

Housing Trust Fund Project NEWS



A Special Project of the Center for Community Change

Ohio Housing Trust Fund is a Work of Dedication!

In a campaign that rivals being the longest in housing trust fund history, housing advocates have won a dedicated revenue source for the Ohio Housing Trust Fund ... twelve years after the trust fund was created. The recordation fee has been increased and dedicated to the Fund effective August 1, 2003. The Ohio Housing Trust Fund will receive a maximum of \$50 million a year to help address critical housing needs throughout the state making it one of the largest housing trust funds in the country.

The Ohio Housing Trust Fund campaign is notable in many ways. It began with the need to win a voter-approved constitutional amendment without which the fund could not have been established. The housing trust fund has received appropriated funds each biennium. Efforts to secure a dedicated revenue source were tried and failed in 1993, 1995, 1997 and then, after a breather, was successful this legislative session with the inclusion of the recordation fee increase in the state budget.

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The Lutheran Housing Corporation runs a Repair Assistance for Elderly Homeowners Program. The program provides home repair and improvement services to older residents of Cuyaboga County. The scope of work includes repair of mechanical systems (electrical, plumbing, heating) and other minor repairs, allowing these residents to remain independent and in their own homes.



LUTHERAN HOUSING CORPORATION

2003 SUMMER

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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:

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

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OHIO *continued from page 1*

There is a bittersweet component to this victory. Three housing programs that have historically been funded with general fund revenue have now been folded into the Housing Trust Fund: Emergency Shelters (up to 7%); Transitional Housing (up to 6%); and the CDC Grant Program (up to 5%). The TANF Housing Program was eliminated and some unclaimed funds that were used to provide housing loans were committed to balancing the budget.

The campaign gained a dedicated source of revenue, however, which guarantees funding for housing programs indefinitely. Thus, funds will be available each and every year and will not fluctuate based on the vagaries of biennial budget battles. The win is a long-term commitment to affordable housing—providing more secure funding.

Since its inception, the Ohio Housing Trust Fund has received appropriations from unclaimed funds in the Ohio Department of Commerce, general revenue funds, Rainy Day funds, and interest from the Human Services Stabilization Fund. In 1992, the then-Governor Voinovich established an Advisory Committee on Funding of the Housing Trust Fund. The Committee was charged with the task of finding a revenue source and identified several that met criteria established by the Committee, including the document recording fee.

The Ohio Housing Trust Fund focuses on programs and projects that help individuals and families access and maintain safe, decent, afford-

able housing, particularly those that earn less than 35% of the area median income. The Fund distributes its revenues through several distinct programs. The Trust Fund's request for proposals program targets certain priority housing activities.

The Housing Trust Fund campaign, spearheaded by the Coalition on Homelessness and Housing in Ohio (COHHIO), worked to secure endorsements from organizations and individuals throughout the state. More than 800 businesses, individuals and organizations from all 88 counties in the state endorsed the campaign. The campaign also encouraged calling and writing state legislators as well as meeting with them in person. According to COHHIO, one legislator said that for every letter she received against the recording fee, she had 25 supporting it. COHHIO's Annual Conference was held in March 2003 and ended with a lobby day. Information and materials were available to help educate legislators about the importance of the Ohio Housing Trust Fund. Campaign advocates also reached out to all local media opportunities to help explain the importance of the dedicated revenue source.

The Ohio Housing Trust Fund has provided some \$160 million to housing initiatives throughout the state since 1992. These funds have leveraged an additional \$850 million in private and other public resources. More than 317,000 Ohio households have been helped through this Fund. This victory will ensure continued success. ■

Contact: Bill Faith or Cathy Johnston, Coalition on Housing and Homelessness in Ohio, 35 East Gay Street, Suite 210, Columbus, OH 43215 (614-280-1984) (www.cohhio.org).

Louisiana Legislature Passes Housing Trust Fund Act of 2003

Louisiana legislators have passed the Louisiana Housing Trust Fund Act of 2003. The bill creates the Louisiana Housing Trust Fund to provide a fund to assist low income families by providing for development, rehabilitation, and preservation of affordable housing. Governor M.J. Foster signed the bill on June 18th.

