



Center for Community Change



Housing Trust Fund Project NEWS

Kentucky Passes Housing Trust Fund Bill

KENTUCKIANS FOR THE COMMONWEALTH



Housing advocates support the Affordable Housing Trust Fund in Frankfort, Kentucky.

2006 SPRING

- Minnesota Housing Solutions Alliance Advances Housing Trust Fund Agenda 3
- Colorado Blue Ribbon Panel Releases Report 5
- Philadelphia Housing Trust Fund Releases First Request for Proposals 7
- Manassas, Virginia Housing Trust Fund Wins Award from State SPARC Program 8
- Three Funds in California Demonstrate Innovation Toward Housing Trust Fund Goals 9

A bill to provide the Kentucky Affordable Housing Trust Fund with a dedicated source of public funding has been approved by both the House and Senate and is sitting on Governor Ernie Fletcher's desk for signature. This roller-coaster campaign, has been championed by Representative Jim Wayne (D-Louisville) who persisted throughout to ensure passage of this bill critical to affordable housing in Kentucky.

In the last days of the 2006 Kentucky General Assembly

legislative session, lawmakers passed House Bill 537 by a vote of 26-6 in the Senate and 66-26 in the House, committing, by conservative estimates, \$4.3 million in dedicated public revenue source for the Kentucky Affordable Housing Trust Fund. The legislation dedicates revenue to the Fund from \$6.00 of a \$12.00 increase on the county fee to record various documents, including deeds and mortgages.

The Kentucky Affordable Housing Trust Fund was created in 1993

continued on page 2

IMPORTANT NOTICE!

2006 Housing Trust Fund Survey

The Housing Trust Fund Project is beginning to conduct its 2006 housing trust fund survey. If you want to be included, check the list of housing trust funds at www.communitychange.org. If you are not listed, please contact: mbrooks@communitychange.org.



CENTER for COMMUNITY CHANGE

News is published by the Housing Trust Fund Project of the Center for Community Change. The Center for Community Change is a national nonprofit which helps low-income people build powerful, effective organizations through which they can change their communities and public policies for the better.

The Housing Trust Fund Project operates as a clearinghouse of information on housing trust funds throughout the country and provides technical assistance to organizations and agencies working to create and implement these funds.

For more information or to request technical assistance, please contact:

Mary E. Brooks

Housing Trust Fund Project
1113 Cougar Court
Frazier Park, CA 93225
Tel: 661-245-0318
Fax: 661-245-2518
mbrooks@communitychange.org

Visit our website at:
www.communitychange.org

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KENTUCKY *continued from page 1*

to address the unmet housing needs of Kentucky's lowest income households. The Fund was initially funded with only \$200,000 from proceeds of the Kentucky Derby Breakfast and matched with another \$200,000 from the Kentucky Housing Corporation. From 1998-2003, the Kentucky Affordable Housing Trust Fund received excess unclaimed lottery winnings, which generated \$4-6 million annually. These funds were then diverted to other state needs. For the last several years, the state fund has received only about \$2.5 million in appropriations from the General Revenue budget and \$500,000 from the Kentucky Housing Corporation. Housing advocates have been eager to secure dedicated public revenue to sustain the fund.

The passage of HB 537 is a huge victory for housing advocates in Kentucky and will greatly enhance the state's ability to address critical housing needs. In addition, the final version of the budget specified that the Kentucky Housing Corporation will continue to contribute \$500,000 to the Fund. In total, the Affordable Housing Trust Fund will receive nearly \$2 million a year more, as a very conservative estimate.

A diverse, committed, and informed coalition of Louisville and Kentucky persistently stayed on message for a campaign to secure dedicated public revenues for the Kentucky Affordable Housing Trust Fund.

State-wide advocacy groups, faith-based groups, businesses, non-profit organizations and citizens demonstrated their power by:

- Identifying and mobilizing more than 2,000 citizens supporting the three principles of the Affordable Housing Trust Fund campaign.
- Achieving bipartisan, bicameral support for proposed legislation every step of the way.
- Generating hundreds of phone calls with consistent strong messages to legislators every week, from January through April 13.
- Facilitating effective, persuasive face-to-face meetings between homeless individuals, poor people, advocates, businesspersons, and other concerned citizens, and their lawmakers.
- Convening two rallies attended by 350 people.
- Receiving extensive press coverage: three strong editorials in the Louisville Courier-Journal; four news articles; and two editorials in the Lexington Herald-Leader, as well as many letters to the editors in papers throughout Kentucky.
- Building and sustaining the Housing Action Team for long-term grassroots mobilization around affordable housing and other related justice issues.

