

# HOUSING TRUST FUND PROJECT



Center for Community Change

## Philadelphia Gains Increased Revenues for Housing Trust Fund

### NEWS

## 2012 WINTER

Over the last two and one-half years, housing advocates in Philadelphia have waged a campaign to pass legislation enabling the City to increase recording fee revenues dedicated to the City's Housing Trust Fund. Led by the Philadelphia Association of Community Development Corporations, the campaign was victorious: the legislation was passed and signed by Governor Tom Corbett late in 2011.

The bill will expand funding by at least \$3.5 million annually for the Philadelphia Housing Trust Fund. The state authorizing legislation was needed to implement a local ordinance, unanimously approved by the Philadelphia City Council in December 2009 and supported by Mayor Michael Nutter, which increases the local deed and mortgage recording fee by \$30 and dedicates it to the Trust Fund. The Pennsylvania House passed the legislation in April and the Senate approved the authorizing legislation (HB 639), introduced by Rep. John Taylor, to expand dedicated funding for the Philadelphia Housing Trust Fund.

*"PACDC led a campaign to create the Philadelphia Housing Trust Fund six years ago to expand housing opportunity, but the economic decline severely limited what could be*

*done," Rick Sauer, Executive Director of PACDC said. "Even with decreased funding, thousands of families have been able to get a new home, repair their existing home, or avoid foreclosure and homelessness," he added.*

The Philadelphia Association of CDCs is a trade association with 90 member organizations involved in affordable housing and ending homelessness. PACDC is dedicated to advocacy, policy development and technical assistance for community development corporations and other organizations in their efforts to rebuild communities and revitalize neighborhoods. PACDC strives to create a more supportive environment for community development activities and to effectively meet the needs of lower income

*continued on page 2*

*The Hispanic Association of Contractors and Enterprises (HACE) received funding from the Philadelphia Housing Trust Fund to complete Lawrence Court. Lawrence Court features 50 new affordable townhomes and transformed a vacant parcel of land into the first homeownership development in the St. Hugh neighborhood in 30 years—a need identified in the resident-driven neighborhood plan.*

*Philadelphia Gains Increased Revenues for Housing Trust Fund .....1*

*North Dakota Demonstrates Support Exists for Housing Incentive Fund .....4*

*Savannah, Georgia Creates City Housing Trust Fund .....5*

*Portland Advances Affordable Housing Set Aside for Tax Increment Financing .....6*

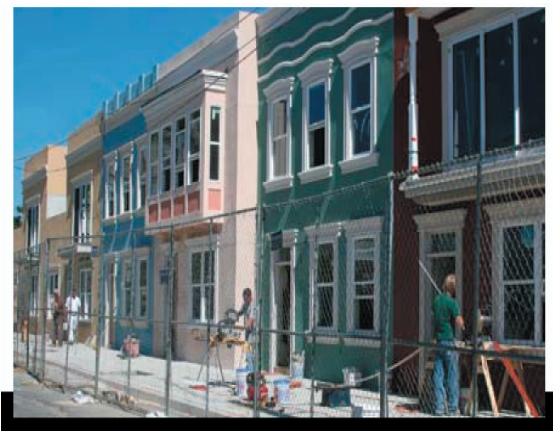
*Milwaukee Proposes SE Wisconsin Regional Housing Trust Fund .....8*

*North Carolina Housing Coalition Employs Postcard Project.....10*

*Bend, Oregon Affordable Housing Fee Program Awards \$1.25 Million.....11*

*Housing Trust Fund Project Has A New Website .....12*

PHILADELPHIA HOUSING TRUST FUND





## 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

Director, Housing Trust Fund Project  
Center for Community Change  
1113 Cougar Court  
Frazier Park, CA 93225  
661-245-0318  
(fax: 661-245-2518)  
mbrooks@communitychange.org

### Michael Anderson

Affordable Housing Organizer  
Center for Community Change  
3909 SE 51st Ave  
Portland, OR 97206  
503-308-0067  
manderson@communitychange.org

### Visit our website at:

[www.housingtrustfundproject.org](http://www.housingtrustfundproject.org)

## FUNDING

Publications are funded by the Butler Family Fund and the Oak Foundation

## PHILADELPHIA, *continued from page 1*

residents and advance neighborhood revitalization.

When a mortgage or deed is recorded in Philadelphia, a portion of the fee collected goes into the Philadelphia Housing Trust Fund to support quality, affordable homes. Since its inception in 2005, the Fund has:

- Produced nearly 1,150 new homes, with another 225 under construction;
- Made major repairs to more than 1,400 homes;
- Enabled more than 950 people with disabilities to live more independently;
- Prevented nearly 1,850 families from becoming homeless;
- Leveraged nearly \$225 million in non-city funds; and
- Supported more than 2,100 construction jobs and expanded the City's tax base.