The Legislature recognized that there was a need to encourage the dedication of public and private sources to fund affordable housing activities; to develop rental housing for families with the greatest need in mixed-income settings and in areas with the greatest economic opportunities; and to promote home ownership for low income families, to address homelessness, and to produce, rehabilitate, and preserve affordable homes.

According to "Out of Reach," published by the National Low Income Housing Coalition, an extremely low income household can afford a monthly rent of no more than \$307 in Louisiana, while the fair market rent established by U.S. HUD for a two-bedroom unit is \$536. In Louisiana, a worker earning the minimum wage (\$5.15 per hour) must work 80 hours per week in order to afford a two-bedroom unit at the area's fair market rent. A minimum wage earner can afford a monthly rent of no more than \$268 and an SSI recipient can afford a monthly rent of no more than \$164. Yet the Fair Market Rent for a one-bedroom unit is \$431.



LOUISIANA HOUSING FINANCE AGENCY

Claiborne Creek in Monroe, Louisiana is designed to take care of residents who are unable to perform the daily activities of household management. The Monroe Housing Authority recognized the need for this facility and sought funding assistance from the Louisiana Housing Finance Agency through both the Low Income Housing Tax Credit and HOME programs to make the development affordable. The residents of Claiborne Creek are on fixed, limited incomes with the majority on SSI.

The Louisiana Housing Trust Fund will be administered by the Louisiana Housing Finance Agency. The Fund will receive donations to the trust fund from the state's voluntary income tax checkoff for this purpose. The legislation states that every individual who files an individual income tax return and who is entitled to a refund may designate an amount no less than ten dollars from the refund to be donated to the Louisiana Housing Trust Fund. The funds can be used as loans or investments for the purposes of assisting low income families access affordable housing. The Housing Finance Agency may retain ten percent of the funds for administrative costs.

The Louisiana Housing Finance Agency's programs further the development of affordable single family and multi-family housing opportunities. The Agency's programs serve first-time homebuyers, renters, seniors and other populations with special needs who may be unable to afford quality housing.

Homeless coalitions, nonprofit organizations, and others representing special need groups backed the Housing Trust Fund. The Louisiana Advocacy Coalition for the Homeless spearheaded the effort and received collaborative support from UNITY for the Homeless, the Louisiana Interagency for the Homeless, Louisiana Interfaith Together, the New Orleans Neighborhood Development Collaborative and many others who worked on the successful passage of this bill. ■

Contact: Katrina Matthews, Louisiana Housing Finance Agency, 2415 Quail Drive, Baton Rouge, LA 70808 (225-763-8700).

Full Funding Campaign for the Housing Production Trust Fund in Washington, D.C. Succeeds!

Washington, D.C. housing advocates have won full funding for the Housing Production Trust Fund. While the District approved 15% of the real estate transfer and recordation tax for the Housing Production Trust Fund in the Housing Act of 2002, this commitment has been consistently threatened. Full funding is estimated to provide \$21.5 million a year to help address the affordable housing needs of residents throughout Washington, D.C.

The Housing Production Trust Fund was created in 1994. Lacking any significant commitment of resources, it was never adequately implemented. In 2001, Mayor Anthony Williams placed \$25 million from the sale of an office building into the Fund, enabling its first significant request for proposals to be issued. The RFP combined Housing Production Trust Fund dollars with federal low income housing tax credits and received applications for more than \$89 million in funds. Estimates are that the \$25 million awarded will leverage an additional \$145 million in other public and private funds, produce more than 2,000 units of affordable housing, create hundreds of jobs, and generate more than \$1 million in new property taxes for the District.

Funding may be used for preservation of expiring, federally subsidized affordable rental housing; special needs housing; elderly housing; new construction or substantial rehabilitation of affordable rental or for-sale housing; and community facilities. The Trust Fund must commit 40% of its expenditures to households with incomes at or below 30% of the area median income; another 40% is dedicated to households earning between 30-50%; and 20% for those making between 50-80% of the median. Half of the funds are set aside for rental housing.

