

HOUSING TRUST FUND PROJECT



Center for Community Change

Washington DC Housing Production Trust Fund Stabilization Act Passes

NEWS

2009
WINTER

The Washington, D.C. City Council voted unanimously to approve the Housing Production Trust Fund Stabilization Amendment Act of 2008. The passage of this bill is intended to assure that the Trust Fund will have stable funding for years to come. The Housing Production Trust Fund was created in 1988 and since 2002 has received 15% of the District's real estate recordation and transfer tax. However, these revenues have dropped dramatically in the last two years. The Stabilization Act commits a constant funding amount to the Housing Production Trust Fund.

The bill requires the first \$70 million from deed recordation and transfer taxes be deposited into the Trust Fund in fiscal year 2010. Beginning in FY2011, the first \$80 million from deed recordation and transfer taxes will be deposited to the Fund and beginning in FY2012 and every year thereafter, an adjustment for inflation (CPI) will be added. These amounts are, however, subject to appropriation and an ability of the District to balance its budget. Regardless, the unanimous support from the Council is a clear indication of intent!

At the first reading of the bill, more than 200 residents, nonprofit organizations, and other interested stakeholders attended the nine hour hearing. A number of nonprofit housing developers, including SOME and Mi Casa, testified about the critical role that the Trust Fund plays in supporting the development and preservation of affordable housing—especially in gentrifying neighborhoods.

The second and final hearing was held in December. The Coalition for Nonprofit Housing and Economic Development, the Affordable Housing Alliance, and the Fair Budget Coalition sponsored

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CNHED

CNHED Director of Advocacy, Amy Garland and CNHED Executive Director, Bob Poblman testify before City Council in support of the Housing Production Trust Fund Stabilization Amendment Act of 2008.

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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:

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a rally on December 16th. In addition, the Coalition for Nonprofit Housing and Economic Development and the DC Fiscal Policy Institute released an influential report, *"Affordable Housing in the District Depends on a Stable Housing Production Trust Fund,"* in October 2008.

The report documents the success of the Housing Production Trust Fund, outlines the unprecedented financial challenges the Fund is currently facing, demonstrates how funding cuts have hurt the Fund's ability to support needed affordable housing, and makes suggestions about how to improve the funding mechanism for the Housing Production Trust Fund. The report also itemized affordable housing made possible by the Fund in each Ward as well as those waiting in the pipeline to be funded.

Since 2002, the Housing Production Trust Fund has supported the acquisition, construction or rehabilitation of 4,000 units. Another 1,600 housing units are under construction and 3,300 units are in the development pipeline, bringing the Trust Fund's total potential impact to 8,900 affordable homes. The Housing Production Trust Fund has leveraged nearly \$3 for every \$1 it uses to support affordable housing.

But the current year's revenues are estimated at \$29 million. Housing advocates demonstrated during the public hearing that applications amounting to nearly \$200 million are waiting for funding.



District housing advocates attend December rally in support of the Housing Production Trust Fund.

The Housing Production Trust Fund is an extremely flexible and useful tool that makes affordable housing production and preservation possible in the District. The Fund has become a primary source of financing for a wide array of affordable housing programs.

The Fund is used to create homeownership and rental housing, to support tenant purchases of their buildings, and to preserve federally funded Section 8 buildings at risk of being lost. Recently, the Trust Fund has been used to support bonds issued for the New Communities projects. The Fund is also being used in conjunction with the Local Rent Supplement Program to enable developers of supportive and special needs housing to develop projects for the chronically homeless and others with special needs.

Contact: Bob Pohlman, Coalition for Nonprofit Housing & Economic Development, 1432 U Street, N.W., 1st Floor Annex, Washington, D.C. 20009 (202-745-0902) bpohlman@cnhed.org or go to: www.cnhed.org.

New Jersey Homelessness County Housing Trust Fund Bill Advances

Homeless and housing advocates in New Jersey have developed legislation that would allow counties to establish homeless trust funds. The legislation would permit counties to impose a surcharge of \$3 on each document recorded within a county and deposit those revenues into a County Homelessness Housing Trust Fund. Five percent of the funds may be used for administrative costs each year.

The New Jersey Advocacy Network to End Homelessness has obtained more than 150 endorsements favoring the legislation. The Assembly has passed the bill as has the initial Senate committee. It will be before the full Senate late in February. At the Senate Committee hearing, several counties sent representatives to testify in favor of the bill.