Housing advocates kept the pressure on through the final days of the session and created an urgency for the House and Senate to find a way to pass a version of the proposed legislation.

Groups involved included: AARP, Catholic Charities, CLOUT, Coalition for the Homeless, the Fairness Campaign, Homeless and Housing Coalition of Kentucky, Kentuckians for the Commonwealth, Kentucky Alliance

continued on page 12

Minnesota Housing Solutions Alliance Advances Housing Trust Fund Agenda

The Housing Solutions Alliance of Minnesota has made significant progress this legislative session in seeking dedicated revenues to support affordable housing throughout the state. The Housing Solutions Act proposes an increase in the state's deed tax that could raise as much as \$69 million each year.

The resources raised through the dedicated funds would be split

among three programs:

- 42% of the funds would go to the Minnesota Housing Trust Fund for rental assistance programs, both tenant- and project-based.
- 33% of the funds would go to the Challenge Fund for workforce housing.
- 25% of the funds would go to the new Housing Account for Leverage Opportunity (HALO) local incentive fund.

The Housing Trust Fund would be administered by the Minnesota Housing Finance Agency. An estimated \$29 million a year would support rental assistance for low and extremely low-income households and is viewed as a key component of the Governor's plan to end long-term homelessness.

The Challenge Fund is currently administered by the Minnesota Housing Finance Agency. An estimated \$23 million would double the program's loans

and grants for workforce housing. At least 40% of the funds would be spent in Greater Minnesota and another 40% would be committed to homeownership. The Challenge Fund contains a local match requirement to encourage leveraging of private resources.

The new Housing Account for Leverage Opportunity (HALO) Local Incentive Fund would assist renters at or below 60% of the area median income and homeowners at or below 115% of the area median income. The estimated \$17 million from the new revenues would be matched dollar for dollar with locally raised investment to meet local housing needs. Up to \$1 million would be available each year for participating jurisdictions. A local jurisdiction would be required to raise at least \$50,000 to qualify for state matching funds. Again, at least 40% of the funds would be committed to Greater Minnesota communities. The HALO Fund is seen as an opportunity to support local housing priorities.

Housing programs in Minnesota have been under fire in recent years as significant budget cuts were made to help compensate for the state's budget deficit. Appropriations for affordable housing reached an all-time high in 2000-2001 with \$173 million for the biennium. Appropriations have been scaled back to \$70 million for the 2006-2007 biennium.

GREATER MINNESOTA HOUSING FUND



Heritage Greens in Cambridge, Minnesota integrates 292 mixed-income housing units with open green space and commercial land uses.

continued on page 4

In the face of these cuts, the Housing Solutions Alliance formed with the purpose of securing dedicated funding for a range of housing opportunities in Minnesota. The Housing Solutions Act is their priority for the 2006/2007 legislative session. The Alliance has gained more than 100 organizational supporters from across the state.

More than ninety supporters have endorsed the campaign and include: Common Bond, Greater Minnesota Housing Fund, Hennepin County/Minneapolis Community Advisory Board on Homelessness, HOME Line, Minnesota Housing Partnership/HousingMinnesota, Minnesota Land Trust Coalition, and the list is growing each day.

The Alliance had a positive hearing in the House Jobs and Economic Opportunity Committee. The Housing Solutions Act passed the Senate Jobs, Energy and Community Development Committee and had a positive vote in the Senate Tax Committee. It is intended that

the legislation be fully pursued during the 2007 legislative session. For the current median home value in Minnesota (\$225,260) the proposed surcharge would add another \$340 to closing costs.

Housing advocates recognized that opposition would be forthcoming, but support has been more evident. A group of realtors (REAL--Real Estate Professionals Advocating Liberal Values) have argued, in support of the proposal, "a slight increase in the closing costs of selling a home will go largely unnoticed and the affect of decreasing homelessness and affordable housing assistance will have a positive affect on our overall housing market health. It is a clever way to ask those of us who can afford a home to help those who cannot."

In a study done in 2001, it was found that each dollar of subsidy investment or workforce housing would stimulate a net gain of \$8.13 in economic benefit to the entire Twin Cities region over the next 15 years—an eight-fold return.

Evidence of the need for the Housing Solutions Act is overwhelming. The Minnesota State Chamber of Commerce members ranked housing costs as the second

most unfavorable factor in the "community cost of doing business." Currently 297,000 low-income households are paying excessive amounts of their income for housing.

