

2014-15
EAST BAY HOUSING ORGANIZATIONS

Affordable Housing Guidebook



1984-2014



EBHO Appreciates its Funding Partners



EBHO Thanks the Core Partners of our Resident & Community Organizing Program



EBHO at 30: Built to Last



Since 1997, East Bay Housing Organizations (EBHO) has released the Affordable Housing Guidebook each May during our annual Affordable Housing Week. We're proud to share this essential resource during our 30th anniversary year!

In keeping with our theme, "Built to Last," this year's Guidebook provides perspectives on the past, present and future of affordable housing. **Articles** by EBHO staff and members explore topics including the power of organizing affordable housing residents, the history of EBHO, and new avenues for local advocacy. **Property profiles** illuminate just a few of the great affordable housing developments that are becoming lasting community assets, while **resident stories** provide a snapshot of who lives in affordable homes. **Resource listings** help those who need housing assistance. And throughout, we provide information about **how to get involved** in promoting affordable housing.



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 solving the housing crisis.

People looking for affordable housing: Turn to pages 16, 24 and 25 for 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 opportunities.

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

Funders: Find out about new, innovative affordable housing developments and the non-profit organizations behind them. See how your community 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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A Letter to Our Readers

Welcome to the 18th Annual Edition of East Bay Housing Organizations' Affordable Housing Guidebook.

We are honored to continue to provide this essential resource for advocates and developers, people seeking affordable homes, elected and community leaders, and the public. We publish the Guidebook because we know that when families, seniors and people with disabilities have homes that are affordable and safe, communities can thrive. Affordable homes have a lasting impact, benefitting people and neighborhoods for generations.



EBHO Staff from left to right (back): Anthony Federico, Jean Cohen, Jeff Levin, Sandhya Jha, Sam LaTronica, (front) Gloria Bruce, Amie Fishman & Dominique Tan

This year marks EBHO's 30th Anniversary, and the theme of this year's guidebook is "EBHO at 30: Built to Last."

It's been a long and inspiring journey. From EBHO's humble beginnings in 1984, we have grown our vibrant community of members to over 350 organizations and individuals. Together, we have led successful campaigns and diverse coalitions across the East Bay and beyond. Thousands of affordable homes have been built and preserved because of our persistent advocacy.

EBHO continues to tap the vision and knowledge of our grassroots activists, advocates and professionals. We are relentlessly committed to our communities across the East Bay, and deeply wed to the vision of quality affordable housing for all. We are determined to build leadership and collaborations that can speak with a unified and powerful voice.

We want to thank you for our success over the last 30 years, and welcome you to keep shaping and growing EBHO. We are proud of our founding members, the cohorts from each decade, and those who have recently joined us. We sincerely appreciate our supporters and partners.

Thank you for your time and generosity, and most of all, for your dedication over these many years. We look forward to our next 30 years together.

Sincerely,

Amie Fishman
Executive Director

Darin Lounds
Board President

EBHO Affordable Housing Guidebook Team

- Gloria Bruce, EBHO Deputy Director
- Anthony Federico, EBHO Operations, Membership & Communications Coordinator
- Sam LaTronica, EBHO Administrative & Projects Coordinator
- Mika Matsumoto, EBHO Bonner Leader Intern
- Rob Roehrick, Graphic Designer
- Debra McKnight Higgins, Project Manager
- Alain McLaughlin, Photographer
- Sarah Bardeen, Copy Editor
- Autumn Press, Printer

About East Bay Housing Organizations



Affordable housing is more than bricks and mortar. For thousands of families, seniors, people with disabilities, and veterans across the East Bay, having a safe, affordable home means not having to decide between paying rent and buying groceries or school supplies. It means being able to save and plan for the future and create connections with neighbors.

We are East Bay Housing Organizations (EBHO), a coalition of organizations and individual leaders who believe that everyone should have these opportunities. Together, we build communities that last.