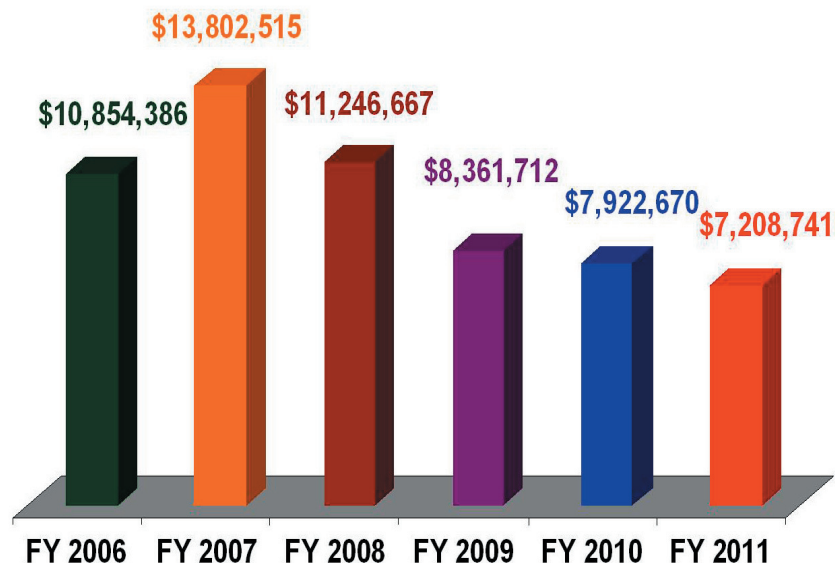
The Philadelphia Housing Trust Fund was created in September 2005 as a dedicated and ongoing local funding source. The Fund provides resources

for the development of new affordable homes, the preservation and repair of existing occupied homes, and the prevention of homelessness. Through these investments the Fund promotes neighborhood stabilization and revitalization.

The Trust Fund serves a range of income levels, with half of the funds targeted to extremely low-income families and individuals and half targeted to low- to moderate-income households earning between 30% and 115% of area median income. The Trust Fund also addresses a variety of housing needs with half of its funds producing new or substantially rehabilitated homes and half supporting housing preservation, home repair and homelessness prevention.

An Oversight Board comprised of public officials and community representatives recommends policies, proposes how funds should be allocated and monitors implementation of the Trust Fund.

HTF Revenue from Deed and Mortgage Recording Fees  
FY 2006 - 2011





*Connelly House is an innovative joint venture between two Philadelphia nonprofit organizations dedicated to serving the needs of the homeless: Bethesda Project and Project H.O.M.E.*

*These photos illustrate the exterior, an efficiency apartment and a common room of Connelly House.*

*Connelly House contains 24 single room occupancy units, 55 efficiency apartments, communal spaces, supportive services office and conference spaces, a computer lab, an exercise room, tenant storage, a laundry room, two lower terraces, and a roof terrace with a green roof for formerly homeless adults.*

PACDC's perseverance and campaign strategy paid off after the original state legislation died at the end of the 2010 session, despite support of the Realtors Association, a strong editorial in the Philadelphia Inquirer, and research showing that the proposed fee increase would not negatively affect the local real estate market.

The bill was reintroduced in the 2011 legislation session under new House leadership and garnered widespread support from many stakeholders.

Philadelphia City Council unanimously passed a resolution in June, 2011, calling on the Senate to pass the authorizing legislation, and the leadership of the Urban Affairs Coalition's Community Economic Development Committee, representing 50 senior bank executives and community organizations, sent a letter of support. PACDC also enlisted

the help of key statewide organizations (e.g. Housing Alliance of Pennsylvania and Regional Housing Legal Services), bank partners and key for-profit developers.

PACDC persisted in reaching out to supporters and the bill passed the Senate in December 2011 and was signed into law on December 22nd by the Governor.

This additional investment in the Philadelphia Housing Trust Fund

will positively impact the market and create much needed new housing opportunities for families who are struggling to hang on or to invest in a new home. *"The dream of a quality, affordable home is now closer to reality for many Philadelphians,"* Sauer added.

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

**The Philadelphia Housing Trust Fund has just released its FY2011 Annual Report. Look here for the report and more information on the housing trust fund:**

**[www.philadelphiahousingtrustfund.org](http://www.philadelphiahousingtrustfund.org)**



# North Dakota Demonstrates Support Exists for Housing Incentive Fund

The North Dakota Housing Finance Agency announced January 12, 2012 that it has received more than \$6.3 million in contributions for the Housing Incentive Fund. In its first fundraising campaign, contributions to the state housing trust fund have been gathered from individuals, businesses and financial institutions.

The Housing Incentive Fund, passed by the Legislative Assembly in 2011, provides dollar-for-dollar tax credits to those contributing to the Fund. A total of 203 contributions from individuals have been received during this initial phase and an additional nineteen contributions were received from businesses and financial institutions. The tax credits can be used in the year of the contribution or carried forward for up to ten years.

Contributions into the HIF are held at the Bank of North Dakota. Eligible contributors into the HIF include any taxpayer with a North Dakota state income or financial institution tax liability. The aggregate amount of tax credits allowed to all eligible contributors is \$15 million for the biennium of the 2011 special legislative session.