When Mayor Anthony Williams announced his goal of attracting

100,000 new residents to the District, housing advocates felt the challenge of preventing gentrification from taking over neighborhoods throughout Washington, D.C. More than 36,000 households pay more than half of



their income for rent or live in substandard housing. Another 24,000 families are on waiting list for public housing and Section 8 units. A typical home in the District sells today for \$250,000. It was clear that the ability of a lower income family to stay in their home in Washington, D.C. was an increasing impossibility. The full-funding campaign became an imperative.

On February 25, nearly 100 housing advocates spent the day educating City Council members and demonstrating at the Mayor's office. A press conference focused on successful housing developments in the District and the 1:7 leverage achieved from trust fund investments.

In March, housing advocates held a

Coalition Members

ACORN

Coalition for Nonprofit Housing and Economic Development
Council of Latino Agencies
D.C. Coalition for Housing Justice
D.C. Fiscal Policy Institute

Georgetown Univ. Federal Legislation Clinic

Grey Panthers

HERE

Independent Living for the Handicapped
League of Women Voters
Manna, Inc.

Metro Washington Labor Council
Operating Engineers

Parking and Service Workers Union

Shaw Education for Action

So Others Might Eat

Teamsters

Tenant Action Network

Washington Inncity Self Help

Washington Interfaith Network

Washington Legal Clinic for the Homeless

Washington Regional Network for Livable Communities

Youth Action Research Group

public briefing for City Council. Housing advocates provided testimony and pushed calls to action to demonstrate support for full-funding of the Housing Production Trust Fund. A postcard, email and fax campaign to the Mayor and City Council focused on the budget decisions. Constituents focused on committee members to make sure they were on board and understood the importance of full funding.

On April 19, an Easter rally was held at 1020 Monroe Street, N.W. to save this federally-subsidized building. Numerous news articles kept focus on the full-funding campaign and highlighted successful projects, including: Green Door's preparation of people with mental illnesses to live independently; Wheeler Creek's homeownership education and counseling program; Habitat for Humanity; and many others. More than 40 organizations endorsed the full-funding campaign.

The campaign was successful in convincing City Council that the

We're rallying today because this madness has got to stop. Too many families are being displaced because their neighborhoods have suddenly become hotbeds for the rich and trendy. Well, we like it here and we intend to stay. There's no reason why our homes shouldn't continue to be affordable to us!

-Thaia Grace, President,
1020 Monroe Street
Tenants Association



COALITION FOR NONPROFIT HOUSING AND ECONOMIC DEVELOPMENT

Affordable housing on Fifteenth Street, N.W. in Washington, D.C.

Housing Production Trust Fund needed the full funding made possible by committing 15% of the real estate transfer and recordation tax to the Fund.

On June 6, 2003, the Department of Housing and Community Development (DHCD) announced the availability of \$35 million in local Housing Production Trust Fund, HOME, CDBG, and Low-income Housing Tax Credits for developers committed to creating affordable housing. The request for proposals solicits applications for new construction and substantial rehabilitation of housing with five or more units, homeownership opportunities, the preservation of rental housing with expiring federal subsidies, elderly housing, and special needs housing. DHCD will also provide limited

We need to make sure that the people who put their blood, sweat and tears into this city can stay here.

- Mary Spencer, ACORN

financing for the development of community facilities that serve low and moderate income residents. ■

Contact: Mafara Spurlack, Coalition for Nonprofit Housing and Economic Development, 5 Thomas Circle, N.W., #209, Washington, D.C. 20005 (202-745-0902) (www.cnhed.org).

CNHED



Fairmont I and II provides affordable housing to residents of Washington, D.C.

Housing Advocates in Oregon Seek Opportunity to Create Local Housing Trust Funds

Housing advocates in Oregon are seeking state legislation that would create a narrow exemption for affordable housing from a state moratorium on new real estate transfer taxes. The proposed amendments to SB 863 would enable pilot housing trust fund projects to be established in Metropolitan Portland and Ashland by lifting the real estate transfer tax preemption and permitting Councils in those areas to pass such a tax of up to .5%.

