

Housing Trust Fund Project NEWS



A Special Project of the Center for Community Change

Colorado Housing Trust Fund Coalition Pushes Statewide Campaign

Housing advocates in Colorado have come together to propose and enact a state housing trust fund. The Colorado Housing Trust Fund Coalition is proposing a \$15 million annual fund to support a wide range of affordable housing production and preservation activities including both rental and homeownership activities.

The Coalition consists of housing advocates, service providers, consumers, people of faith, private and nonprofit housing developers, realtors, lenders, business owners, conservationists, county and municipal representatives, elected officials and public policy experts. The Coalition intends to introduce bipartisan legislation in the 2003 Colorado Legislative session. Be-

cause of restrictive statutory limitations on appropriations and depending on the funding source finally selected, the legislation will then probably be placed on a referendum to the Colorado voters in the November 2003 election. Colorado's Taxpayers' Bill of Rights (TA-

CATHOLIC CHARITIES



Plaza del Milagro is a 40-unit multi-family housing complex for migrant and seasonal farm workers in Greeley, Colorado. The complex has a childcare center and a community building on the 5-acre site, which is operated by Catholic Charities and Community Services of the Archdiocese of Denver.

2002 SUMMER

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To endorse the National Housing Trust Fund and for news and updates on the Campaign, go to www.nhtf.org.

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CENTER for
COMMUNITY CHANGE

News is published quarterly by the Housing Trust Fund Project, a special 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.

Publications are funded by a grant from the Ahmanson Foundation. For more information or to request technical assistance, please contact:

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COLORADO *continued from page 1*

BOR) limits the growth of most state revenues to the sum of inflation and population growth from the previous calendar year and requires that any revenues collected in excess of the TABOR limit must be refunded in the following fiscal year unless voters approve otherwise.

The effort is particularly critical since the Governor vetoed the state's Division of Housing \$2.9 million budget line item for affordable housing construction and rehabilitation grants. Blamed on Colorado's fiscal situation, the Governor directed the Department of Local Affairs to find funds elsewhere. One potential source named is the Mineral Severance Tax Fund, but this would only be a temporary fix. To make matters worse, the state's low-income housing tax credit program will terminate at the end of 2002 because legislation to extend it failed as another consequence of the state's fiscal woes.

The Coalition has been meeting since May 2001 and throughout 2002 to develop the housing trust fund proposal and to build support for this bold proposal to address the state's growing housing crisis. Colorado's population increased by more than 32% in the last decade. While wages increased 56% during this period, rents increased by 88% and homeownership costs by 101%. In 2001, 66,000 low-income Colorado families paid more than a third of their income for rent, according to the Colorado Division of Housing. Colorado has already lost thousands of previously federally assisted apartments and estimates are that

at least another 15,000 could be lost by 2004. In September of last year, the Colorado Housing Board reported to the Colorado Legislative Affordable Housing Task Force that housing is important for both the social and economic health of Colorado.

The Colorado Housing Trust Fund Coalition sees the statewide housing trust fund as addressing a wide range of housing needs, including: preservation of assisted housing, new construction, rehabilitation, down payment assistance, special needs housing, and infrastructure and land acquisition. Housing will serve households whose incomes range from very low to moderate and will encourage mixed-income projects. Half of the funding will serve households earning no more than 50% of the area median income and a priority will be given to those projects serving households earning no more than 30% of the area median income.

Affordable homes supported through the trust fund will remain affordable for a minimum of thirty years, although permanent affordability will be encouraged. Newly constructed homes will incorporate universal design features for people with disabilities. The trust fund will also encourage services appropriate for residents served, such as transportation and childcare. The trust fund will also encourage resident participation in the management of the property and energy efficient designs.

The trust fund will provide both loans and grants to eligible appli-

FUNDING

Publications are funded by a grant from the Ahmanson Foundation.

cants. Eligible applicants will include nonprofit and for-profit developers, housing authorities, other agencies of local or state governments, local government special districts and others.

