects need to rely on the Home Economic Recovery Act (HERA) IRS 2008 hold harmless rule in the Internal Revenue Code. However, this IRS rule is being implemented on a project basis instead of a county basis; and, therefore, projects might have different income and rent limits in the same county. This disparity will become increasingly evident in 2010 as we see a split between projects in service in 2008 v. 2009 v. 2010.

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Cancellation Policy: Full refund remitted only if cancellation is made 48 hours prior to scheduled event.

## WORKING GROUP UPDATES

### *Working Group Updates*

#### Property Stewards Aim at Top Concerns

Following the sell-out success of its three days of training in April, the Property Stewardship Working Group is devoting its next few meetings to detailed peer-to-peer exchanges for property and asset managers on the top priority issues facing the field.

**On May 27** the group discussed Best Financial Reporting Metrics for Property Management. Members addressed the key indicators that best reflect how a property is doing, as well as what goes in to Board reports and financial performance reports across the industry. The group discussed strategies for addressing the findings as well.

A few members kicked off the meeting by sharing examples of processes for improving financial performance measurements and describing the current systems used in their organizations. Participants shared specific information and analyses including how long systems have been in place; describing the two or three indicators most important for evaluation and how to identify component problems and solutions. In addition the group discussed the types of information they would love to have but can't figure out how to get, such as, regarding vacancies and brainstormed strategies to develop new data.

**Make a Note: June Property Stewardship Meeting will be June 24.** The topic will be Capital Maintenance and Improvement. The group will again share experiences, best practices and questions.

Issues will include:

- Process by which property supervisors make requests of asset managers;
- Standards for improvements; and
- Regulatory issues to be considered such as whether costs are eligible for replacement reserves--how different companies handle these matters.

#### New Resident Services Working Group

In May the NPH Board agreed to sponsor a new working group of Resident Services managers. This group will address social services funding policy and the research and education associated with informing that policy. The members are identifying and sharing best practices and why they are effective. In addition, the group is developing an inventory

of research on the social return on investment of services in affordable housing that will be posted on the NPH website, as well as identifying specific topics for additional research.

**At its meeting on May 21**, the Resident Services managers discussed creating a research plan for measuring outcomes of resident services in affordable housing. The research will examine whether resident services reduces management costs by reducing costly incidents such as vandalism, work orders, vacancies. One approach may be comparing housing properties with and without services, located in the same area. For a first step Roundtable members agreed to help with a literature search to identify recent research that may have bearing.

During the second part of the meeting, three group members shared with each other the different ways their Resident Services programs are organized. Information was presented on the Resident Services Structure, funding and staffing. Program details were also discussed including assessments of popular programs, such as those for youth and technology and the low results programs, such as those with poor attendance. The group addressed program goals, outcomes being measured and the ability to attract funding.

**Take Note: The next Resident Services Meeting will be Friday June 18.** The topics will include sharing experiences of the Tax Credit Allocation Committee's (TCAC) new point system for Resident Services and continue presentations by participants on their specific programs.

*For more information on Property Stewardship and Resident Services Working Groups, contact Ann Gressani, Policy Director, at [ann@nonprofithousing.org](mailto:ann@nonprofithousing.org).*

#### **POLL FINDS CALIFORNIANS OK WITH MORE TAXES**

A poll by the Public Policy Institute of California released on May 19, 2010 found: "Of the four main spending categories of the state budget, Californians are the most willing to consider a tax increase to spare K-12 education from budget cuts (69%), while just over half would pay higher taxes to maintain current funding levels for higher education (54%) or for health and human services (54%). A large majority (79%) opposes paying higher taxes to spare prisons and corrections from budget cuts."

*For a copy of the survey go to [www.ppic.org](http://www.ppic.org).*

**COMING SOON**

*Coming Soon*

**NPH PRESENTS:**

**The 31st Annual Fall Conference**

**Date and Location TBA**

**Follow the NPH Bulletin or check  
[www.nonprofithousing.org](http://www.nonprofithousing.org) for fall conference updates.**

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THE NON-PROFIT HOUSING ASSOCIATION OF NORTHERN CALIFORNIA

369 Pine Street  
Suite 350  
San Francisco, CA  
94104