The bill defines County Homelessness Housing Trust Funds as a county homeless housing grant program through which competitive grants are awarded by the governing body for housing homeless individuals and families, preventing homelessness, and other efforts directly related to permanently housing homeless persons.

The bill also allows for the creation of county homelessness trust fund committees created to advise the local government on the creation of a local homeless housing plan and to participate in the program.

The Committees are to include representatives from the county,

from each of the three municipalities in the county with the largest homeless populations, organizations responsible for plans to end homelessness, at least three homeless or formerly homeless persons, and three representatives of private or nonprofit organizations assisting the homeless or providing low-income housing. The Committees must also assess priorities for funding, review applications, and prepare an annual report and measurement of the progress of the trust fund.

Funds may be used for:

- Acquisition, construction, or rehabilitation of housing projects, or units within housing projects, that supply permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- Rental assistance vouchers, including tenant and project based subsidies, for permanent affordable housing for homeless persons or families, including those at risk of homelessness;
- Supportive services as may be required by homeless individuals or families in order to obtain or maintain, or both, permanent affordable housing; and
- Prevention services for at risk homeless individuals or families so that they can obtain and maintain permanent affordable housing.

Eligible recipients may include homeless service providers, nonprofit and for-profit affordable housing developers,

housing authorities, and units of government. Recipients will be selected through an application process.

Any funds not expended after four years are to be transferred to the New Jersey Interagency Council on Homelessness which is to then contract with a community-based organization in that county to expend the funds.

NJANEH



Members of the New Jersey Advocacy Network to End Homelessness enjoy hearing about proposals to address homelessness.

Grants awarded through the county programs must support projects that measurably reduce homelessness, demonstrate government cost savings over time, employ evidence-based models, can be replicated by other counties, include outcome measurements, and are consistent with the local homeless housing plan. Projects serving homeless households must do so for a period of at least 30 years or longer. Counties may collaborate with other counties to provide joint funding for eligible projects.

Contact: Richard Brown, NJ Advocacy Network to End Homelessness, 29 Alden Street, Suite 1B, Cranford, NJ 07016-2156 (908-272-5363 x225) rbrown@njaneh.org or go to: www.njaneh.org.

Waukesha County, Wisconsin Kicks Off Housing Trust Fund Campaign

The Waukesha County, Wisconsin Affordable Housing Task Force held a successful event in early December to launch their housing trust fund campaign. The Creating Communities Campaign Kick-Off gave participants an opportunity to learn about how a housing trust fund would benefit Waukesha County, connect with other affordable housing advocates, and take action to encourage the creation of a housing trust fund.

Five speakers and a six-minute video set the tone by outlining the need for affordable housing in Waukesha County and explaining the proposal for a housing trust fund. Seventy-five people participated in the hour-long event. Those in attendance were primarily members of faith groups and nonprofit organizations, and also included developers and representatives of local and state governmental agencies. Organizers were well-prepared with a brochure outlining the basic issues and giving participants an opportunity to sign-up to get involved in the campaign. The Campaign has already succeeded in getting good media coverage, including editorial support from the Milwaukee Journal Sentinel.

The campaign has established a website, where you can see the 6-minute video and other items about affordable housing: <http://sites.google.com/site/sophiawaukesha/bfossscamp>. The site is sponsored by SOPHIA (Stewards of Prophetic, Hopeful,

Intentional, Action—a Gamaliel affiliate). The campaign has also created a blog where advocates can share ideas and opinions and get updates on the campaign: <http://creatingcommunities.blogspot.com/>. The Interfaith Conference of Greater Milwaukee is staffing the Task Force.

The purpose of the Waukesha County Affordable Housing Task Force is to work toward creative and cooperative solutions to the lack of affordable housing in Waukesha County. The Task Force is currently leading the campaign to create a housing trust fund in the county. Numerous organizations have already endorsed the campaign.

The Task Force has met with the County Executive, attended public hearings, and continue to educate residents about the need for and benefits from investing in affordable housing. They also intend to meet with major employers to build support for workforce housing opportunities.