The Housing Incentive Fund is intended to finance the development of affordable multifamily housing. Contributions may be made on a project-specific basis or on a general pool basis to be used to fund projects statewide. Funds can be used for multifamily projects through new construction, substantial rehabilitation, or adaptive reuse of non-residential buildings. In addition, funds can be used for gap assistance, matching funds or accessibility improvements as well as for rental assis-

tance, emergency assistance, or targeted supportive services designed to prevent homelessness.

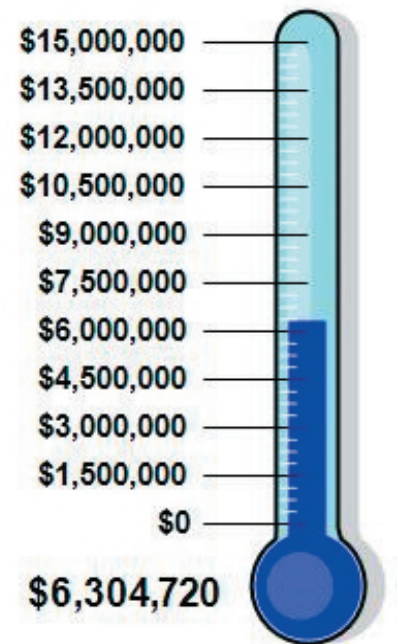
Eligible applicants for the funds include: local, state and tribal governments; housing authorities; community action agencies; regional planning councils; local EDCs or JDAs; for-profit developers and nonprofit developers.

In each funding round, at least 25% of the funds must be used in difficult to develop areas where the population is less than 10,000 and there are unmet housing needs. At least half of the funds must support housing for very low income households. In addition, 90% of the funds must be used in the seventeen oil and gas impacted Counties and federally-declared disaster counties receiving FEMA individual assistance.

Applications will be solicited and evaluated for possible funding on a quarterly basis by the North Dakota Housing Finance Agency. Each application will be scored based on these characteristics:

- serving extremely low income households,
  - serving very low income households,
  - addressing housing needs of moderate income households,
  - addressing housing shortages in developing communities with a population less than 10,000,
  - the need for public funds,
  - readiness to proceed,
  - generation of private capital contributions,
  - providing new construction,
  - rehabilitating existing uninhabitable structures,
  - providing special needs housing,
- and

## Contributions Rcvd



- serving flood-related housing needs in Ward County.

The North Dakota Housing Incentive Fund was created as a result of the campaign spear-headed by the Housing Alliance of North Dakota with 29 state-wide members. HAND's mission is to ensure every North Dakotan has access to a decent, safe, affordable, accessible place to live.

Contact: Jolene Kline, Director of Planning and Housing Development, North Dakota Housing Finance Agency, 2624 Vermont Avenue, P.O. Box 1535, Bismarck, ND 58502-1535 (701-328-8080) [www.ndhousingincentivefund.org](http://www.ndhousingincentivefund.org)

# Savannah, Georgia Creates City Housing Trust Fund

Savannah Mayor Otis Johnson, in the last year of his term in office, and members of the Savannah City Council voted unanimously on November 23, 2011 to establish the Savannah Affordable Housing Fund and appoint an Advisory Committee to begin taking steps to implement the Fund. The resolution commits \$150,000 in 2012 to initially capitalize the Fund and expresses the expectation that future City Councils will continue to provide equivalent funds through 2014 for a total contribution of \$450,000 for the first three years of the Fund.

Over the last two years, Step Up Savannah has been engaged in a process to create the Affordable Housing Fund. Step Up Savannah, Inc., is a collaboration of organizations, businesses, and government agencies, which seeks to move families toward economic self sufficiency. Step Up, with approximately 100 organizations, began as a task force in 2003 when community leaders decided they needed to look at poverty with fresh eyes. The poverty reduction task force identified key barriers to self-sufficiency and prepared an action plan.

This unique partnership among local business, government and non-profit organizations is the result of that work.

The creation of a Savannah housing trust fund has been suggested at least seven times since 2002 in various plans, task force reports, and other strategic plans.

The resolution states that the Affordable Housing Fund will serve as a complementary financing tool allowing for maximum flexibility and local control, leveraging other investments, funding construction and rehabilitation of housing, and providing technical assistance to build local development capacity.

The resolution also instructs the City Manager and the City Attorney to assist an Advisory Committee in developing policies and procedures for the governance and administration of the Fund. This is to include identifying eligible applicants and eligible activities, as well as, securing additional funding. The Advisory Committee is to consist of representation from the Community Housing Services Agency, Inc., Step Up

Savannah, Georgia Legal Services, and other appropriate parties appointed by the Mayor and Alderpersons.

The resolution also instructs the Advisory Committee to immediately begin working with the local delegation of the State Legislature to research, develop, and authorize establishment of a Savannah Affordable Housing Fund through required legislation, and identify a long term source of local funding for the Fund, integrating where feasible, with the agendas of the City, Chatham County, the Chamber of Commerce, the Savannah Chatham County Public Schools, the Savannah Economic Development Authority, and Step Up Savannah.