The Greater Minnesota Housing Fund reports that a \$10,000 gap loan provided by the state yields an immediate return to the state of \$11,438 through sales tax on materials, income tax for the workers building the home, and the mortgage registry and deed tax.

The Director for Ending Long-Term Homelessness, reported that "we expect access to ongoing rental assistance to be a particular challenge." More than 8,600 people are homeless on any given night in Minnesota. The Governor's plan to end long-term homelessness calls for \$100 million in rental assistance through 2010.

Passage of the Housing Solutions Act would be a huge step toward guaranteeing that all Minnesotans would have decent, safe, and affordable housing.

Contact: Rachel Callanan, Housing Solutions Alliance, 122 West Franklin Avenue, Suite 306, Minneapolis, MN 55404 (612-870-7073).

Housing Solutions Alliance Steering Committee Members

- Minnesota Coalition for the Homeless
- Metropolitan Interfaith Council on Affordable Housing
- Corporation for Supportive Housing
- HOME Line
- Family & Children's Service
- St. Paul Area Coalition for the Homeless
- Lutheran Social Service of Minnesota
- Minnesota Senior Federation
- Central Community Housing Trust
- Battered Women's Legal Advocacy Project
- Minnesota Coalition for Battered Women

Colorado Blue Ribbon Panel Releases Report

COLORADO BLUE RIBBON REPORT

The Colorado Housing Investment Coalition now has the recommendation of the state's Blue Ribbon Panel on Housing to create a housing trust fund as support for their campaign. The report recommends: "Provide new permanent and reliable funding sources for the acquisition, production, and preservation of affordable housing." This recommendation will help open the door for the Housing Investment Fund proposed by the Colorado Housing Investment Fund Coalition.

In October 2004, the University of Denver, the Rocky Mountain Land Use Institute, and the Colorado Division of Housing established the Colorado Blue Ribbon Panel on Housing. The Panel reflected a broad cross-section of private, public and nonprofit organizations involved in housing and community development in Colorado. Their mission was to explore and recommend ways to meet Colorado's housing challenges.

The Panel met for more than thirteen months and met with local advisory groups on housing from six regions across Colorado and with experts on a variety of public policy issues. The Panel posed four questions:

- How is housing affordability important to the infrastructure, economic development, and workforce development needs in Colorado?
- What are the best and most cost-efficient housing tools to facilitate cooperative efforts

and reduce barriers to affordable housing?

- How can the public, private, and nonprofit sectors best work together to ensure that Colorado is able to meet its workforce housing needs now and in the future?
- How can communities achieve optimal housing mix and housing balance?

The Panel's principal recommendations for meeting Colorado's housing challenges are divided into five categories: (1) meeting the neighbors: strategic partners; (2) pulling back the curtains: expanding data collection and delivery; (3) opening the doors: improving access to housing services; (4) show me the money: financing housing needs; and (5) raising the roof: policy development.

The report both recommends restoring funding to 2002 levels of \$4.6 million for housing development grant funds, as well as suggesting that a new permanent and reliable funding source for the acquisition, production, and preservation of affordable housing be established. The report also recommends that housing funds be used effectively to leverage funds from other sources.

With regard to the proposed housing trust fund, the Panel considered a wide variety of funding sources for affordable housing and recommends the creation of a Housing Finance Task Force. The Housing Finance Task Force will continue to meet to devise a short-term and long-term plan for



housing finance and build agreement among public, private and nonprofit organizations to secure additional funds and raise the profile of affordable housing needs.

The Panel concluded that new reliable and adequate funding sources to deal with Colorado's many housing challenges must be secured. While numerous different funding sources may be necessary

continued on page 6

to address the need, the Panel acknowledges that the housing community needs to commit itself to forming broad partnerships that can address the funding needs in the long term. The Panel did not reach a consensus on a single adequate funding source to pursue. Essentially, the Housing Finance Task Force will continue this effort.

The Panel's activities open another door for the Colorado Housing Investment Fund Coalition. The Colorado state Housing Investment Fund campaign began in 2001 and a proposal for a \$100 million state fund was introduced in the legislature, but died in committee. That year, a coalition of more than 35 organizations was formed to pursue the fund. The Coalition, through the work of committees, completed its proposal for a statewide housing investment fund. And in 2002, the Coalition expanded its ranks and created the 1000 Friends of the Colorado Housing

Investment Fund initiative. A Colorado Legislative Task Force on Affordable Housing released a report which included a recommendation supporting the concept of a state housing trust fund. In late 2002, the Coalition released its study on the economic impacts of a state housing trust fund and its study of potential revenue sources.