For 30 years, EBHO has been the leading affordable housing advocacy organization in Alameda and Contra Costa Counties. Through our programs, committees and campaigns, **we work to protect and expand affordable housing opportunities for the lowest-income communities in the East Bay.** Since 1984, we have grown and galvanized our dynamic membership, now over 350 organizations and community leaders, to advocate for affordable housing and equitable housing policies at the neighborhood, city, county, regional and state levels.

Who are EBHO's members?

Non-profit housing developers. Architects and builders. Labor unions. Planners. Homelessness and housing advocates. Service providers. City and county agencies. Financial institutions. Individual leaders in East Bay communities and congregations. Environmental and social justice organizations...and more.

How does EBHO work?

Collectively, our staff and members:

Educate and engage elected representatives, neighborhood and civic associations, faith-based and community organizations, and the general public about the great value of affordable housing and the benefit of investing in it;

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, as well as other housing stakeholders, to take leadership and become advocates; and

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

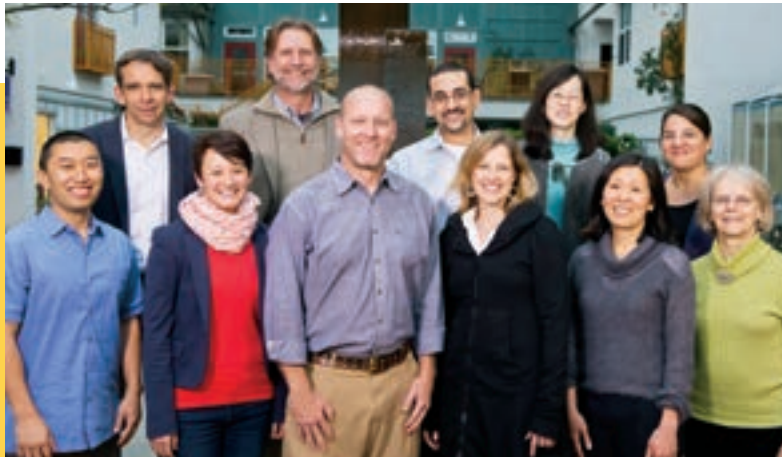
Get involved!

Want to support affordable housing in your community? EBHO can help you or your organization in the following ways:

- **Get information.** Learn about current innovative affordable housing initiatives and policies;
- **Take action.** Join our committees or get action alerts and updates about local, regional and statewide campaigns;
- **Make connections.** Tap into our network and attend our events as we bring people together to create effective housing solutions that promote equity and diversity in our East Bay communities.

EBHO Staff — (pictured on opposite page)

Amie Fishman, Executive Director
Gloria Bruce, Deputy Director
Jean Cohen, Director of Resident & Community Organizing
Anthony Federico, Operations, Membership & Communications Coordinator
Rev. Sandhya R. Jha, Director of Interfaith Programs
Sam LaTronica, Administrative & Projects Coordinator
Jeffrey Levin, Policy Director
Dominique Tan, Resident & Community Organizer



EBHO Board of Directors — (pictured at left)

Darin Lounds (President), Housing Consortium of the East Bay
Eve Stewart (Vice President), Satellite Affordable Housing Associates
Peggy Jen (Treasurer), Bay Area LISC
Catherine Bishop (Secretary), formerly National Housing Law Project
Ener Chiu, East Bay Asian Local Development Corporation
Rev. Clarence Johnson, Mills Grove Christian Church (not pictured)
Peggy Lee, Non-Profit Housing Association of Northern CA
Lillian Lew-Hailer, MidPen Housing Corporation
Luis Rodriguez, Goldfarb & Lipman LLP
Liz Varela, Building Futures with Women and Children
Peter Waller, Pyatok Architects
Rick Williams, Van Meter Williams Pollack LLP

For more information:

EBHO
538 Ninth Street, Suite 200
Oakland, CA 94607
Phone: 510-663-3830
E-mail: staff@ebho.org
Join us and learn more at
www.EBHO.org