*"This is an historic step for the City of Savannah, and for Step Up," said Robert James, Step Up Board Chairman. "Our organization has been advocating for several years for a housing fund. We are heartened by the Council's leadership in championing a new way to finance critically needed housing for our community's working poor."*

Step Up Savannah held numerous meetings and conversations about the development of the proposed Fund and presented key components to the Council during its workshop on the Fund.

The Advisory Committee will begin meeting and taking the necessary steps to implement the Savannah Affordable Housing Fund.

Contact: Suzanne Donovan, Step Up Savannah, 428 Bull St., Suite 208, Savannah, GA 31401 (912-232-6747) <http://stepupsavannah.org/about-step-savannah>

CSHA, City of Savannah



*One of the Dream Maker Homes available from the Community Housing Services Agency, Inc. in Savannah.*

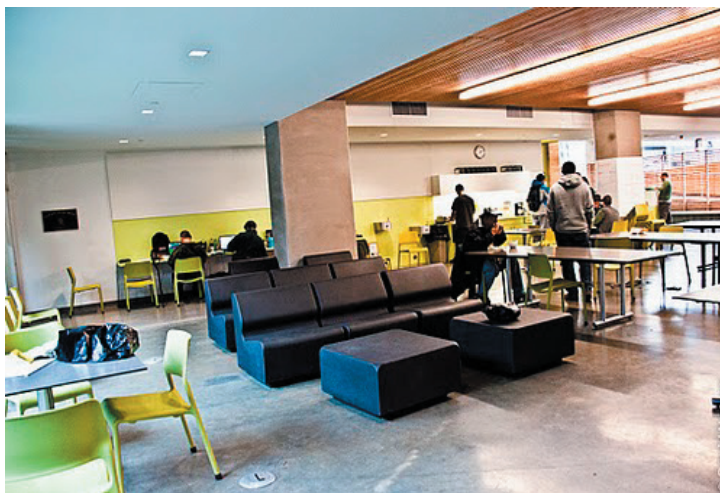
# Portland Advances Affordable Housing Set Aside for Tax Increment Financing

On November 16, 2011, the Portland, Oregon City Council unanimously reaffirmed the City's commitment to invest a minimum of 30% of Tax Increment Financing in affordable homes and approved several recommendations to improve the Affordable Housing Set Aside.

Established in 2006 after more than a year of coordinated advocacy from the Affordable Housing NOW! Coalition, the set aside commits at least 30% of the revenue generated from urban renewal related tax increment financing (TIF) to meet the greatest housing needs in Portland. Since implementing the Affordable Housing Set Aside in 2006, 33% of TIF funds have supported affordable homes for families, seniors, and people with disabilities, reaching a total investment of \$152 million.

*"The City Council's commitment to the 30% Set Aside demonstrates their deep, ongoing support for housing for people the market leaves behind," said Israel Bayer, director of Street Roots, a nonprofit, grassroots newspaper. "The investments made in the first five years of the set aside have given so many people the opportunity and stability that comes with a home. We often focus on dollars and units, but the real impact of the set aside has been the positive impact on so many people's lives."*

The action by City Council reaffirms the City's commitment to invest a minimum of 30% of TIF funds in affordable homes; preserves existing income guidelines prioritizing projects that serve those most in need and existing targets within each Urban Renewal Area; and improves coordination between the Portland Housing Bureau and the



PORTLAND HOUSING BUREAU

*The Bud Clark Commons is an innovative partnership of the Portland Housing Bureau, the Housing Authority of Portland, Transition Projects, and Multnomah County to provide vital resources, shelter, and housing placement services to people experiencing homelessness in Portland. Bud Clark Commons includes 130 apartments, a day resource center, and a men's shelter.*

Portland Development Commission. Among the recommendations approved by City Council last November were two important clarifications:

- the 30% set aside was a minimum requirement, not a maximum ceiling; and
- the set aside requirement could be met in aggregate, as opposed to requiring that each of Portland's nine urban renewal districts meet the set aside individually.

Portland City Commissioner Nick Fish, who brought the recommendations to the Council, successfully argued that the intention of the set aside could be met in the aggregate, as some urban renewal districts are more difficult than others in reaching goals to develop affordable housing. Both recommendations came from a Stakeholder Advisory Committee, Commissioner Fish convened in the Spring of 2011.

The City Council also voted to preserve existing set aside income guidelines, which prioritize projects that serve the most economically vulnerable. According to the guidelines:

- 35-50% of all Set Aside resources must fund housing serving households earning less than 30% of median family income (MFI); and
- 20-45% must serve between 31-60% MFI.

In addition:

- 20-40% of all Set Aside resources must fund ownership housing that serves 61-100% MFI; and
- 0-10% must support the development of community facilities serving low income people.

The Set Aside is calculated as a percentage of total project expenditures in an urban renewal area. Total project expenditures include all capital outlays,



financial assistance, and materials and services expenses related to qualified affordable housing and community facility projects and programs. The Set Aside does not include administrative and overhead costs in either the numerator or denominator of this calculation, so the Set Aside totals do not reflect the total cost of housing program delivery.