The Coalition is also proposing that the statewide housing trust fund synchronize its funding with other public funds to support affordable housing through the use of coordinated application processes and forms. The funds are also to be distributed equitably throughout the state. Annual reports will be required to report on the financial status of the fund, the impact of its funding, and its accomplishments.

The Coalition estimates that its proposed \$15 million statewide housing trust fund could produce 4,600 housing opportunities each year to help address the need for decent, safe and affordable housing throughout the state.

The Coalition is now in the process of working with consultants to identify the best potential revenue sources that can be dedicated to the proposed trust fund and to quantify the economic benefits that could be realized from the state's investment. The Coalition has working committees focusing on research, resource development, program, education & outreach, and political strategies. While the nearly 40-member Coalition meets monthly, its Executive Committee meets on an as-needed basis to keep the campaign on target. ■

Contact: John Kefalas, Catholic Charities, Archdiocese of Denver, 460 Linden Center Drive, Fort Collins, CO 80524 (970-484-5010 x205).

Colorado Housing Trust Fund Coalition Voting Members

Lutheran Office of Governmental Ministry
Catholic Charities, Archdiocese of Denver
The Resource Assistance Center
Colorado Energy Assistance Foundation
Rural Community Assistance Corporation
Colorado Affordable Housing Partnership
Colorado Municipal League
Colorado Coalition for the Homeless
Denver Department of Human Services
City of Fort Collins, Maurice Head
Community Affordable Residences Enterprises Housing
Community Capital Corporation
Mercy Housing Southwest
Colorado League of Women Voters
Colorado Division of Housing
Saint Francis Center
Housing Justice!
The Enterprise Foundation, Denver
Community Resource Center
Save Our Section 8s
Colorado Cross Disability Coalition
Archdiocesan Housing Committee, Inc.
Colorado Housing and Finance Authority
Colorado Housing, Inc.
The Denver Voice
Law Office of Mark Berry
Funding Partners for Housing Solutions
Housing Advocacy Coalition
Gunnison Housing Authority
Inter Faith Community Services
Greeley Transitional House
Partners in Housing, Inc.
People United for Families
Rocky Mountain Mutual Housing Association
Sierra Club-Colorado Chapter
Speaking for Ourselves

Florida's William E. Sadowski Coalition Celebrates Legislative Win and Tenth Anniversary

Florida's William E. Sadowski Affordable Housing Act Coalition demonstrates, once again, the power of creating and nurturing relationships that span the state. The Florida housing trust funds were created in 1992 when the William E. Sadowski Affordable Housing Act was passed. This year, the Florida legislative session began with a proposal from the Governor's office to raid state housing trust fund dollars to pay for Everglades restoration.

The Governor's proposal was to use \$145.5 million over eight years to pay a portion of the \$100 million per year state commitment to the Comprehensive Everglades Restoration Plan. The Governor's Office took the position that there were surplus monies in the housing trust funds, and amounts collected in the future above the current funding level could be diverted for other purposes.

The Florida Home Builders, the Florida Association of Realtors, the Florida Housing Coalition and other members of the William E. Sadowski Affordable Housing Act

Coalition campaigned against this proposal. 1000 Friends of Florida took the lead in bringing on-board other environmental organizations, such as the Florida Trust for Public Lands, Florida Nature Conservancy, and Florida Audubon Society to oppose the use of housing trust fund dollars for the Comprehensive Everglades Restoration Plan. They collectively supported bonding as the more prudent method of funding the Everglades Plan.

And they were successful. The bonding measure that passed will generate up to \$1 billion in funding over the next eight years for purchasing lands in the Everglades. The Florida legislature also passed an appropriations bill that fully funded housing programs. All Sadowski funds collected this year above current appropriation levels will be appropriated for housing.

