



**EBHO**  
East Bay Housing Organizations

# 2013–14 Affordable Housing GUIDEBOOK



*Affordable Housing: Empowering People, Strengthening Communities*

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# Affordable Housing: Empowering People, Strengthening Communities

Since 1997, East Bay Housing Organizations (EBHO) has produced the Affordable Housing Guidebook each May during our annual Affordable Housing Week. We hope you find it to be an essential resource throughout the year.

This year's guidebook makes the case that affordable housing is so much more than just buildings. In these pages, you'll learn how affordable homes empower their residents and contribute positively to community life. **Articles** by expert EBHO members explore topics such as new possibilities for funding housing, the power of organizing affordable housing residents, and how citizen advocacy can help shape more inclusive communities. **Property profiles** demonstrate that today's affordable housing is green, beautiful and integrated with its surrounding neighborhood, while **resident stories** show what a profound difference affordable homes can make to the people who live in them. **Resource listings** help those who need assistance with housing. 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 to find valuable 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:** See new and rehabbed affordable housing developments, read about successful community initiatives, and learn how you can encourage your residents to advocate for 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.

Past and present EBHO Interfaith Directors, Rev. Phil Lawson and Rev. Sandhya Jha, pass the torch—and the Guidebook.

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**Get involved with EBHO by becoming a member today!**

**Please visit [www.EBHO.org](http://www.EBHO.org) for more information.**

## A letter to our readers

**Welcome to the 17th Annual Edition of East Bay Housing Organizations' Affordable Housing Guidebook.** We are proud to say that the Guidebook continues to be an essential tool in the East Bay for advocates and developers, people seeking affordable housing, elected leaders and the public.

As we all know from our own personal experiences, a safe, healthy and high-quality home provides a foundation for our families, our well-being, our neighborhood connections, our sense of place in the world and our aspirations. And the reverse is true—when we are not content, comfortable or stable where we live, or when we don't have a home at all,

our lives are disrupted in fundamental ways.

This year's Guidebook title, **"Affordable Housing: Empowering People, Strengthening Communities,"** highlights two critical themes. First, it reflects the importance of galvanizing and supporting leaders who can speak to the needs and hopes of our communities. EBHO has a major initiative to do just this. (See page 6.) And it highlights the essential linkages between affordable housing and the health of our communities.



EBHO Staff from left to right: Dominique Tan, Jean Cohen, Gloria Bruce, Amie Fishman, Anthony Federico, Sandhya Jha, Sam LaTronica

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Background illustrations courtesy of Van Meter Williams Pollack

With high-quality affordable housing, families and neighborhoods become safer, stronger and more stable. Children grow up in a supportive environment where kids can succeed in school and parents can plan for their family's future and become leaders in their communities. Workers can pursue career goals, and seniors can live with dignity and security. Veterans and people with disabilities have access to the services and support they need to thrive. Affordable housing creates quality jobs and generates more local economic and civic activity. It even has environmental benefits: People can live closer to their jobs, driving less and spending more time with their families.

Given the critical role affordable housing plays for people and for neighborhoods, it is all the more urgent that we work to ensure adequate local, regional, state and federal funding for affordable housing. As a public/private/non-profit partnership, affordable housing relies on the government to establish effective public policies and finance mechanisms. It then relies on a network of innovative and dedicated expert organizations to develop and operate the properties.

We need to replenish the funding lost through the statewide elimination of Redevelopment (see page 12) and federal budget cuts, and advocate in every city and town for inclusive and diverse communities (see page 14). Moreover, we need to organize and listen to those most impacted by the housing and foreclosure crisis, and to those who have benefitted from affordable housing programs, to make sure that we organize for meaningful solutions.

Together we can advocate for affordable housing, and take action to empower people and strengthen communities. EBHO's Guidebook offers concrete ideas and ways to get involved. We look forward to working with you.

Sincerely,

Amie Fishman  
Executive Director

Darin Lounds  
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## About East Bay Housing Organizations

**Affordable housing** is an investment in the people, families and communities that make our East Bay neighborhoods vibrant, strong and diverse.

EBHO brings together affordable housing developers, service providers, governments, investors, community groups, residents, builders and so many others to collaborate around a shared belief: that everyone deserves a quality home.

East Bay Housing Organizations (EBHO) is the leading affordable housing advocacy coalition serving Alameda and Contra Costa Counties. We work to preserve, protect and expand affordable housing opportunities for the lowest income communities through education, advocacy, organizing and coalition-building. Since 1984, we have grown and galvanized our dynamic membership, now over 300 organizations and community leaders, to advocate and build partnerships for affordable housing development and equitable housing policies - locally, regionally, and across California.

**Who are EBHO's members?** Non-profit housing developers. Architects and builders. Labor unions. Planners. Homeless and housing advocates. Service providers. City and county agencies. Financial institutions. Community and faith leaders. Environmental and social justice organizations. Collectively, we are a powerful and diverse advocacy group.

### EBHO promotes affordable housing by:

**Educating and engaging** elected representatives, government officials, neighborhood and civic associations, faith-based and community organizations, the business community and the general public about the affordable housing crisis and its solutions.

**Organizing** affordable housing residents, our members, and other housing stakeholders to lead campaigns and advocate for policies that create, preserve and fund affordable housing.

**Building** strong coalitions with interfaith, community, labor, environmental, industry, and advocacy leaders and organizations to work together and take action.

### Get involved!

If you or your organization would like to learn more about affordable housing or support affordable housing in your community, EBHO can assist in the following ways:

- **Get informed.** Learn about current innovative affordable housing initiatives and policies.
- **Take action.** Receive our alerts and updates about local, regional and statewide campaigns for affordable housing.
- **Connect and network.** Join EBHO committees and attend our events as we bring people together to strategize and collaborate for effective housing solutions that bring equity and diversity to our East Bay communities.

**EBHO Board of Directors**

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EBHO Board—Back row, left to right: Peter Waller, Rev. Clarence Johnson, Darin Lounds, Eve Stewart, Rick Williams. Front row, left to right: Peggy Jen, Lillian Lew-Hailer, Ener Chiu, Louise Bourassa, Peggy Lee, Cathy Bishop, Liz Varela

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Join us and learn more at  
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