The proposal for a Waukesha County housing trust fund would

create funds available to nonprofit, for-profit and government entities to engage in land acquisition, rehabilitation, and new construction of affordable housing. The Fund would also support accessibility modifications for disabled and elderly households, housing

PHOTOS COURTESY OF BETSY FOSS-CAMPBELL



More than 70 people joined the kick-off, enjoying good food, conversations, and learning about affordable housing.

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supportive services, and capacity building support for nonprofit organizations to engage in development.

The goals for the Housing Trust Fund would result in 35% of the fund supporting home ownership, 25% supporting rental housing, 25% supporting permanent housing with supportive services, and 15% as flexible funds to address identified needs in the county. The housing provided would be available to households earning no more than 80% of the area median income for homeownership; 50% of area median income for rental housing; and 30% of area median income for permanent supportive housing.

The Community Development Division would administer the Fund. An Oversight Board is intended to assist in issuing requests for proposals, soliciting applications, reviewing applications, and approving funds.

The eleven-member Oversight Board will include representation from: the County Executive, the County Board, a financial institution or philanthropic organization, a major employer in the County, the Metropolitan Builders Association, the Metropolitan Milwaukee Fair Housing Council, the Interfaith Conference of Greater Milwaukee, IndependenceFirst, and three representatives from the Waukesha County Housing Action Coalition or the Waukesha County Continuum of Care.

The proposal seeks dedicated annual public revenues of \$2.5 million

annually (1% of the funding needed annually to produce the estimated amount of needed affordable housing). Several potential revenue sources have been identified by the Task Force, including developer fees, real estate transfer fee, document recording fee, local taxes, demolition tax, or sale of county land.

The Waukesha County Affordable Housing Task Force developed Fact Sheets providing critical data about the lack of affordable housing in Waukesha County.

- Nearly 50,000 households in 1999 had incomes below 80% of the county median income.
- More than 40% of renter-occupied households spend at least 30% of their monthly income on housing costs.
- One in four owner-occupied households in the County spend at least 30% of their monthly income on housing costs.
- Close to half of the Waukesha County workforce lives outside the county.
- More than 14,000 additional households earning less than 80% of the county median income are anticipated by 2035 requiring 395 units/year to meet this growing demand in Waukesha County.

Contact: Heather Drummer Combs, Waukesha County Affordable Housing Task Force, Interfaith Conference of Greater Milwaukee, 1442 N. Farwell Avenue, Suite 200, Milwaukee, WI 53202 (414-276-9050) heatherdc@interfaithconference.org.



Organizations Endorsing a Waukesha County Housing Trust Fund

Ascension Lutheran Church
Associated Bank, N.A.
Community Action Coalition for South Central WI, Inc.
Community Land Development Association
Cooperating Congregations of Waukesha County
Delafield Presbyterian Church
Disability Rights Wisconsin
Energy Services Inc. for Waukesha County
Food Pantry of Waukesha County
General Capital Group
Gesu Parish, Inc.
Habitat for Humanity of Waukesha County
HBC Services, Inc.
Hebron House of Hospitality, Inc.
IndependenceFirst
Interfaith Conference of Greater Milwaukee
Interfaith Senior Programs, Inc.
Lake Country Unitarian Universalist Church
Metropolitan Milwaukee Fair Housing Council
Mukwonago Food Pantry
School Sisters of Notre Dame-Global Justice & Peace Commission
SOPHIA
Sussex-area Outreach Services
Salvation Army of Waukesha
Society of St. Vincent DePaul of Waukesha County
Supportive Home Living Services, Inc.
Unitarian Universalist Church West
Waukesha County Nutrition Coalition
Wisconsin Partnership for Housing Development

Housing Arkansas Advances Housing Trust Fund Campaign

Housing Arkansas has formed a highly effective coalition advocating for a state housing trust fund in Arkansas. Made up of close to 100 organizations, they have been meeting for more than two years in anticipation of creating a fund that would provide a continuous public source of revenue to support affordable housing in Arkansas. Their goal is at least \$10-15 million a year to help families build wealth and economic stability and to revitalize distressed neighborhoods, building vibrant communities by creating high quality affordable housing.

Working through the details of their proposal, they met with potential allies, talked to the Governor's office and others, to make the passage of the housing trust fund as likely as possible. The Governor has given approval for the Arkansas Development Finance Authority to draft enabling legislation for the state housing trust fund.