The final solution ensured that critical housing and environmental activities funded from documentary taxes would not be curtailed. This positive resolution once again solidified the coalition between housing advocates and environmentalists against using the portion of the documentary stamp tax revenues dedicated in the William E. Sadowski Affordable Housing Act for any purpose other than housing.

The current budget for FY02-03 is \$75.6 million for the State Housing Trust Fund and \$163.6 million for the Local Housing Trust Fund—the State Housing Initia-

tives Partnership (SHIP) program. The funds receive 4.8% of the state's documentary tax revenues.

This legislative victory will be part of the celebration during the Florida Housing Coalition's Statewide Affordable Housing Conference in October 2002. This year's conference will focus on the tenth year anniversary of the William E. Sadowski Act. The Conference will bring together old and new members of the Sadowski Act Coalition to share success stories.

The documentary stamp tax revenues collected through the Act fund several state housing programs as well as the State Housing Initiatives Partnerships (SHIP) program. SHIP distributes funds to all 67 Florida counties and 48 CDBG entitlement cities using a population-based formula.

The SHIP program has served thousands of households since its inception. The William E. Sadowski Act Coalition pointed to the remarkable success of the state and local housing programs funded in their legislative victory. In addition, they argued the value of the 1:5 leverage the programs have achieved, billions of dollars in economic activities and thousands of jobs. The Coalition, representing the housing industry in its entirety, successfully made the argument that housing is good for industries and good for Florida. ■

Contact: Jaimie Ross, 1000 Friends of Florida, P.O. Box 5948, Tallahassee, FL 32314 (850-222-6277).

WILSON COMPANY



This playground is part of the Woodbill Apartments in Orlando, Florida.

St. Louis Housing Advocates Press City to Honor Voters' Mandate for Housing Trust Fund

When the St. Louis, Missouri Affordable Housing Trust Fund was created estimates were that it would receive \$4-5 million from the use tax approved by the voters last April [see *News*, Spring 2001]. The use tax is a sales tax on out-of-state purchases above \$2,000 and the revenues were to be split 50/50 for the newly created housing trust fund and a health care fund. Proposition H was approved by 58% of the voters.

So everyone was surprised when in its first year the use tax collected some \$20 million. Could it be true, the city's housing trust fund might have as much as \$10 million to help address critical housing needs. The ordinance passed by City Alderman specifies that loans and grants be made by the Affordable Housing Commission to support affordable and/or accessible housing. More specifically, grants are to be used for such projects as accessibility modifications, lead-based paint abatement, emergency home repairs, temporary emergency services to

prevent homelessness, emergency and transitional housing, and other emergency housing assistance. Each project is to be sponsored by a housing or neighborhood organization.

Apparently, the temptation was too much, however, for Mayor Francis Slay, who facing budget shortfalls, found the trust fund the perfect solution for funding some of the City's existing housing programs. His plan was to appropriate \$5.3 mil-

lion of the trust fund to balance the 2003 budget. The funds would be used for homeless services and inspectors for Conservation Districts. The Affordable Housing Commission, however, set into play procedures for applying for funds establishing a competitive application process. Mayor Slay wanted his proposals to be considered outside of these procedures. The Affordable Housing Trust Fund Commission decided to award \$3.8 million in the first round. The City submitted applications for a total of \$5.8 million. The Commission awarded these applications \$2.2 million, leaving only \$1.6 million for 69 other proposals requesting \$16 million in housing trust fund dollars!

Housing advocates were appalled because the trust fund was never intended to replace existing housing resources. Funds were intended to support applications from local

"Let's say your kids are upset with their puny allowance, but you're broke. So you tell them they can open a lemonade stand. You've tried the lemonade business yourself and gotten nowhere, but if they want to try, what the heck?"

But the kids sell rivers of lemonade, three or four times as much as they thought they were going to sell. And because you're broke, you decide to grab most of their dough. What does that make you?"

Mayor of the City of St. Louis, that's what...."

St. Louis Post Dispatch editorial July 9, 2002.