The set aside has made a significant impact in Portland: \$29.5 million from the set aside was used in the development of the Bud Clark Commons, a cornerstone of the City's 10 Year Plan to End Homelessness. The Commons is an innovative partnership between the Portland Housing Bureau, Home Forward (formerly known as the Housing Authority of Portland) Transition Projects, Inc., and Multnomah County. The center will provide vital resources, shelter, and housing placement services to individuals and couples experiencing homelessness in Portland, and it will be the first LEED Platinum building of its kind in the country.

Set aside funds have also been a major funding source for Portland's '11x13' initiative, aimed at preserving project-based subsidies in eleven privately-owned complexes before their contracts with HUD expire in 2013. Thus far, Portland has been successful in preserving more than 523 apartments in six buildings in Portland, including the Admiral, Walnut Park, the Roselyn, Rose Schnitzer Tower, Uptown Tower and Upshur House. Set aside funds have also been essential to the development of housing for homeless veterans (\$23 million), affordable rental apartments and studios (\$28 million), and ownership housing (\$900,000).

While advocates are thrilled with the extension of the set aside, a new challenge has emerged that will impact future set aside revenues: Portland's urban renewal districts are projected to produce diminishing TIF dollars beginning in 2012. While this was anticipated, the drop off in funds available to affordable housing creates a problem for

Portland, as the current economy fuels increased housing insecurity. According to the U.S. Conference of Mayors 2011 Hunger and Homelessness Report, the number of homeless families in Portland increased by 29 percent this year. The report also showed a 15% increase in families seeking food assistance.

Commissioner Fish, Multnomah County Commissioner Deborah Kafoury and housing and homeless advocates have been meeting regularly to identify an alternative funding source to meet the City's growing need for affordable housing. The Commissioners and advocates are considering a variety of potential sources, including a voter approved property tax levy.

*"What is clear is that we are on the verge of a major crisis where growing need is met with a drastic drop in available resources," said Bayer. "If we do not act today to replace the TIF revenues, our communities will pay for this tomorrow."*

To find out more about the Affordable Housing Set Aside, go to: <http://www.portlandonline.com/phb/index.cfm?c=45223>

Contact: Komi Kalevor, Portland Housing Bureau, 421 SW 6th Ave., Suite 500, Portland, OR 97204 (503-823-2375)  
[komi.kalevor@portlandoregon.gov](mailto:komi.kalevor@portlandoregon.gov)



*Pearl Family Housing is part of the River District Urban Renewal Area, along with investments in the Resource Access Center and New Avenues for Youth. Pearl Family Housing includes 138 family-sized rental homes.*

# Milwaukee Proposes SE Wisconsin Regional Housing Trust Fund

The City of Milwaukee Housing Trust Fund Finance Subcommittee has proposed a regional housing trust fund in southeastern Wisconsin. The fund would combine the City of Milwaukee Housing Trust Fund with the Milwaukee County Special Needs Housing Trust Fund and the Milwaukee County Inclusive Housing Fund. Eventually, the regional housing trust fund could be expanded to include other counties and possibly the entire seven-county region.

The region includes the counties of: Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha counties. The initial intent is to promote a thoughtful discussion on housing as a regional issue that nurtures economic growth and vitality as part of the strategic conversation for the Southeastern Wisconsin Regional Planning Commission housing study.

The notion of a regional housing trust fund was raised in the 2009 Public Policy Forum report on growing housing issues faced in Milwaukee. Potential advantages noted included greater impact by spreading administrative support across a broader spectrum of projects and achieving additional stable funding streams.

The regional housing trust fund would have two classes of membership:

- (1) voting membership for those jurisdictions that contribute financial resources and
- (2) advisory membership for those who are willing to participate in discussions about the role affordable housing plays in the economic well-being of the region.

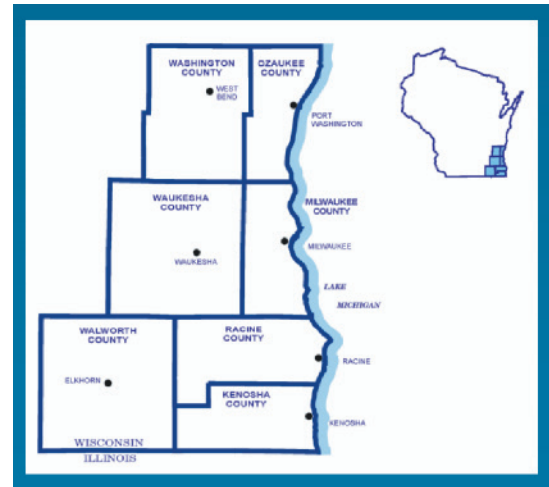
While Wisconsin imposes limitations on dedicated public revenue source options, the proposal recognizes three potential sources:

- (1) appropriations;
- (2) tax incremental financing (recent state legislation enables local communities to extend the life of TIF districts for up to one year and use the proceeds to support affordable housing); and
- (3) federal funds (including Community Development Block grants and HOME funds).

In 2005, the City of Milwaukee established a Housing Trust Fund and has provided \$3 million in grants and loans, leveraging \$62 million in other funds to produce 421 housing units.