A potential revenue source for the state housing trust fund has not been agreed upon. Housing Arkansas

would like a portion of the state's existing real estate transfer tax to be allocated to the state housing trust fund and believe this is the best and fairest option.

The proposal for the Arkansas Housing Trust Fund would establish the fund to be administered by the Arkansas Development Finance Authority. Six percent of the revenues could be used to cover administrative costs. In addition, an Advisory Committee will be established to work with ADEFA staff to draft program rules, regulations, compliance responsibilities, set-asides, and funding priorities. They will also assist with the preparation of an annual report.

Advisory Committee members will include appointments representing the financial industry, a consumer advocate, a beneficiary of rental or homeownership assistance, a special needs advocate, a homeless advocate, the real estate industry, the economic development field, a housing advocate representing rural areas of the state, an affordable housing developer, a public housing

advocate, and an open appointment. The Fund will provide funding to local governments, public housing authorities, nonprofit organizations and for-profit/nonprofit housing developers. Funds will be used to provide grants and loans to support new or rehabilitated construction of rental or homeownership housing, rental assistance, land acquisition, predevelopment costs, infrastructure, transitional housing, downpayment assistance, housing and foreclosure counseling, and technical assistance.

All funds will provide housing affordable to households earning no more than 80% of the state or area median income. In addition, 35% of annual funding will be set aside to serve those earning no more than 30% of median income and at least 55% of annual funding will



The Village at Scull Creek in Fayetteville provides 54 apartments with universal design for people with disabilities. Creating affordable housing opportunities, the development was funded through the Federal Home Loan Bank of Dallas and others.



QUALITY LIFE

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serve rural areas of the state. Every project must conform to AFDA's policy on Universal Design.

Funds will be awarded on a competitive basis through an application process. Criteria for evaluation will include such factors as: capacity, timeliness, long-term affordability, number of units serving extremely low income households, leverage of additional funds, the

extent to which the development augments local affordable housing goals in geographic areas targeted for investment, the minimization of displacement, the extent to which the project serves households with special needs, energy efficiency goals, and incorporation of counseling for households.

Housing Arkansas is working with allies on developing campaign and

marketing materials, including information on the economic benefits to the state from investing in affordable housing. Their endorsement list is building and they will release a website on the campaign by February.

Contact: Lou Tobian, Housing Arkansas, AARP, 1701 Centerview Drive, #205, Little Rock, AR 72211 (501-217-1638)
ltobian@aarp.org.

Working with the Obama Transition Team on Affordable Housing and Economic Stimulus



In December 2008, the National Low Income Housing Coalition sent a letter to the President-Elect Obama Transition Team with a proposal for a low income housing initiative to be included in the new economic recovery plan.

The proposal includes five items:

(1) Capitalize the new National Housing Trust Fund at \$10 billion for two years to rehabilitate or build 100,000 rental homes for the lowest income households using green building standards.

(2) Fund 400,000 new Housing Vouchers at \$3.6 billion for two years to provide the lowest income households with rent assistance.

(3) Fund the homelessness prevention component of the Emergency Shelter Grant program at \$2 billion for two years to prevent low income households from becoming homeless and to rapidly rehouse those that do lose their homes; 400,000 households will be assisted.

(4) Fund the Public Housing Capital Fund at \$5 billion for two years to upgrade public housing using green building standards.

(5) Provide \$3 billion for two years to upgrade federally assisted multi-family housing using green building standards.

To view the full letter, go to:
www.nlihc.org/template/page.cfm?id=204&.

YOU CAN EXPRESS YOUR
SUPPORT TO INCLUDE
AFFORDABLE HOUSING
INITIATIVES AS PART OF THE
ECONOMIC STIMULUS PLAN
BY GOING TO: [HTTP://
CHANGE.GOV/PAGE/S/
POVERTY](http://CHANGE.GOV/PAGE/S/POVERTY).

North Dakota Campaign Introduces Affordable Housing Trust Fund Proposal

Housing and homeless advocates in North Dakota have introduced an Affordable Housing Fund proposal. Since last spring, the North Dakota Housing Trust Fund Alliance has been building support, identifying and compiling information, and authoring documents to share with the leaders and citizens of North Dakota on why the state should establish a housing trust fund. The Alliance has initiated a strategy to win legislation to establish and implement a North Dakota Affordable Housing Trust Fund.