ST. LOUIS EQUITY FUND



Beyond Housing has produced single family affordable homes, in partnership with the St. Louis Equity Fund, throughout St. Louis County.

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Massachusetts Communities Show High Interest in Community Preservation Act

Massachusetts passed the Community Preservation Act in September 2000 and more than 50 towns and cities have taken advantage of the Act. The Community Preservation Act enables towns and cities to approve a referendum allowing them to levy a community-wide property tax surcharge of up to 3 percent for the purpose of creating a local Community Preservation Fund and qualifying for state matching funds. The local legislative body must vote to place a property tax surcharge on the ballot, which must then be approved by a majority vote of the public. Alternatively, 5% of the registered voters of any city or town may request the same public action.

The Fund must be used to acquire and protect open space, preserve

historic buildings and landscapes, and create and maintain affordable housing. Affordable housing is defined by the Act as housing serving persons whose income does not exceed the areawide median income, including seniors. The state provides matching funds to communities approving CPA.

As of July 2002, 51 Massachusetts communities have voted to adopt the Community Preservation Act. The bill was debated by legislatures for nearly 18 years before becoming law. The state's 351 cities and towns can respond and, if approving the Act, can share significant state matching funds--some \$26 million annually. Participating cities and towns can opt out of CPA after five years and end the surcharge.

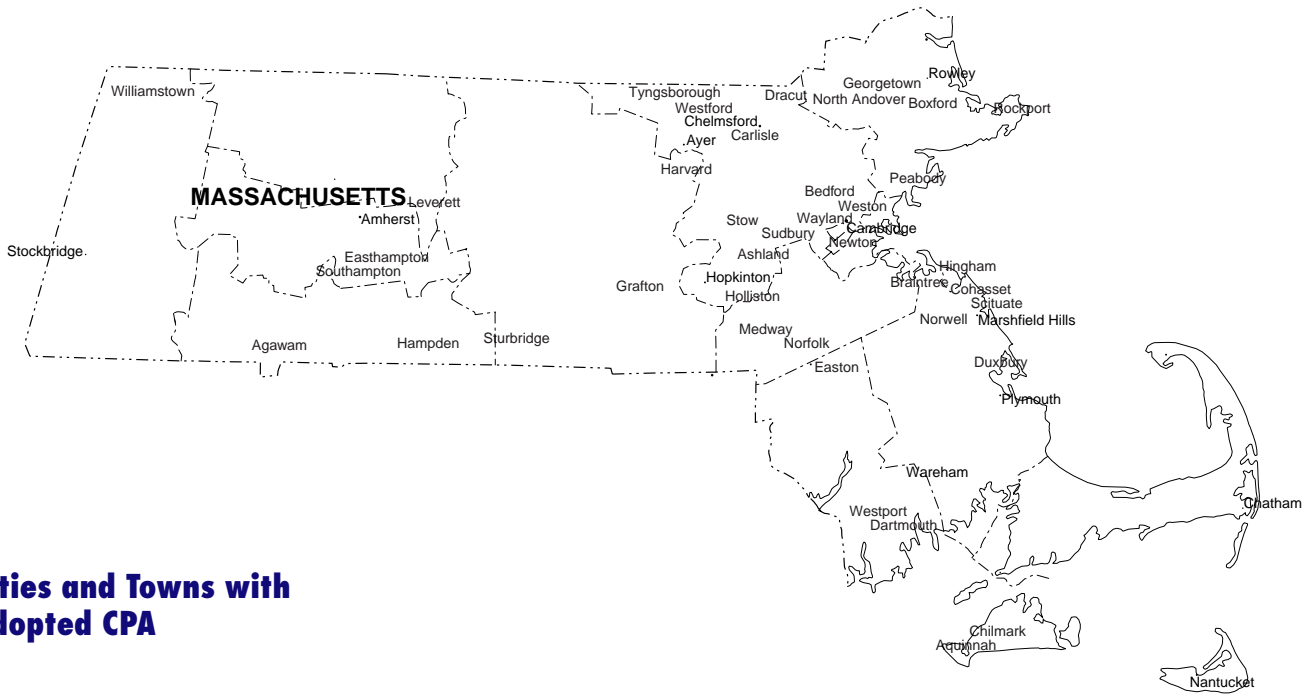
Revenues are to be given to the city's or town's treasurer. The city or town then establishes a community preservation committee by ordinance or by-law. The committee is to consist of not less than five nor more than nine members that may be elected or appointed. The Act suggests that the committee include a member of the local conservation commission, the historical commission, the planning board, the park commission, and the housing authority. This community preservation committee is to study the needs, possibilities and resources of the city or town regarding community preservation and hold public hearings to make recommendations regarding the use of the funds.