In 2007, Milwaukee County established a Housing Trust Fund with a focus on persons who are served by the Behavioral Health Division of the Milwaukee County Department of Health and Human Services. The fund is currently financed through low-interest loans from the State of Wisconsin Trust Fund Loan Program. Three million was authorized for this purpose leading to funding approximately 300 units of supportive housing.

The Milwaukee County Inclusive Housing Fund was established with \$1 million from the proceeds of a land sale to help build workforce housing within the City of Milwaukee. And Waukesha



County has considered the creation of a county housing trust fund.

The core function of the regional housing trust fund would be to provide grants and loans for affordable housing development or rehabilitation projects that meet the objectives established for the trust fund. The fund would also help lead and coordinate the development of a regional housing strategy.

While the proposal explores the potential for including private sources of funds, it does not recommend that the fund become a CDFI (Community Development Financial Institution) because of the limitation on the involvement of the public sector and because a majority of the funding cannot be public to qualify as a CDFI.

The regional housing trust fund would provide financial assistance to nonprofit and for-profit developers to support housing opportunities. The recommendation is for the regional housing



trust fund to be a publicly “chartered” tax-exempt organization and to contract with the City of Milwaukee to provide administration until it is possible to hire its own staff.

The initial proposal for the regional housing trust fund was issued by the City of Milwaukee Housing Trust Fund Finance Subcommittee in May 2011.

The Southeastern Wisconsin Regional Planning Commission made a presentation in September 2011 to the Regional Housing Plan Advisory Committee, based on extensive studies which can be found at: <http://www.sewrpc.org/SEWRPC/Housing/CurrentRegionalHousingPlanUpdate.htm>. Necessary steps identified to create the regional housing trust fund include:

- Consideration of the proposal by the appropriate committees of the Milwaukee Common Council and the County Board,
- Secure agreement in principle to the proposal,
- Organization and incorporation of the new regional housing trust fund,
- Draft resolutions terminating the existing housing trust funds and transferring the capital (or agreements to provide capital) to the regional housing trust fund,
- Recruitment and appointment of the governing body,
- Securing staff or entering into contracts for services, and
- Securing commitments of additional capital to expand the regional housing trust fund.

On December 14, 2011 the Milwaukee Journal Sentinel issued an editorial in support of the regional trust fund proposal. And on December 17, 2011 an op-ed was printed which was submitted by Michael Murphy, Milwaukee Alderman and chair of the Milwaukee

Housing Trust Fund; Cathie Madden, chair of the Finance Committee for the Milwaukee Housing Trust Fund; Jim Mathy, Milwaukee County Department of Health & Human Services, Housing Division; and Robert Dennik, senior vice-president for VJS Construction Services.

In laying out the rationale for the proposal, they conclude that: *“Inter-jurisdictional collaboration is not always a simple undertaking. Collaborative efforts often confront geographic misperceptions and long-standing issues, including racial and socio-economic tensions to be successful. But with local government budgets shrinking by the year and the urgent need to develop our region’s economic potential, our communities must be*

*courageous and thoughtful enough to recognize that what separates us is far less important than the social and economic future that binds us.”*

Brian Peters of IndependenceFirst is encouraged by the discussion: *“We are excited at the prospect of a regional trust fund. It is a great opportunity to expand funding for affordable housing and, as we’ve proposed it, it would help coordinate public policy efforts around affordable housing throughout the region.”*

Contact: Brian Peters, IndependenceFirst, 540 South 1st Street, Milwaukee, WI 53204 (414-291-7520) [BPeters@independencefirst.org](mailto:BPeters@independencefirst.org).

MERCY HOUSING LAKEFRONT



*Mercy Housing Lakefront’s Johnston Center Residences provide 91 units of supportive housing for individuals who are homeless and disabled or at high risk of homelessness in Milwaukee, Wisconsin. The development has also created 10+ permanent jobs, injected \$12.7 million into Milwaukee’s economy and helped to create and modify policies and procedures in county and state government around supportive affordable housing.*

*Johnston Center Residences combine the adaptive reuse of the old Johnston Medical Center and new construction on an adjacent space and blends effective strategies and approaches to address some of Milwaukee’s most pressing issues including homelessness, environmental conservation, poverty and economic development. Forty-one of the units will house individuals who are chronically homeless, very low-income and disabled. The remaining 50 units will house very low-income people who are at high risk for homelessness.*

# North Carolina Housing Coalition Employs Postcard Project

The focus of the Campaign for Housing Carolina is to secure a dedicated revenue source for the North Carolina Housing Trust Fund. Advocates wanted legislators to hear from those who have a safe, affordable place to live because of what the state's Housing Trust Fund has been able to accomplish. To help realize this goal, the Campaign began the Postcard Project in March 2011.

Staff from the North Carolina Housing Coalition travel to developments built with funds from the Trust Fund to photograph residents and workers for the postcards. Each person signs a pre-addressed postcard to every legislator in their county and the chairs of key committees. Sometimes, residents add a personal note about what their home means to them.