The funds could be used for: development, acquisition, rehabilitation, preservation and support of housing development for low income rental households, including seniors, people with disabilities, and people earning minimum wage. Up to one-third of the funds could be used for homeownership programs serving low and moderate income first time buyers. The amendments would sunset on July 1, 2007.

The Oregon Complete Community Coalition has developed materials in support of the campaign; gained endorsements from more than thirty organizations, elected officials, and businesspeople; and has been working throughout the state to increase understanding of the proposed amendments.

Oregon actually has two existing housing trust funds. The Housing Development Grant Program was created in 1991, but has never received a source of dedicated public revenue. The legislature declared that “developing affordable housing

Home is where the heart lives

Opponents say a real estate transfer fee harms housing markets.

So, why do 35 other states have real estate transfer fees and thriving housing markets?

California and Washington collect real estate transfer fees and their housing markets haven't suffered.

The Florida Housing Coalition, which includes the Florida Association of Realtors and Florida Home Builders lobbied successfully 12 years ago to create an ambitious housing trust funded by a real estate transfer fee. They continue to this day to work with housing advocates to preserve the trust.

Closer to home, Washington County imposes a real estate transfer fee and its housing market has shown no ill effects.

A real estate transfer fee can be structured to avoid impacts on low-income and special needs households. Markets are helped, not hurt, by investing in expanded housing opportunities.

Senate Bill 863

A statewide or regional housing trust, funded by a real estate transfer fee, can expand housing options for people that the market freezes out.

**Real Oregonians.
Real Solutions.**

Oregon Complete Community Coalition
Gary Conkling (503) 544-8697 Randy Tucker (503) 481-9455 Janet Byrd (503) 516-4698

in Oregon is necessary to maintain the quality of life, create jobs, and to further economic development.” The legislature provided the Program with \$20 million, placing \$14 million in a trust and allowing the remaining \$6 million to be disbursed. The Program has received supplemental funds every biennium and state lottery winnings from 1991 to 1997. The Program stands at about \$15.5 million now and generates some \$1 million a year for

housing. The need to balance the state’s budget this year has threatened the Fund. In the 1999 legislative session, an additional source was identified from an energy deregulation law that generates about \$3 million a year for the Program.

The state also operates the Low Income Housing Rental Program, collecting interest from tenant security deposits and eviction court fees. The program is administered

through local public service agencies and provides rental assistance to households earning less than 50% of the area median income. The program assists some 300 households a year. But housing advocates have long recognized that these two trust funds are inadequate to address the growing housing needs in Oregon.

According to a report released in January 2003 by Oregon Action and the Northwest Federation of Community Organizations, housing problems in Oregon are not being sufficiently addressed. "Raise the Roof: Empowering Oregon Communities for Affordable Housing," written by Carson Strege-Flora, documents the statewide needs for affordable housing and outlines several strategies that would help meet those needs, including creation of a statewide housing trust fund. The report cites that the Oregon Progress Board gave Oregon a "D" for affordable housing in its most recent benchmark report, finding that the affordable housing problem has grown worse in Oregon over the past ten years. A recent report by Children First for Oregon found that 28% of Oregon households

lived in unaffordable housing.

The Oregon Complete Community Coalition and its supporting organizations have been holding educational forums throughout the state as well as meeting with individual legislators. They have prepared numerous flyers supporting Senate Bill 863 with the theme: "Home is where the heart lives." Each flyer focuses on a different theme or benefit that could be realized from the local pilot housing trust funds: new homeownership opportunities, affordable housing for local workers, new opportunities for seniors and other special populations, economic and other benefits from housing production, and the success of other housing trust funds around the country.

SB 863 would make it possible to create a housing trust fund in Portland metropolitan area that could generate as much as \$50 million a year and nearly half a million annually for Ashland. ■

Contact: Janet Byrd, The Oregon Complete Community Coalition, 2844 N.E. 22nd Avenue, Portland, OR 98212 (503-284-2575).