The Coalition developed its strategic plan in 2003 and identified the documentary fee as a funding source. The Coalition also decided it was strategically important to develop a relationship with the Division of Housing. The Blue Ribbon Panel was formed as a way to move the housing trust fund concept forward and to bring more key stakeholders to the table. The Panel held seven workshops throughout the state.

Because a dedicated public funding source requires a ballot initiative, the coalition decided to pursue creating the structure for the fund in 2005 and the funding source in 2006. Legislation introduced to create the

Home Investment Fund was passed by the legislature, but vetoed by the Governor.

The Blue Ribbon Report provides an opportunity to explore the potential for dedicated public revenue and create consensus to move the proposed Housing Investment Fund forward.

The Blue Ribbon Panel on Housing is now conducting a

"It became crystal clear through this process that housing and economic vitality are inextricably linked. We embarked on this process because communities around Colorado are dealing with enormous challenges of teachers, firefighters, bank tellers and others who are unable to afford to live in the communities in which they work. Housing is one of the key factors in economic vitality and is necessary for the overall well-being of our communities."

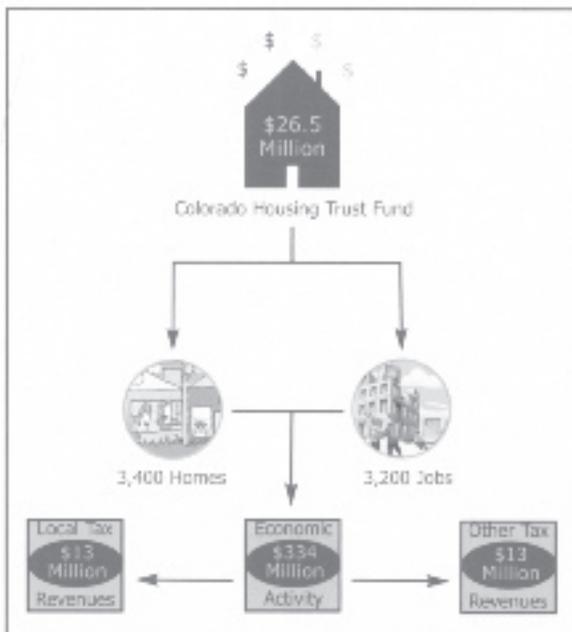
– Kathi Williams, Executive Director, Colorado Division of Housing and Co-chair of the Blue Ribbon Panel.

series of regional town hall meetings to further the reach of affordable housing discussions. The Colorado Housing Investment Fund Coalition will participate in each of these as part of their effort to expand support for the proposed fund. These meetings are an opportunity to invite local leaders and board members to discuss affordable housing needs and an opportunity for coalition supporters to point out the importance of flexible state financing to invest in affordable housing in the state.

The regional meetings are scheduled for Grand Junction, Fort Morgan, Windsor, Pueblo, Colorado Springs, Durango, La Junta, Vail, and Denver, through the summer of 2006.

Contact: Kimberly Sternberg, Colorado Housing Investment Fund Coalition, P.O. Box 9610, Denver, CO 80209 (970-988-1349) www.colohousingfund.org or www.ahsfc.org.

COLORADO HOUSING INVESTMENT FUND COALITION



Philadelphia Housing Trust Fund Releases First Request for Proposals

The Philadelphia Housing Trust Fund has just released its first Request for Proposals for \$6 million in available funds. The funds will support the development of rental and homeownership housing. Priority for funding will be given to projects that are ready to go and can spend funding upon approval. The City expects to issue an annual RFP, prepared in cooperation with the Housing Trust Fund Oversight Board.

The two year campaign by housing advocates in Philadelphia culminated in the creation of the Philadelphia Housing Trust Fund last summer [see Housing Trust Fund Project News Summer 2005]. The very effective Housing Trust Fund Coalition was successful in amending Act 137 in the state legislature to enable Philadelphia to increase its document recording fee and passing the housing trust fund ordinance unanimously in the Philadelphia City Council.

The Trust Fund is expected to provide \$15 million a year of new funding to address the housing needs of Philadelphia's residents and spur equitable neighborhood revitalization. Each year, the fund could create as many as 275 units of affordable housing, assist more than 900 homeowners with home repairs, and prevent nearly 1,000 families from becoming homeless.