To date, the campaign has mailed approximately 1,416 postcards to 70 legislators representing 27 of the state's 100 counties. Developers, managers and construction companies help organize events at the developments when staff visit, bringing balloons and snacks. The Campaign uses a software program allowing them to turn photos into Postcards with a small portable printer. Each person photographed gets a framed photo for themselves.

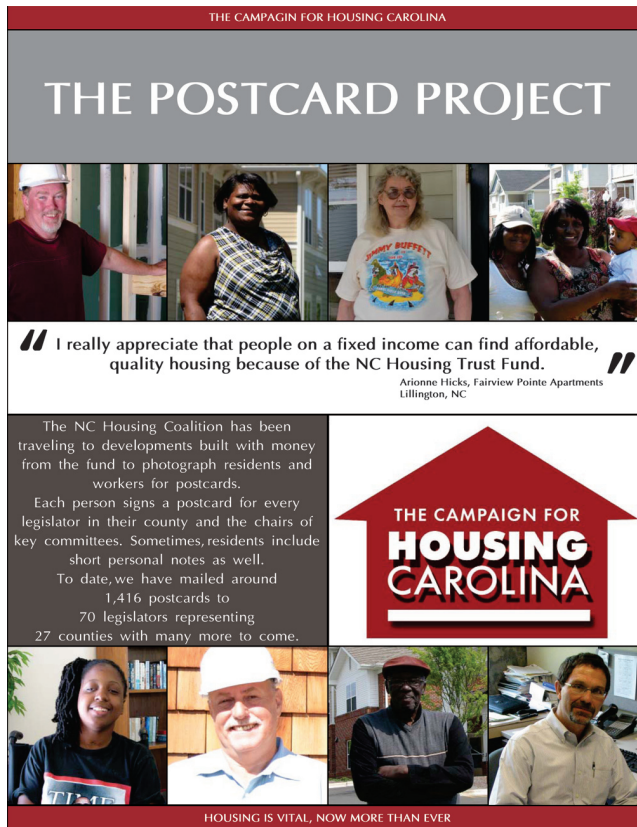
The goal of the Campaign is to secure a minimum of \$50 million in annual dedicated funding for the Trust Fund. In 2010, the General Assembly appropriated \$10 million and the Trust Fund delivered:

- \$99.3 million in housing construction and rehabilitation;
- \$6.70 of housing produced for every \$1 of state investment;

- 2,100 construction jobs;
- \$8.3 million in local and state tax revenues; and
- 1,265 owner and renter homes.

The Campaign was created in 2002 and is led by the North Carolina Housing Coalition, in collaboration with: NC Justice Center, United Way of NC, NC Coalition for End Homelessness, A.J. Fletcher Foundation, NC Association of CDCs, AARP-NC, NC Coalition Against Domestic Violence, Arc-NC, and with the support of the NC Housing Finance Agency.

The Housing Trust Fund is North Carolina's only state-funded and state-designed resource for financing affordable housing. It is administered by the North Carolina Housing Finance Agency. All funds go directly into bricks and mortar.



The Trust Fund has improved housing in all 100 counties throughout the state and has won three national awards. It has supported 23,029 owner and renter homes with \$756 million in funds. This investment created 14,507 construction jobs, \$49.2 million in state tax revenues, and \$60.8 million in local tax revenues.

The General Assembly has provided \$151 million for the Housing Trust Fund since it began in 1987. Historically, nearly 84% of the housing it has provided benefits very low income households. Nearly half of the housing benefits extremely low income households.

Contact: Chris Estes, North Carolina Housing Coalition, 118 Saint Marys Street, Raleigh, NC 27603 (919-881-0707) [www.nchousing.org](http://www.nchousing.org)

# Bend, Oregon Affordable Housing Fee Program Awards \$1.25 Million

In November, 2011, The City of Bend, Oregon awarded \$1.25 million in loans to four new housing developments from its Affordable Housing Fee program. The Bend City Council created the Affordable Housing Fee ordinance in June of 2006. The ordinance instituted a fee on building permits at the rate of one-third of one percent of permit valuation to address Bend's affordable housing needs. Since 2006, the fee has generated about \$2.7 million dollars.

The ordinance dictates that funding generated from the Fee prioritize the goals identified in the five year Consolidated Plan. The Consolidated Plan identifies long term goals and strategies for addressing the needs of low and moderate income people in Bend, according to the National Objectives identified by Congress. Bend's current Consolidated Plan was created in 2009.

The 2011 funding will support housing for homeless veterans, rental housing for working families, and land acquisition and construction financing for ownership homes. The veteran's development, called Housing for Heroes, is an acquisition and rehabilitation project of two four-plexes adjacent to their existing "Housing for Heroes" project on DeKalb Avenue. The four-plexes will provide housing for up to sixteen very low and extremely low income veterans with special needs. The rental housing will have 40 apartments serving households that make 60% or less than median income, and will be built to Earth Advantage Platinum standards.