Recommendations are to include

The Community Preservation Act Coalition

Appalachian Mountain Club
Association for the Preservation of Cape Cod
Bay State Historical League
Boston Greenspace Alliance
Boston Preservation Alliance
Citizens Housing and Planning Association
Conservation Law Foundation
Environmental Diversity Forum
Environmental League of Massachusetts
Historic Massachusetts
Massachusetts Affordable Housing Alliance
Massachusetts Association of CDCs
Massachusetts Association of Conservation Commissions
Massachusetts Audubon Society

Massachusetts Law Reform
Massachusetts League of Women Voters
Massachusetts Municipal Association
Massachusetts Watershed Coalition
Metropolitan Area Planning Council
Nashua River Watershed Association
National Trust for Historic Preservation
Nature Conservancy
Preservation Worcester
Sierra Club
Sudbury Valley Trustees
The Trustees of Reservations
Trust for Public Land
Upper Charles Conservation
WHALE, New Bedford



Cities and Towns with Adopted CPA

the acquisition, creation and preservation of open space, historic resources, land for recreational use, and community housing. In every fiscal year, a minimum of 10 percent of the annual revenues raised through the surcharge must be used for each of three core community concerns: land protection, historic preservation, and affordable housing. The remaining 70 percent can be allocated for any combination of these three uses.

CPA exempts certain taxpayers from the property tax surcharge, including the disabled, veterans and the surviving spouses of veterans. Local governments may also choose from several allowable exemptions, including: property owned and occupied by a person who would qualify for low income housing or low or moderate income senior housing in the city or town; the first \$100,000 of taxable value of residential real estate; and certain commercial and industrial properties.

No more than 5% can be used for administrative costs. Community preservation funds may not replace any existing operating funds. The Act also imposes a document recording surcharge of \$20 and a lien certificate recording surcharge of \$10 to be deposited into the Massachusetts Community Preservation Trust Fund. These funds are then distributed to cities and towns that have adopted the CPA real property levy. Eighty percent of these funds will be distributed as a match to communities in amounts between 5-100% of the amount raised locally. The remaining 20% is to be distributed, as an equity distribution, based on a formula that takes into account the number of cities and towns involved, their population, and equalized property valuation. No jurisdiction will receive more than a 1:1 match.

Cities and towns participating in the Community Preservation Act may issue general obligation bonds or notes in anticipation of revenues to

be received. Any real property purchased with funds through the Community Preservation Act are bound by a permanent deed restriction limiting the use of the property to the purpose for which it was acquired.

The Community Preservation Act is designed to help communities plan ahead for sustainable growth and raise funds to achieve their goals. ■

Contact: The Community Preservation Coalition, 33 Union Street, 2nd floor, Boston, MA 02108 (617-367-8998) or to get more information, check the webpage at: www.communitypreservation.org.

Oregon's Housing Development Grant Program Meets Wide Range of State Housing Needs

Oregon's Housing Trust Fund was created in 1991 when the Legislature approved House Bill 2779, agreeing that "... developing affordable housing in Oregon is necessary to maintain the quality of life, create jobs and to further economic development." The Act appropriated \$25 million to the state's housing agency to establish the Oregon Housing Fund.