Who Supports the Amendments to SB 863

Organizations

1000 Friends of Oregon
 Affordable Housing Now
 Ashland Cong. Church Mission Team
 Central City Concern
 City Club of Portland
 Coalition for a Livable Future
 Community Alliance of Tenants
 Community Development Network
 Community Partners for Affordable Housing
 League of Women Voters
 Neighborhood Partnership Fund
 Northwest Housing Alternatives
 Oregon Action
 Oregon Law Center
 Portland Community Reinvestment, Inc.
 Portland Grey Panthers
 Portland Housing Center
 REACH CDC
 ROSE CDC

Elected Officials and Local Governments

Charles Becker, Mayor of Gresham
 Rob Drake, Mayor of Beaverton
 Multnomah County Commission
 City of Portland
 City of Ashland Housing Commission
 Jackson County Homeless Task Force
 Housing and Community Development
 Commission of Gresham, Portland, and
 Multnomah County

Individuals and Businesspeople

David Bell
 Jennifer Fay Henderson, Ashland Real Estate Broker
 Brian McCarl, Real Estate Developer
 Doug Oblatz, Real Estate Developer
 Harold Schnitzer, Property Owner
 Tom Walsh, Real Estate Developer
 Homer Williams, Real Estate Developer

VISION ACTION NETWORK



Affordable Housing in Washington County, Oregon.

Iowa Creates Fund to Support Local Housing Trust Funds

The Iowa Legislature passed a housing trust fund bill that establishes a fund to support local housing trust funds throughout the state. While the fund does not have a dedicated source of revenue, it enabled an appropriation of \$800,000 from the Rebuild Iowa Infrastructure Fund of which 60% will be awarded to local housing trust funds. The appropriation is made to the Iowa State Housing Finance Authority to be used for the development and preservation of affordable housing for low income people. The remaining 40% of the fund is placed into a project-based housing account.

Other assets could be received from the Iowa Housing Corporation, any funds transferred from the State Housing Finance Authority, or other appropriated funds.

The Housing Finance Authority is to establish two accounts. The Local Housing Trust Fund Account

will make 60% of the funds available to local housing trust funds throughout the State. To be able to apply for funds from the local housing trust fund account, a local housing trust fund must be approved by the Authority and have all of the following:

- A local governing board recognized by the city, county, council of governments, or regional officials as the board responsible for coordinating local housing programs;
- A housing assistance plan approved by the Authority;
- Sufficient administrative capacity in regard to housing programs; and
- A local match requirement approved by the Authority.

An award from the local housing trust fund account is not to exceed ten percent of the balance of the account at the beginning of the fiscal year plus ten percent of any deposits made during the fiscal year. Each local housing trust fund receiving an award must submit a re-

port to the Authority itemizing expenditures by the end of the year.

The Project Based Housing Account may use 40% of the funds in areas of the state where no local housing trust fund exists. Any funds remaining in the Local Housing Trust Fund Account on April 1 of each fiscal year which have not been awarded to a local housing trust fund may be transferred to the Project Based Housing Account.

The Housing Finance Authority is responsible for adopting rules. Any federal funds received by the Department of Economic Development for the Community Development Block Grant Program that are allocated for housing and HOME funds are to be coordinated with projects within the Housing Trust Fund. ■

Contact: Jim Cain, Iowa Coalition for Housing and Homelessness, 713 E. Locust Street, Des Moines, IA 50309 (515-288-5022) or Pam Carmichael, HOME, Inc., 1111 Ninth Street, Suite 210, Des Moines, IA 50314 (515-243-3522).

Trainees of HOME, Inc. learn job skills while building affordable homes. HOME, Inc. is one of the six nonprofit developers participating in the Polk County Housing Trust Fund. HOME, Inc. is the oldest nonprofit housing organization in Des Moines. This group of trainees built the house pictured here, part of an in-fill construction of affordable housing program in Des Moines.



LOCAL HOUSING TRUST FUND EFFORTS IN IOWA

Polk County Housing Trust Fund

The Polk County Housing Trust Fund was created in 1995 as a public and private partnership. It was incorporated as a 501(c)(3) in 2000. PCHTF is funded by numerous public and private partners. Public sector funders include Polk County Board of Supervisors, U.S. Department of Housing and Urban Development and the State of Iowa.

Funds from public resources assist with the development of affordable housing within Polk County. Private sector funding from corporations and foundations supports the operating, supportive services and capacity building of six nonprofit housing organizations.