Despite the success of the Fee in generating funding for needed housing in

Bend, the impact of the recession on the real estate and construction sectors has fueled a debate that the fee should be eliminated. Prior to the recession, Bend had been one of the hottest real estate markets in the nation for more than a decade, making the Fee an ideal funding source for Bend's affordable housing programs. Like most areas that thrived during the housing boom, however, Bend has been hit very hard by the recession, particularly in the real estate and construction sectors. The issue came to a vote in June 2011, with the Council agreeing to keep the fee but reduce it to one-fifth of one percent.

Though the reduction of the Fee was a difficult compromise, the City Council's affirmation of the Fee also demonstrates both a depth of commitment to meet the housing needs of all Bend residents and that the Council sees the Fee as a job generator. Since the recession began and the real estate market caved, the Fee has funded a high proportion

of the projects that have employed builders in the Bend area. The Fee was a key piece to the City of Bend's successful application for Federal Neighborhood Stabilization Program funds, an initiative largely framed as a job generator.

When the Council voted in June to extend but reduce the Fee, the City of Bend produced a short video, highlighting the Fee and the Neighborhood Stabilization Program funds, and how the City was partnering with the private sector to provide affordable homes and create jobs. The video is available at: <http://www.youtube.com/watch?v=Cczlq43vHXM&feature=plcp&context=C3955900UDOEgToPDskLzxCgbIII5X7BrVqK5nKay>

Contact: Jim Long, Affordable Housing, City of Bend, PO Box 431, Bend, OR 97709 (541-312-4915) [jl原因@ci.bend.or.us](mailto:jl原因@ci.bend.or.us)

NETWORK FOR OREGON AFFORDABLE HOUSING



*Discovery Park Lodge is a 53-unit senior affordable housing complex for persons earning less than 50% of area median income. The Lodge includes a community room, library, decks, computer room, courtyard, and solar assisted central water heater.*



# Housing Trust Fund Project Has A New Website!

The Housing Trust Fund Project is pleased to announce the launch of its new website: [www.housingtrustfundproject.org](http://www.housingtrustfundproject.org). We have an updated website that we hope will be easier to navigate and utilize. We invite you to take a look.

The goal of the Housing Trust Fund Project website is to serve as a resource for advocates working on Housing Trust Fund campaigns in all stages of development. The website has overview information about state and local housing trust funds, the essential elements of a housing trust fund, information about housing trust fund campaigns, a publication and resource library, and an In the News section. The section on state and local housing trust funds has information about revenue sources broken down by state, county and city funds. The essential elements section gives a detailed description of a housing trust fund proposal, administration, distribution of funds, oversight and reporting, eligible uses and applicants, income targeting, length of affordability, and state enabling legislation. The campaign section provides information about strategy, building a coalition, and communications and messaging, with example documents from state and local campaigns from around the nation.

One new feature of the site is a rotating photo images on our home page. We plan to use this space to highlight the success of our partners in the field. If you have a big rally or lobby day, send us a photo, and we will work you into the rotation. Include a brief description of the activity pictured, as well as any campaign information that you would like to share. Send your photos to Michael Anderson at [manderson@communitychange.org](mailto:manderson@communitychange.org). In the Spring, we will be sending you a survey about the website to evaluate what works well and what we could improve, and to explore some ideas that would allow for interactive forums. In the meantime, send any reactions or ideas for the site to Michael Anderson at [manderson@communitychange.org](mailto:manderson@communitychange.org).



CENTER for  
COMMUNITY CHANGE

HOME OUR PROJECT HOUSING TRUST FUNDS HTF ELEMENTS CAMPAIGNS NATIONAL HOUSING TRUST FUND PUBLICATIONS AND RESOURCES IN THE NEWS CONTACT



## Southern Convening 2011

Leaders from Housing Arkansas, Housing Mississippi, the Low Income Housing Coalition of Alabama and the Louisiana Housing Alliance meet for two days in Birmingham to share ideas for advancing the housing trust fund campaign in the four states. Housing Mississippi and the Low Income Housing Coalition of Alabama are campaign to establish state HTFs.

## What Are Housing Trust Funds?

Housing trust funds are distinct funds established by city, county or state governments that receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. Housing trust funds systematically shift affordable housing funding from annual budget allocations to the commitment of dedicated public revenue. While housing trust funds can also be a repository for private donations, they are not public/private partnerships, nor are they endowed funds operating from interest and other earnings. [Click here](#) to learn more about Housing Trust Funds and the Housing Trust Fund Project.

### National HTF

Thanks to years of dedication and hard work from housing advocates across the country, Congress established the National Housing Trust Fund in 2008. The primary focus of the [National Housing Trust Fund Campaign](#) is now securing funding to capitalize the NHTF. To learn more, [click here](#).

### How HTFs Work

The popularity of housing trust funds is attributable in large part to their inherent flexibility. They can be designed to serve the most critical housing needs in each community, whatever those may be. Defining the key elements of your housing trust fund proposal is a critical first step toward establishing a housing trust fund that will be efficient, effective, and responsive to your community's needs. To learn more, [click here](#).

### Publication and Resource Library

The Housing Trust Fund Project provides a wide array of resources available for download to assist in the development and an implementation of housing trust funds. For links to an example document library, Housing Trust Fund Project publications, and our Newsletter archive, [click here](#).