The Oregon Housing Fund contained two components. The first was the Emergency Housing Account, which received \$5 million of the \$25 million. The second was the Housing Development and Guarantee Account (HDGA). The HDGA received an initial corpus of \$14 million, plus \$6 million available to disburse. The Legislature directed the state housing agency to use the revenue from the HDGA to expand low and very low income housing. The interest on the corpus and revenue earnings from the HDGA created the Housing Development Grant Program (HDGP) – Oregon's Housing Trust Fund.

HDGP funds can be used to support new construction, rehabilitation or acquisition of multi-unit projects, or to pay pre-development costs, such as engineering or feasibility studies, appraisals, architectural plans, and site acquisition. They can also reimburse nonprofit recipients for expenses incurred in obtaining technical assistance, or to match public and private sources. A Project Use Agreement is recorded against the property, which provides

that the project will comply with agreed-upon rent restrictions and other program requirements for a minimum of 25 years.

Each year the state housing agency, Oregon Housing and Community Services Department, holds two competitive applications. Applicants for the HDGP can be for-profit entities, nonprofit corporations, local governments or housing authorities. Each applicant can request up to \$100,000. The Department awards funds to the highest scorers in each of the state's five geographical areas and continues to award to applicants in order of score until the funds are exhausted. In most cases, the dollars requested far exceed the available allotment.

Preference is given to projects which meet selected priorities, including providing the greatest number of low and very low income housing units, leveraging other sources, insuring the longest period

of affordability for the units, and including appropriate services to residents. An approved Resident Services Plan is attached to the recorded Project Use Agreement.

At least 75% of the revenues in any calendar year are to serve households at or below 50% of area median income. The remainder may be used to provide housing for households earning 80% or less of the area median income. The percentage of grant funds to total project costs cannot exceed the percentage of low and very low income units within the project. Up to 5% of the annual revenue can be used by the state housing agency to cover administrative costs of monitoring the program.

The corpus was increased by \$1.5 million in the 1993-1995 biennium. Additionally, the Legislature has allocated supplemental funds for immediate use during every biennium since the fund was established.

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT



Fisher Ridge Apartments are located in Oregon City, Oregon and provide 19 semi-independent living units.

Profits generated from the Oregon State Lottery were placed into HDGP from 1991 to 1997. Currently, General Fund dollars are used. Since the initial legislative allocation, the HDGP has received an average of \$4.4 million from the Legislature each biennium for use during that biennium. This, coupled with the interest from the corpus and the interest from the holding account, has resulted in \$32,894,100 in Trust Funds awarded from 1991 to date, building or rehabilitating 9,515 units of housing. Total costs for these projects was \$697,425,502, for a Trust Fund leverage ratio of 1:21.

In a working agreement with the Oregon Habitat for Humanity offices, Oregon Housing has set aside \$625,000 of the HDGP for use by community Habitat affiliates. Each Habitat house may access up to \$5,000 to pay for pre-development costs. To date, Oregon's Trust Fund has helped fund 123 Habitat houses around the State.

The recent development and construction of Johnson Creek Com-

mons Phase II was supported by HDGP. Johnson Creek Commons Phase I was a rehabilitated fifteen unit apartment complex in Portland, Oregon. Phase II is the addition of a duplex with two-bedroom units, built on the under-used portion of Phase I's parking lot. The duplex will serve smaller families where an adult is recovering from drug and alcohol use. A local service provider has been contracted to manage the duplex and assist tenants in maintaining their sobriety. A priority will be placed on using energy efficient upgrades and green building practices. The Phase I building has realized a 75% reduction in energy use with the same activities, providing a 2.4 year pay-back.

The total project costs for Johnson Creek Commons Phase II is \$227,254. The State provided 45% of the funds from the Trust Fund and from Alcohol and Drug Free funds. Most of the remaining sources are grants. The use of subsidies and grants has allowed the project sponsor to keep rents very low. Both two-bedroom units rent

for \$321 per month, serving a household earning no more than 30% of the area median income.

