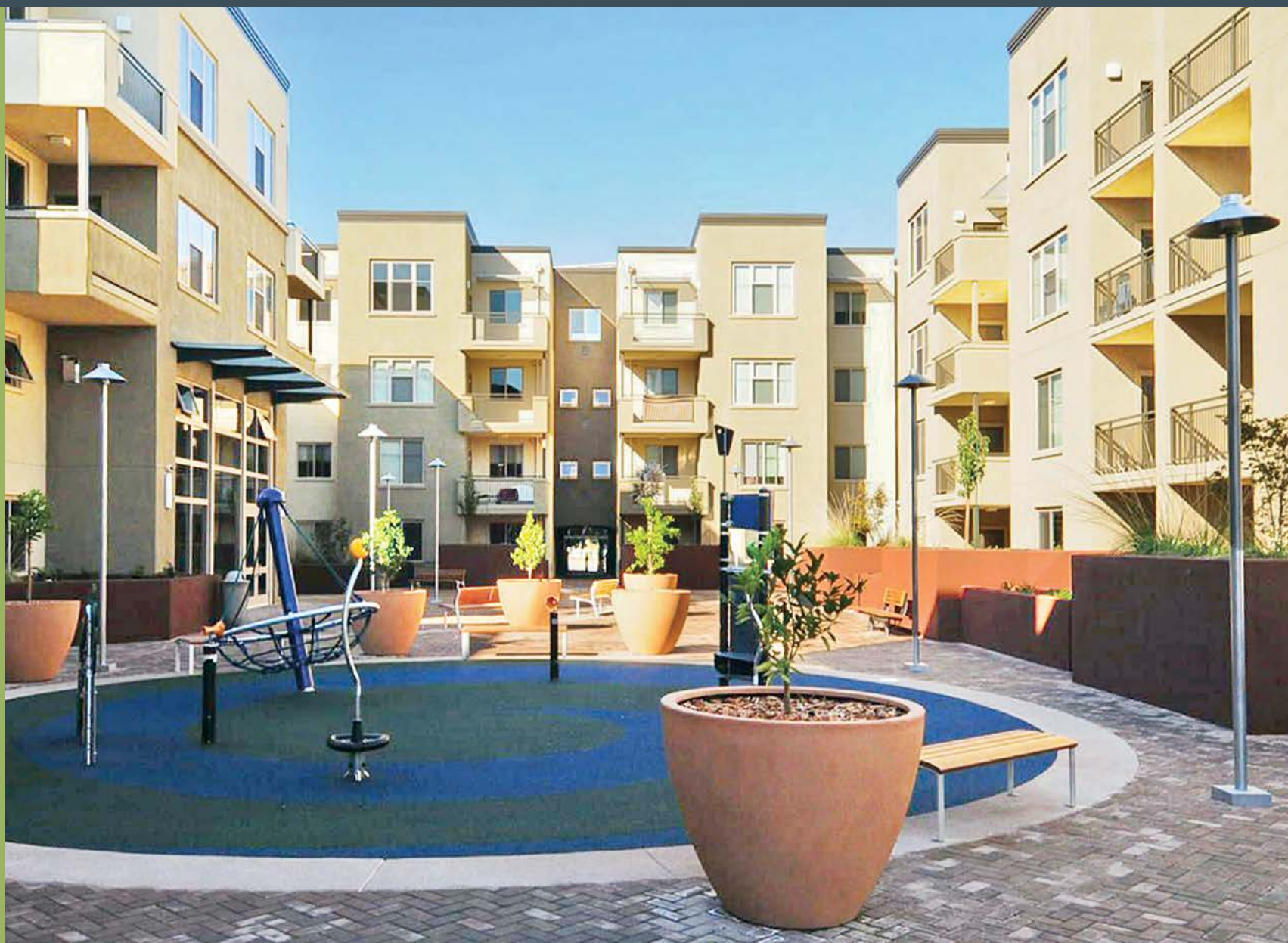




Affordable Housing Guidebook

Here to Stay: Building Inclusive Communities



EBHO appreciates its funding partners



Here to Stay: Building Inclusive Communities

Since 1997, East Bay Housing Organizations (EBHO) has worked to celebrate and spread the word about affordable housing through our Affordable Housing Guidebook, released each May during our Affordable Housing Week. We're proud to share this essential resource with you!

In keeping with our theme, "Here to Stay: Building Inclusive Communities," this year's Guidebook explores the many ways that affordable housing is intertwined with resilient communities—from promoting environmental health to building political power for lower-income people and people of color. **Articles** for both experts and beginners explain new policies and methods for funding affordable homes, affordable housing's connection to community health, and the link between faith and housing justice. **Property profiles** show great affordable housing developments that allow people to put down roots, while **resident stories** get to the heart of what—and who—really matters. **Resource listings** provide guidance for those seeking housing. And throughout, we provide information about **how to get involved** in creating vibrant, economically and racially diverse communities.



How do I use this guidebook?

Advocates and community members: Inform your neighbors and your constituencies about affordable housing efforts and coalitions, and discover ways to make a difference.