The Fund would be administered by the North Dakota Housing Finance Agency and funded through a \$10 million appropriation from the Bank of North Dakota funds each biennium.

An Annual Allocation Plan will be developed by the ND Housing Finance Agency each year for the distribution of the funds. The Agency is to solicit public comment and hold public hearings with regard to the plan. The Agency will also be responsible for all rules, regulations, and procedures to ensure compliance with the establishment of the Affordable Housing Trust Fund. The Agency will receive a reasonable fee to cover administrative costs and must report annually to the Industrial Commission and the legislature on the activities of the Fund.

The proposal also calls for an expansion of the ND Housing Finance Agency's Advisory Board from six to nine members. The additional members would include representatives of lenders, realtors, builders,

consumers, tribal representatives, special needs housing advocates, housing authorities, and apartment owners.

Funds will be awarded as loans and grants, including subsidies, guarantees, and credit enhancements. Eligible recipients will include units of governments, local and tribal housing authorities, community action agencies, regional planning councils, nonprofit organizations, for-profit developers of affordable housing, and tribal entities.

Eligible activities will include new construction, rehabilitation, or acquisition of affordable housing; gap assistance, matching funds, and accessibility improvements; downpayment or gap assistance; and rental assistance, emergency assistance, or

Support the Affordable Housing Fund so that North Dakota...

Children don't have to worry about where they might sleep at night.

Working age families can provide a stable home to raise their children.

People with special needs don't have to sacrifice basic needs in order to have a roof over their head.

Seniors can use their limited income for needed healthcare, medications and food.

Communities can maintain viable and stable economies for their citizens.



“Whether we are working with groups and organizations who are dealing with mental health and disability issues; education and social concerns; economic development and employment matters; homelessness and emergency food needs; concerns of Native people; health care and demographic changes; law enforcement and justice initiatives; or issues affecting the young and the more mature. In the larger cities and the rural areas, whatever the topic, housing is more often than not a closely related issue. And the need to improve and expand the accessibility, affordability and availability of housing throughout the state is related to and/or directly impacts all of these issues.”

– the Consensus Council
July 2008

targeted supportive services designed to prevent homelessness.

At least half of the Fund is to be used to benefit households with incomes that do not exceed 50% of the area median income. At least 75% of the Fund will be used to benefit households earning no more than area median income. And the annual allocation plan is to give priority to projects that benefit households at or below 30% of the area median income and to households with special needs.

The campaign is encouraging letters of support and has developed a one-page guide on “*how you can help.*” It identifies ways for organizations to support the initiative, including: joining the list of endorsers, becoming part of the Alliance Steering Committee, reviewing materials, sharing access to a lobbyist, or promoting the campaign through organizational newsletters and other publications.

The campaign is adding to the endorsement list daily. They are also working to gain support from cities that have completed their 10-year plans to end homelessness, along with the private sector and economic development organizations.

Among the data and information the Alliance has gathered to support the need for the trust fund are the facts that:

- The Fargo Housing Authority has 1,000 names on its waiting list.
- The Bismarck Housing Authority has 700 on the waiting list for vouchers and 400 on the waiting list for public housing.
- In the City of Williston, there are 20 names waiting for each apartment.

Michael Carbone, North Dakota Coalition for Homeless People,
2105 Lee Avenue, Bismarck ND 58504 (701-258-2240)
director@ndhomelesscoalition.org.



The Current Apartments have opened in Grand Forks. Financed through federal low income housing tax credits, the 40 apartments are within walking distance to shopping, restaurants and the Red River and serves households earning no more than 60% of the area median income. The complex was developed by MetroPlains.

Endorsers of the North Dakota Affordable Housing Fund

Beyond Shelter, Inc.
Burleigh County Housing Authority
Community Action Partnership,
Region I-Williston
Community Action Partnership,
Region VIII-Dickinson
CommunityWorks – North Dakota
Economic Development Association
of North Dakota
Fair Housing of the Dakotas
Fargo Housing and Redevelopment Authority
Grand Forks Homes, Inc.
Independence, Inc.-A Resource Center for
Independent Living
Lutheran Social Services of North Dakota
North Dakota Center for Persons with
Disabilities
North Dakota Coalition of Homeless People
North Dakota Money Follows the Person
Grant Stakeholder Committee
North Dakota Protection and Advocacy
Project
Barb Owens
People Escaping Poverty Project
Ray Community Housing, Inc. of Ray,
North Dakota
The Housing Authority of the City of Grand
Forks, North Dakota
Westend Terzett's