Another recent example of the impact that the Trust Fund can have on affordable housing for special needs populations is the just-completed Fisher Ridge Apartments in Oregon City, Oregon. This is a newly constructed, 19 unit semi-independent living complex in a suburb of Portland, Oregon. The project will address the community's unmet need for housing and supportive services for very low income, or no income, mentally disabled adults. Residents will have access to a full spectrum of mental health clinical and rehabilitation services, as well as other necessary support services provided by community service providers.

Funding for Fisher Ridge Apartments comes from a HUD Section 811 Capital Advance, HOME funds, and CDBG funds, as well as the State's Trust Fund. No debt will be incurred by the project, enabling all units to serve households whose incomes are no more than 30% of the area median income.

These funds enable affordable housing developers to extend other resources, reduce project debt, serve low and very low income residents of the State, and extend affordability periods for these projects. The Housing Development Grant Program is an integral financing tool in the process of providing safe, decent, and affordable housing for all Oregonians. ■

Contact: Vicki Massey, State of Oregon, Housing and Community Services Department, 1600 State Street, Salem, OR 97301-0302 (503-986-2000).

OREGON HOUSING AND COMMUNITY SERVICES DEPARTMENT



Johnson Creek Commons Phase II adds a duplex to serve smaller families where an adult is recovering from drug and alcohol use.

Housing Trust Fund Project Releases 2002 Survey Report!

The Housing Trust Fund Project of the Center for Community Change has just released its survey report of more than 275 housing trust funds throughout the United States. “*Housing Trust Fund Progress Report 2002: Local Responses to America’s Housing Needs*” documents the remarkable growth in these funds and tells their stories—stories of how they have chosen to address the most critical housing needs in their communities.

The number of housing trust funds has quadrupled in the United States since 1990. They are now providing more than \$750 million each and every year to support housing projects in all but a few states of the country. Housing trust funds represent one of the most innovative and promising new initiatives in this nation’s struggle to address housing needs for all of its citizens.

Housing trust funds are distinct accounts that receive dedicated sources of public funds to support affordable housing. They are typically established through ordinance or legislation creating the fund itself, an administrative structure for overseeing its operation, regulatory requirements for expenditure of the funds, and enabling the dedication of identified sources of public funds.

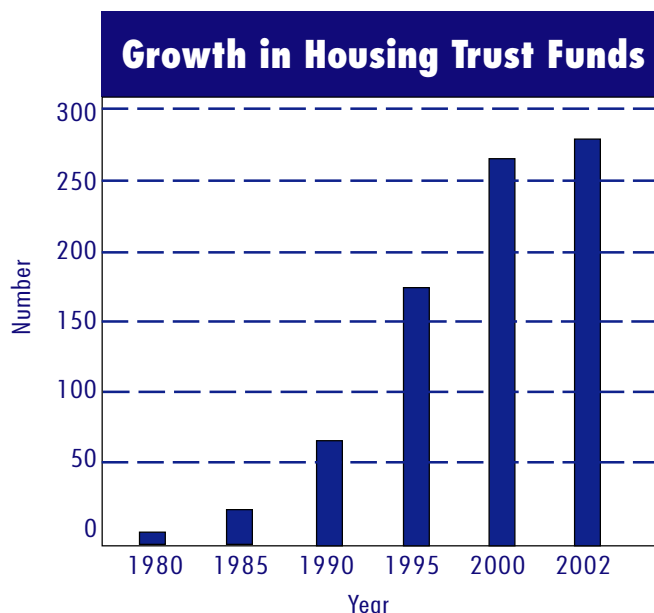
Housing trust funds advance the way this country has historically funded affordable housing by providing a continuous stream of funding that is not dependent on annual budget battles. Housing is so basic to the health of every American community that it deserves the kind of funding commitment a housing trust fund can promise. Perhaps most important is that these housing trust funds demonstrate what can be done to address critical housing needs if communities were left

to their own devices. They have found resources and dedicated them to providing needed housing.