The Office of Housing and Community Development administers the trust fund and



APM

Pradera "The Meadows" Phase 1 is a 50-unit homeownership initiative in Philadelphia targeted to persons whose income is at or below 80% of the median income and who are first-time homebuyers. The developer, Asociación de Puertorriqueños en Marcha (APM) has just begun Phase 2.

released the Request for Proposals. The Housing Trust Fund's goals are to increase the availability of affordable and accessible housing through the production of affordable housing, the creation of accessible and visitable housing, the preservation of existing affordable housing, and the prevention of homelessness.

The \$6 million available in fiscal year 2006 through this request for proposals is allocated as:

- \$1 million to support neighborhood-based homeownership;
- \$1 million to support new construction homeownership; and
- \$4 million to support neighborhood-based rental housing, including internal rent subsidies to ensure affordability.

Proposals received will be reviewed by an interagency committee of representatives from the Office of Housing and Community Development, the Redevelopment Authority, and the City Planning Commission. The committee will recommend projects to the Secretary

of Housing and Neighborhood Preservation for funding. Projects seeking assistance must meet a series of legal requirements, including:

- Development by a nonprofit organization or a joint venture;
- Adherence to the Equal Opportunity/Affirmative Action Requirements and OHCD Policies;
- Meeting accessibility and visitability requirements;
- Ensuring households pay no more than 30% of their income for housing; and
- Serving households with a maximum income of 115% of area median income.

The Housing Trust Fund requires that half of all program funds, on a yearly basis, be used for programs and projects that benefit households with incomes equal to or less than 30% of the Philadelphia area median income.

Contact: Rick Sauer, Philadelphia Association of Community Development Corporations, 1315 Walnut Street, Suite 1600, Philadelphia, PA 19107 (215-732-5829) www.pacdc.org.

Manassas, Virginia Housing Trust Fund Wins Award from State SPARC Program

Manassas, Virginia has had a housing trust fund since 1992. The Manassas Housing Trust Fund was established to assist low to moderate-income families in the Manassas community who are unable to meet housing needs on their own. This community of around 35,000 in population has carved out a homeownership assistance program that only assists a few families a year. Nonetheless, the program makes an important contribution to the housing opportunities available within the City.

Important enough, in fact, that the Manassas Housing Trust Fund was one of nine programs in northern Virginia to receive a grant from the Virginia Sponsoring Partnership and Revitalizing Communities (SPARC) program. The Virginia Housing Development Authority

provides SPARC allocations for home loans to potential homebuyers through local governments, nonprofit organizations, developers and redevelopment and housing authorities. The recipient organizations then combine a variety of local, state and federal loan and grant programs to provide financing options that meet the needs of buyers in their specific communities. The allocations are generally at an interest rate of one-half to one percent below VHDA's rate for first-time homebuyer programs.

The Virginia Housing Development Authority has awarded more than \$498 million to housing organizations to encourage homeownership throughout Virginia since the program was created five years ago.

The SPARC Program is part of The Virginia Housing Fund created in 1986. The Fund is leveraged with VHDC program funds and other sources. The SPARC Program has both a homeownership loan program and a rental version of the program.

The Manassas Housing Trust Fund received \$1.5 million from the SPARC program early in 2006. The funds will be used to support downpayment and closing cost assistance, as well as second mortgages,

to finance existing properties in the City. The Housing Trust also provides financial and budgeting education programs, and pre- and post-homeownership counseling. Preference is given to households who live or work in the City of Manassas with annual incomes that do not exceed 80% of the area median income.

The assistance is in the form of a deferred second trust loan for ten years. The property must be owner-occupied for the ten-year affordability period. The Manassas Housing Trust Fund utilizes an application and review process to determine eligibility.

The borrower is required to have a minimum of personal funds invested in the purchase transaction. The seller pays a processing fee to the Manassas Housing Trust Fund. The total amount of the loan is due upon sale of the property. Applicants must also be first-time homebuyers and must be willing to participate in the program's counseling services.

Contact: Manassas Housing Trust, City of Manassas Department of Social Services, 8955 Center Street, Manassas, VA 20110 (703-361-8277 ext. 2326).



Manassas, Virginia.

CITY OF MANASSAS

Three Funds in California Demonstrate Innovation Toward Housing Trust Fund Goals

Editor's Note: The California constitution requires a 2/3 vote of the public in order to allow an increase in a tax committed to a specific purpose. As a consequence, California communities have relied heavily on developer fees to fund local housing trust funds. When California passed Proposition 46 in 2002, committing \$2.1 billion dollars to affordable housing programs, \$25 million was set aside as matching funds for local housing trust funds. This has generated considerable interest in housing trust funds throughout the state. In the Winter 2006 Housing Trust Fund News, the Housing Trust of Santa Clara County was profiled. In the next issue, the innovative work of advocates in Contra Costa County will be highlighted. Here, are three funds that have not yet secured dedicated public funding, but are setting the stage by demonstrating what can be done with local funds, to ensure success in the future.