Atlanta, Georgia Beltline Housing Trust Fund Underway

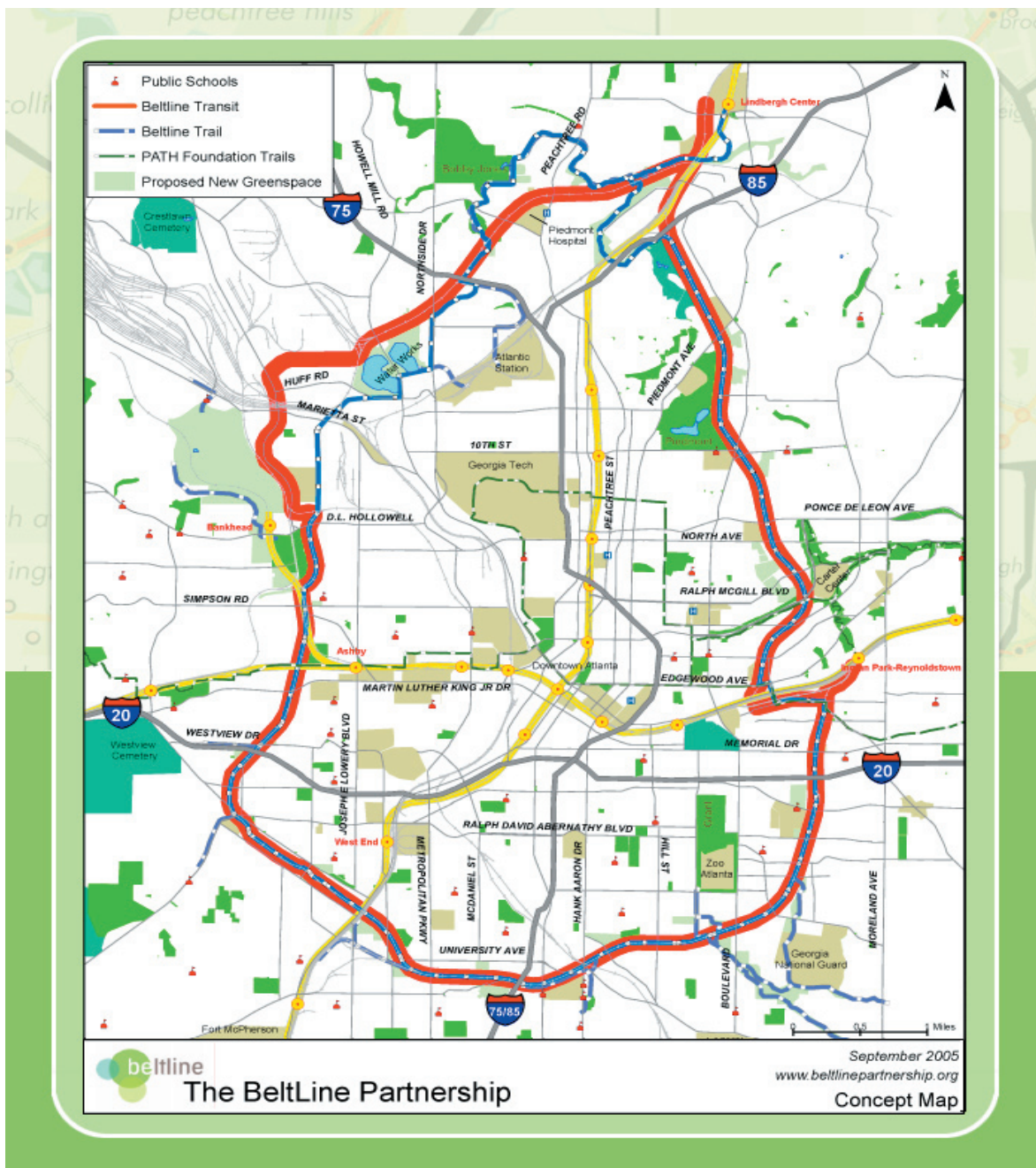
Atlanta's housing trust fund is funded through tax allocation district funds. Atlanta created the Beltline Tax Allocation District as a system of new and improved transit, parks, trails, affordable housing, and other improvements around a 22-mile loop of railway. The system connects 45 neighborhoods

in both developed and formerly underdeveloped areas of Atlanta.