Elected officials and local government staff: See what affordable housing developments could look like in your community, meet some of the people who benefit from affordable housing, and learn more about the policy and funding issues involved in the housing crisis.

People looking for affordable housing: Turn to pages 24-25 to find resources and tips to help you find and keep affordable housing. Learn about different kinds of affordable housing and how you can help build support for more housing.

Affordable housing developers: Learn about land use and funding campaigns where your voice is needed, and use the property profiles and resident stories to make the case for more affordable housing.

Funders: Find out about new, innovative affordable housing developments, policies and organizing strategies and who's making them happen. See how your local investments in housing and advocacy are changing the lives of real people.

Get involved with EBHO by becoming a member today!

Please visit www.EBHO.org for more information and see page 48 for a list of current members.

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Cover photo: Monteverde Senior, Eden Housing
Photo by Douglas Sterling

A letter to our readers

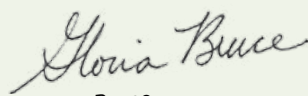
What does “home” mean to you? At EBHO, we hear the same answers: Peace. Family. Safety. Stability. Health. These things lie at the heart of our mission to promote, preserve and create affordable housing. We believe, simply, that “home” only becomes possible when people have a decent roof over their heads and can make ends meet again and again.

We’re proud to share the 19th Annual Affordable Housing Guidebook. Our 2015 theme, “Here to Stay: Building Inclusive Communities,” addresses one of the Bay Area’s greatest concerns: that rising housing costs will make it impossible for people to stay in neighborhoods they’ve called home for generations, threatening our region’s prized racial, ethnic and economic diversity.

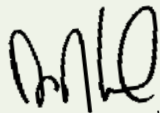
In these pages, you’ll find us working tirelessly to promote laws and policies that enable inclusive cities. We push for more resources to build homes and provide services to those struggling against barriers to good health, education or employment. We support affordable housing residents who are advocating for their neighbors and their community. We do all this with our 400 member organizations and individuals and our many allies.

As we enter our fourth decade, we’re also embracing change. Former Executive Director Amie Fishman is now at the helm of our sister organization, the Non-Profit Housing Association of Northern California (NPH); we’ll continue to work together closely on regional and state issues. Meanwhile, as EBHO prepares for a new stage under a new leader, the work doesn’t stop. On the contrary, we call on everyone to step up and join us to ensure a future in which housing truly is a human right. EBHO is here to stay—and we look forward to building inclusive communities with you.

Sincerely,



Gloria Bruce
Interim Executive Director



Darin Lounds
Board President

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EBHO Board—Left to right, back: Peter Waller, Darin Lounds, Lillian Lew-Hailer, Luis Rodriguez, and Sr. Marie Taylor. Left to right, front: Peggy Jen, Peggy Lee, Kenneth Jones, Ener Chiu, and Liz Varela.

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About East Bay Housing Organizations



We are a coalition of organizations and individual leaders who believe that everyone should have access to safe, healthy and affordable homes. Together, we build inclusive communities.

Affordable housing means so much more than four walls and a roof over your head. It means you can stay in your hometown and live near good schools, jobs and public transportation without financial sacrifice. It saves people from making hard choices between paying rent and buying groceries. Affordable housing means less stress and better health. It provides an opportunity to save for college or retirement. It means replacing patterns of racial segregation with equal access to opportunity. In other words, affordable housing means creating equitable, healthy and diverse communities for generations to come.

Since 1984, EBHO's programs, committees and campaigns **protect and expand affordable housing opportunities for the lowest-income communities in Alameda and Contra Costa Counties.** Our dynamic membership of over 400 organizations and community leaders advocates and builds support for affordable homes and equitable housing policies at the neighborhood, city, county, regional and state levels.

Who are EBHO's members?

We are non-profit housing developers, affordable housing residents, architects, builders, engineers, labor unions, planners, advocates for homeless people, housing advocates, consultants, researchers, service providers, city and county agencies, financial institutions, faith-rooted organizations, individual leaders in neighborhoods and congregations, environmental and social justice organizations...and more.

How does EBHO work?

We work with our staff and members to:

Educate and engage elected representatives, neighborhood groups, faith-based and community organizations, and the general public about the value of affordable homes;

Advocate for policy changes in local, city, county and statewide efforts to strengthen the political and funding climate for affordable housing preservation and development;

Organize and empower residents and staff of affordable housing properties to take leadership and become advocates;

Build strong coalitions with our interfaith, community, labor, environmental and industry partners to promote a shared vision for equitable communities.

We invite you to learn more about EBHO's work and join the movement to create and preserve affordable homes.



EBHO Staff — Left to right, back: Rev. Sandhya R. Jha, Jeff Levin, and Anthony Federico. Left to right, front: Dominique Tan, Gloria Bruce, Charlotte Rosen, and Mia Carbajal.

Get involved!

EBHO can help you (or your organization) support affordable housing in your community.

- **Get information:** Learn about current affordable housing initiatives and policies;
- **Take action:** Join our committees or get action alerts and updates about local, regional and statewide campaigns;
- **Make connections:** Attend our events and tap into our network of committed groups and individuals.

For more information about EBHO, please contact us.

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Join us and learn more at
www.EBHO.org