HOUSING TRUST FUND OF SANTA BARBARA COUNTY

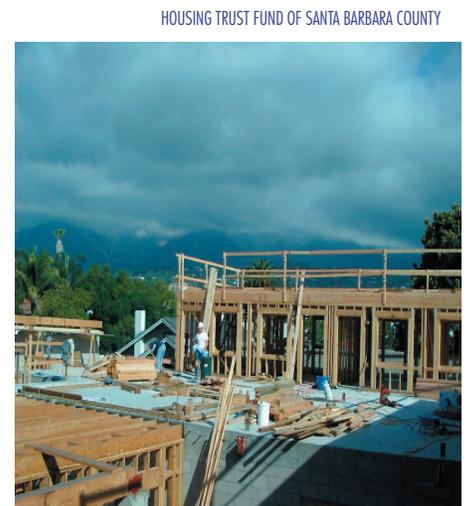
The Housing Trust Fund of Santa Barbara County was established in 2003 as an innovative model for raising private, nonprofit, and public resources to support affordable housing throughout the County. The fund is unique to Santa Barbara County as a private, nonprofit agency that will provide direct funding to qualified developers, public entities, nonprofit organizations, community groups and individuals to undertake activities that create, maintain, preserve or expand the County's affordable housing stock.

The Housing Trust Fund has a current multi-year goal of establishing \$15 million revolving loan fund and grant making entity. The Fund will financially support efforts to acquire land for affordable housing, construct new affordable units, rehabilitate and convert existing buildings and properties into new affordable units, leverage public and private funds, and offer rental and homeowner assistance for individuals and families.

The Fund was initiated in 2005 with commitments from community lending partners Santa Barbara Bank

& Trust, Mid-State Bank & Trust. The initial \$2 million enabled the Fund to establish a Revolving Loan Fund last spring to help finance affordable housing. In September, the Housing Trust Fund completed its first loan of \$1 million to support the 62-unit El Carrillo project sponsored by the Santa Barbara City Housing Authority. The project will provide studio apartment living for individuals who live and work in the downtown area of Santa Barbara. El Carrillo will serve very low-income single persons earning 30-40% of the area median income, including downtown workers, homeless persons and disabled persons. The project is designed to provide replacement housing for the community that was lost with the closure or renovation of older downtown hotels.

The Revolving Loan Fund currently has \$2.7 million available for below-market interest rate loans to qualified affordable housing sponsors for site acquisition, predevelopment expenses and construction costs. Mid-State Bank & Trust has made a ten-year commitment to the Revolving Loan Fund and both Santa Barbara Bank



El Carrillo is a 62-unit apartment complex under construction in Santa Barbara with support from the trust fund.

& Trust and Montecito Bank & Trust have made commitments. In addition, the Erich & Hannah Sachs Foundation made a Program Related Investment (PRI) loan. The goal for 2006 is to build the Fund to \$3 million, with a multi-year aim of developing \$5 million in capital resources for this particular program component.

The Santa Barbara County Housing Trust Fund anticipates funding two additional construction loans

continued on page 10

CALIFORNIA *continued from page 9*

this year: (1) a 27-unit low-income homeownership project for agricultural workers in Los Alamos sponsored by the County Housing Authority and (2) a small 5-unit multi-family project for low-income families in Lompoc sponsored by the nonprofit Lompoc Housing & Community Development Corporation.

These activities will help establish credibility for the Fund in launching

future capital campaigns as well as a public funding effort. The Revolving Loan Fund is also helping establish working partnerships with local jurisdictions. It is anticipated that the Fund will work in collaboration with the County of Santa Barbara on a joint outreach program to faith-based organizations interested in using excess land to sponsor affordable housing projects.

A second program envisioned by the Trust Fund is a Workforce Housing Program to help a broad

range of local employees access affordable housing so that they can live in the community where they work. The Fund has already begun roundtable discussions reaching out to the business and agricultural communities. The Fund will host a Workforce Housing Summit in the fall of 2006.

Contact: Jennifer McGovern, Housing Trust Fund of Santa Barbara County, P.O. Box 60909, Santa Barbara, CA 93160-0909 (805-685-1949) Email: jennifer.mcgovern@verizon.net.