The Beltline Tax Allocation District is expected to generate some \$1.7 billion of the total project costs of \$2.8 billion over the next 25 years. The Atlanta City Council dedicated fifteen percent of the proceeds into

the Beltline Affordable Housing Trust Fund. It is expected to generate at least \$240 million over 25 years, which could produce an estimated 5,600 units of affordable housing.

A constitutional amendment was approved by Georgia voters last



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November to authorize community redevelopment and authorize counties, municipalities and local school boards of education to use tax funds for redevelopment purposes and programs.

The City Council also created the Beltline Affordable Housing Advisory Board which is to: make recommendations to Atlanta Beltline, Inc. and the City of Atlanta with respect to goals and policies related to the use of the Trust Fund, monitoring the availability of affordable housing throughout the Beltline, and coordinating with other affordable housing activities throughout the City of Atlanta. Members of the Board include local housing professionals and community development experts.

The Beltline Affordable Housing Advisory Board held the first citywide conversation on affordable housing as it relates to the Beltline in July 2008. These series of meetings seek to generate feedback from the community. The Board has developed its recommendations for the Beltline Affordable Housing Trust Fund, fulfilling their first responsibility.

Three main guiding principles will govern the policies for the Beltline Affordable Housing Trust Fund:

- Facilitate housing near jobs for working families who are otherwise priced out of these desirable housing markets;
- Serve as a catalyzing agent for the revitalization of communities along the Beltline redevelopment area that have experienced disinvestment and decay; and
- Support the mitigation of

involuntary economic displacement of existing residents and preservation of housing assets near the Beltline to the greatest extent possible.

The funds will be used as downpayment assistance for homebuyers, as equity investments to develop and preserve affordable housing, and for property acquisition for future affordable housing. Funds will be distributed through an application process for downpayment assistance and equity investments. For property acquisition, the funds will be placed in a pool or support a purchase program making property available to developers. One-fourth of the funds are to be set aside for use by Community Housing Development Organizations. Scoring points will be used in the application process to encourage applicants that meet the Beltline affordable housing goals, such as serving households at 30% of area median income, creating green affordable housing, partnering with nonprofit development organizations or community land trusts.

The recommendations encourage rental housing for 60% of area median income with a strong preference for projects with 10% of the total units serving those earning no more than 30% of the area median income. For homeowner housing, the income eligibility cap will be at the area median income for one-two person households and 115% of area median income for larger families. A goal is recommended that half of the owner-occupied funds go to households earning between 60-80% of the area median income. While funds will be available for both new construction and rehabilitation,

a mix of ownership and rental housing, along with mixed-income housing, is encouraged. In addition, the Board has suggested a series of standards for housing quality, including: Earthcraft standards, barrier free housing, among others.

The recommendations also focus on how to mitigate displacement and encourage the following steps:

- The City of Atlanta should adopt a mandatory inclusionary zoning ordinance;
- Atlanta communities or the City of Atlanta should create one or more community land trusts;
- The City of Atlanta and the State of Georgia should prioritize preserving existing subsidized housing;
- The City of Atlanta and the State of Georgia should create a permanent source of revenue to preserve affordable housing, such as a real estate transfer tax or commercial linkage fees;
- The city of Atlanta/Atlanta Beltline Inc./Beltline Partnership should engage in a broad and sustained education campaign to inform residents of existing government programs available to assist over-burdened households experiencing increased taxes or in need of increased financial literacy;
- The City of Atlanta and Fulton County should enact property tax reform protecting target populations in revitalizing neighborhoods; and
- The City of Atlanta and the State of Georgia should adopt just cause eviction control legislation giving renters protection from displacement.

Contact: Beltline Partnership Program Director, Rob Brawner, P.O. Box 93351, Atlanta, GA 30377 (404-446-4404) or go to: www.beltline.org.

Iowa Housing Trust Fund Awards More Than \$3 Million

The Iowa Housing Trust Fund was created in 2003 and has provided more than \$12 million in funds to support affordable housing and leveraged some \$116 million in local housing development. This unique state housing trust fund provides two kinds of awards. The local housing trust fund program (60% of the funds) is an incentive to create local and regional housing trust funds. The project-based housing program (40% of the funds) assists in other development and preservation of affordable housing throughout the state.