The report is based on information provided from a survey of housing trust funds in the United States during 2001 by the Housing Trust Fund Project. Basic characteristics of the housing trust funds were reported through a survey instrument and these findings are presented in Part I of the report. The data is grouped in chapters devoted to state, city, county, and multi-jurisdictional housing trust funds. Each section reports on the administrative, programmatic, revenue characteristics and the overall accomplishments of the trust funds.

Part II of the Progress Report contains stories told by the trust funds. They are grouped into six issues that are at the heart of what makes these innovative funds so successful: serving the lowest incomes, a dedicated on-going source of revenue, building the capacity of nonprofit developer partners, long-term affordability, coordination of housing dollars, and flexibility.

Housing trust funds supported more than 65,000 units of housing for lower income households in the last year reported. And this conservative estimate does not account for numerous other activities supported through housing trust funds, such as: housing services, predevelopment activities, and organizational support. The report makes a convincing argument that housing trust funds are at the fore-



front of what is innovative and successful in addressing critical housing needs in all kinds of communities throughout the country.

Documenting the flexibility of these funds in meeting a variety of housing needs and contributing to innovative housing and land use policies is perhaps the most remarkable section of the report. Just a few examples illustrate how the availability of a dependable revenue source enabled communities to preserve

federally assisted housing, provide housing for the nation's farmworkers, address the needs of the homeless population, encourage sustainable development, and find a way to create mixed-income neighborhoods, among many other accomplishments.

The success of local housing trust funds clearly calls the question of creating a national housing trust fund and illustrates the solid foundation that has been created in com-

munities and states throughout the country for doing so. It is difficult to imagine a stronger statement that could be made to convince this country of the fundamental value of providing every citizen with a decent, safe and affordable home ... the report clearly demonstrates that it is within our reach. ■

To order the report, please use the order form provided here, or contact Kay Bullock, Center for Community Change at 202-339-9338 or Kbullock@communitychange.org.

YES! ... I would like to order *"Housing Trust Fund Progress Report 2002: Local Responses to America's Housing Needs."*

Send _____ copies of the report at \$10.00 per copy* to:

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**Please send this order form to: Kay Bullock, Center for Community Change,
1000 Wisconsin Avenue, N.W., Washington, D.C. 20007 (202-339-9338).**

nonprofit development organizations for services and financial assistance and to create housing in neighborhoods throughout the City. Worse, the Mayor notified certain Commission members that their terms would not be extended. And, in fact, the three Commissioners with one-year terms have not been re-appointed. Finally, the Mayor proposed a new ordinance, restructuring the trust fund more to his liking. Without the work of ACORN, Metropolitan Congregations United, the disabilities community, and many others, including organizations applying for funds, negotiations would never have taken place.

At this point the City is proposing to put a new ballot initiative before the voters restricting the use tax revenues to \$5 million for the affordable housing trust fund and \$5 million for the health care trust fund. The next \$3 million will go into a Demolition Trust Fund. The remainder will go into an Excess Use Tax Trust Fund for such activities as outlined in the ordinance, plus public safety and demolition. In addition, housing trust fund revenues would not be used for existing city programs, but could be used for new or expanded housing programs.

A compromise, yes ... and it is true that housing advocates are getting more than they originally thought they would. Do they get punished for not anticipating greater revenues than anyone estimated ... yes, indeed. But this fact of housing trust funds--that dedicated revenues do fluctuate--calls to question: will the City make up the difference should use tax revenues fall. But the real loss is to those still waiting for a decent, safe, affordable home in St. Louis. We'll just have to find out how the voters of St. Louis see it in November. ■

Contact: Janet Becker, Adequate Housing for Missourians, 2709 Woodson Road, St. Louis, MO 63114 (314-429-5665).



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Housing Trust Fund Project

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