SAN MATEO COUNTY CREATES HOUSING ENDOWMENT AND REGIONAL TRUST

The Housing Endowment and Regional Trust of San Mateo County, California's mission is to raise funds from public and private sources to meet critical housing needs. HEART is a collaborative, public/private venture and is structured as a joint powers agreement. Currently fifteen cities plus San Mateo County participate as members.

HEART's goal is to secure a dedicated source of public revenue to invest in affordable housing. Meanwhile, HEART is embarking

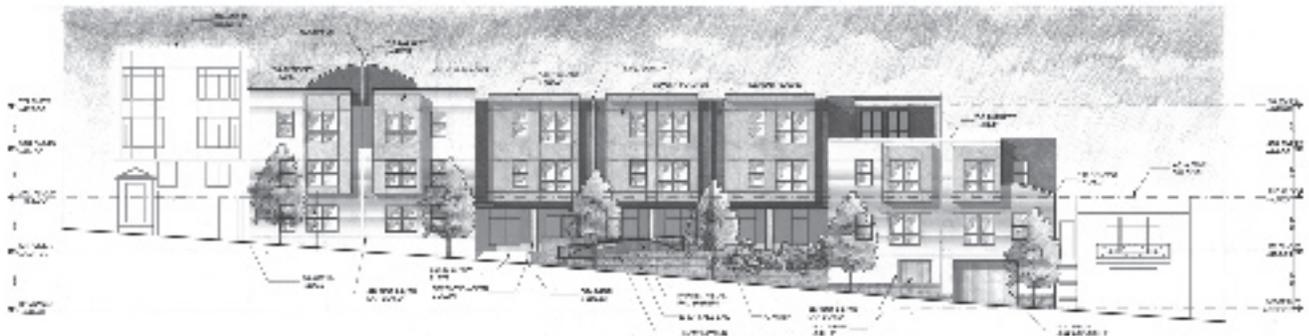
on a \$3 million campaign to challenge the private sector to match the County's investment in HEART. HEART has already received \$3 million from San Mateo County as seed money which qualified it for another \$2 million from the State of California's local housing trust fund matching program, funded through the \$2.1 billion housing bond passed by voters in 2002.

The HEART board of directors consists of eleven public-sector representatives and ten at-large members representing the private

sector. Staffing is provided on an annual contract basis by the Housing Leadership Council of San Mateo County, a nonprofit community-based organization and the San Mateo County Office of Housing. HEART's member agencies pay dues annually to finance basic administrative costs. All donations to HEART are committed to building affordable housing.

HEART made its first funding award to Hillcrest Senior Housing in Daly City. This development will become home to 40 low-income

HEART



Architect Van Meter Williams Pollack north elevation of Hillcrest Senior Housing in Daly City for American Baptist Homes of the West.

seniors and enable them to remain in the county as they age. HEART has also awarded \$1.73 million for The Village at the Crossing, sponsored by Citizens Housing Corporation and KDF Communities, and another \$1.76 million for the Colma Transit Village, by BRIDGE Housing. These awards of nearly \$4 million will assist in the construction of 398 rental apartments affordable to low income seniors and families. HEART has committed all of the funds it received from the matching state bond program. Its funds have been leveraged 1:20 through these developments.

By 2010, demand for housing in San Mateo County will outstrip supply by at least 20,000 homes.

San Mateo County has evolved into a vibrant employment center with employment growing by 17% in the last decade. Service jobs alone have grown by 30% and 40% of workers commute into the county daily. Since 1990, monthly rents for two-bedroom apartments have climbed from \$770 to \$1,440 per month. Median home prices have jumped to more than \$900,000 in 2005.

Integral to the success of HEART, has been the advocacy of the Peninsula Interfaith Action (part of the PICO network). PIA began the housing trust fund campaign in 2002 and has participated in a pivotal revenue source study; brought 1,600 members together to urge elected officials to move forward with the

housing trust fund; created a broad-based working group to advance the concept; and has maintained its membership as active informed participants in the process. Many members participate on HEART committees and have been actively encouraging cities to join HEART as members of the joint powers agreement. Peninsula Interfaith Action is now urging the County and participating cities to identify public revenue sources that can be dedicated to HEART providing needed ongoing revenue to support critical housing throughout the County.

Contacts: Chris Mohr, HEART, 139 Mitchell Avenue, Suite 108, South San Francisco, CA 94080 (650-872-4444) www.heartofsmc.org and David Mann, Peninsula Interfaith Action, 1336 Arroyo Avenue, San Carlos, CA 94070 (650-592-9181).