The state housing trust fund has received funds from the Iowa Finance Authority and state appropriations. Beginning in fiscal year 2009 and for the next three years, the trust fund receives \$3 million each year from the Rebuild Iowa Infrastructure Fund. The Fund also receives a percentage

of revenues collected from the state's real estate transfer tax. The percentage of transfer tax revenues going into the state housing trust fund increases until 2014 when it reaches 30% of transfer tax revenues or a cap of \$3 million a year.

The Iowa Housing Trust Fund has helped in the creation of a record seventeen local housing trust funds across the state. Organizations that receive the Local Housing Trust Fund Program grants are obligated to commit at least 30% of their award to assist extremely low-income Iowans and must confirm a local match of at least 25% of their application amount.

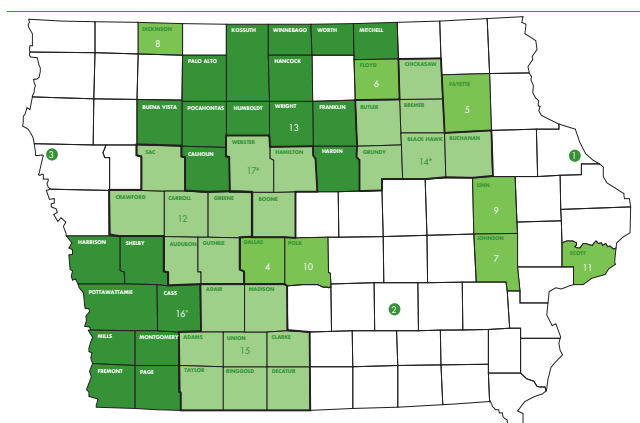
In November 2008, the Iowa Finance Authority awarded \$3 million through the Local Housing Trust Fund Program. The grants range from \$94,181 to \$235,453. The funds will be used

for initiatives including subsidizing local down payment assistance programs, providing low-interest loans or grants to assist Iowans in home rehabilitation, financing construction of new single-family housing for low-income Iowans, supporting transitional housing programs and homeless assistance.

In December 2008, the Iowa Finance Authority awarded another \$600,000 to six organizations from the Project-Based Program of the State Housing Trust Fund. These funds will support rehabilitation and conversion, down payment assistance, construction of single family homes, construction of rental housing for persons with developmental disabilities, and support of a rent-to-own program.

Contact: Terri Rosonke, Iowa Finance Authority, 2015 Grand Avenue, Des Moines, IA 50312 (515-725-4900) terri.rosonke@iowa.gov or go to: www.iowafinanceauthority.gov.

1. City of Dubuque Housing Trust Fund.
2. Oskaloosa Housing Trust Fund.
3. Sioux City Local Housing Trust Fund.
4. Dallas County Local Housing Trust Fund, Inc.
5. Fayette County Local Housing Trust Fund.
6. Floyd County Housing Trust Fund.
7. Housing Trust Fund of Johnson County.
8. Lakes Community Land Trust.
9. Housing Fund for Linn County.
10. Polk County Housing Trust Fund.
11. Scott County Housing Council.
12. COG Housing, Inc., based in Carroll (Audubon, Carroll, Crawford, Greene, Guthrie and Sac).



Iowa Local Housing Trust Funds

13. Homeward Housing Trust Fund, based in Clarion (Buena Vista, Calhoun, Franklin, Hancock, Hardin, Humboldt, Kossuth, Mitchell, Palo Alto, Pocahontas, Winnebago, Worth and Wright).

14. Iowa Northland Regional Housing Council, based in Waterloo (Black Hawk, Bremer, Buchanan, Butler, Chickasaw and Grundy)—excludes Waterloo and Cedar Falls.
15. Southern Iowa Housing Trust Fund, based in Creston (Adair, Adams, Clarke, Decatur, Madison, Ringgold, Taylor and Union).
16. Southwest Iowa Housing Trust Fund, based in Atlantic (Cass, Fremont, Harrison, Mills, Montgomery, Page, Pottawattamie and Shelby)—excludes Council Bluffs.
17. Tri-County Housing Trust Fund, based in Strafford (Boone, Hamilton and Webster)—excludes Fort Dodge.