SAN LUIS OBISPO COUNTY HOUSING TRUST FUND

The San Luis Obispo County Housing Trust Fund is a private nonprofit corporation created through a cooperative effort by local health and social service providers, businesses and government agencies to address local housing needs. The Fund's mission is to increase the supply of affordable housing for very low to moderate income residents of San Luis Obispo County, including households with special needs.

In 2002, the San Luis Obispo County Board of Supervisors unanimously passed a resolution to provide \$225,000 in start-up funds to be matched by other contributions from local governments and others. Since that time, the Fund has raised nearly \$4 million in lending capital and more than \$470,000 in operating grants from two dozen sources.

Seven of the eight cities in the County, along with the Housing Authority, have contributed to the Fund. Other financial supporters include: Mission Community Bank, Mid-State Bank & Trust, First Bank of San Luis Obispo, Los Padres Bank, Union Bank of California, Bank of America Foundation, as well as Adrian Dominican Sisters, Resident Owners Perks, Inc., San Luis Obispo Association of Realtors, California Association of Realtors, Economic Opportunity Commission, Catholic Healthcare West, and Sachs Foundation. In addition, the George Moylan Affordable Housing Fund has received 60 contributions as testimony to the invaluable contribution he made to affordable housing during his lifetime.

One creative fundraising accomplishment is the collaboration

with Scolari and Ralph grocery stores. By joining these programs, residents of the County can have 1-4% of what they spend in these stores contributed to the Housing Trust Fund.

The San Luis Obispo Housing Trust Fund's first two loans will help create 24 units of permanent affordable housing for low and very low income households in the County. The Fund's initial loan enabled Family Care Network to buy five units that now provide transitional housing for foster care youth. The second loan is supporting the development of 19 affordable apartments for seniors in Atascadero. The project is being developed by the San Luis Obispo Nonprofit Housing Corporation.

Contact: Jerry Rioux, San Luis Obispo County Housing Trust Fund, 4111 Broad Street, Suite A-6, San Luis Obispo, CA 93401 (805-543-5970) www.slochtf.org.

Against Racist and Political Repression, Kentucky Domestic Violence Association, Kentucky Fairness Alliance, Kentucky Habitat for Humanity, Kentucky Jobs With Justice, Kentucky Mental Health Coalition, Kentucky Youth Advocates, Metropolitan Housing Coalition, and Women in Transition.

The Campaign secured more than 100 endorsements, many of whom brought people to rallies, supplied speakers, and much more. Shelter organizations brought 50 homeless people to meet with legislators and St. Vincent dePaul St. Jude Women's Recovery Program enabled a homeless mother to testify and read a moving letter from her daughter. The religious orders Sisters of Charity of Nazareth, Maryknoll Missionaries, Sisters of Mercy, Loretto Community, and

Franciscan Sisters had a huge impact on legislators.

The Homeless and Housing Coalition of Kentucky was steadfast in garnering support from the Home Builders Association of Kentucky; Manufactured Housing Institute of Kentucky; Mortgage Bankers Association of Kentucky; and Kentucky Mortgage Brokers Association and an agreement to remain neutral from the Kentucky Bankers Association and the Kentucky Association of County Clerks.

The legislation survived through several manifestations. From the original proposal by the Homeless and Housing Coalition of Kentucky to increase recording fees on deeds and first mortgages, other proposals and compromises emerged. This included consideration by some for contractor certification with excess revenue going to the Fund. Other proposals included: delinquent

tax collections in excess of the \$7 million; a fee increase on vehicle driver's licenses; and recording fees on numerous documents. One version added enabling legislation to allow counties and merged metro governments to increase filing and recording fees and building permit fees to fund local housing trust funds. [See Housing Trust Fund News Winter 2006.]

With this win at the state level, housing advocates are developing a strategy to create a housing trust fund for Metropolitan Louisville. The campaign includes an Assembly, sponsored by CLOUT (the DART network) on April 24th and many activities through the end of this year. The campaign is looking for its second victory early in 2007!

Contacts: Judy Levey, Homeless and Housing Coalition of Kentucky, 101 Burch Court, Frankfort, KY 40601, (502-223-1834) and Rachel M. Hurst, Coalition for the Homeless, 1115 S. 4th St., 3rd floor, Louisville, KY 40203 (502.589.0190 x 14).

 **CENTER *for* COMMUNITY CHANGE**
Housing Trust Fund Project
1113 Cougar Court
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