The Polk County Housing Trust Fund has funded 301 units of affordable housing and provided services to stabilize 663 households. These funds have been leveraged 1:7 with other public and private resources. Each nonprofit agency has been able to achieve goals of resident safety, occupancy and self-sufficiency; new construction and rehabilitation plans; and maintenance of housing and affordability objectives.

The Polk County Housing Trust Fund awards its funds through five distinct programs. Supportive services are designed to stabilize very low and low income families who are residing in or moving into affordable housing units. Operating

expenses provide funds directly to nonprofit developers who partner with the PCHTF. Development funds provide grants or loans to developers to fund acquisition, rehabilitation, and new construction of owner occupied and rental housing. Pre-development funds support early stages of development before permanent financing can be secured. Technical Assistance provides funds to non-designated neighborhoods to do a comprehensive housing needs assessment and funds to low and moderate income census tract neighborhoods within the City of Des Moines. ■

Contact: Jayne Jochem, Polk County Housing Trust Fund, 1111 Ninth Street, Suite 260, Des Moines, IA 50314 (515-282-3233).

Housing Trust Fund of Johnson County

The Housing Trust Fund of Johnson County incorporated in 2002 following extensive strategic planning by a policy committee of the Johnson County Local Homeless Coordinating Board. The Board represents more than 30 housing and homeless service provider agencies. The short-term objective is to find resources to capitalize the Fund.

The long-term objective is to address the housing needs of Johnson County's low income residents by providing innovative and flexible funding from dedicated sources of

revenue to produce new and preserve existing affordable housing, promote homeownership, and support homeless and transitional housing services.

Under present plans, the Iowa City Housing Fellowship will act as the fiscal agent for the Housing Trust Fund of Johnson County. The proposed activities would include rehabilitation of owner occupied housing; emergency repairs and weatherization; homebuyer education and counseling; down payment and closing cost assistance; new construction, acquisition, and rehabilitation

of rental housing; pre-development funds; transitional and shelter housing; and homelessness prevention and services.

The initiative in Johnson County grew out of the growing housing needs and its label as the most cost burdened County in Iowa. Almost half of the renters in Johnson County lack affordable housing and fifteen percent of homeowners are cost burdened. ■

Contact: Julie Spears, Housing Trust Fund of Johnson County, 1700 South First Avenue, Suite 25B, Iowa City, IA 52240 (319-358-9212).

Fairfax County, Virginia Housing Trust Fund Celebrates Fifteen Years

This year marks the 15th anniversary of Fairfax County's Housing Trust Fund. Established in 1988 by the Board of Supervisors, the Housing Trust Fund was designed to be a public/private effort to raise private, corporate and public funds to stimulate the production of affordable housing. Since its inception, the Housing Trust Fund has provided more than \$18 million to produce more than 1,000 units of affordable housing. On average, for every \$1 of Housing Trust Fund money, \$7 is leveraged from outside sources to create and preserve affordable housing.

The Housing Trust Fund provides senior housing, homeownership opportunities for first-time homebuyers, preservation and construction of affordable rental housing, and supportive housing and group homes. It also provides support through its Affordable Housing Partnership Fund. Some projects assisted by the Housing Trust Fund include Herndon Harbor House, a 120-unit independent senior living facility in Herndon, Virginia; Founders Ridge, 80 first-time homebuyers townhouses in Springfield, Virginia; Beacon Hill Transitional Home, an eight-bed facility for adults with mental health issues located in Alexandria, Virginia; and Stonegate Village Apartments, 240 units located in Reston, Virginia. Many more projects are featured on their website.

The Housing Trust Fund is administered by the Fairfax County De-

Senior Housing ...



FAIRFAX COUNTY HOUSING TRUST FUND

Herndon Harbor House contains 120 units of affordable senior housing and an adult day health care center.

Supportive Housing ...



FAIRFAX COUNTY HOUSING TRUST FUND

Beacon Hill Transitional Home is an eight-bed facility for adults with mental health issues.

First-Time Homebuyers ...



FAIRFAX COUNTY HOUSING TRUST FUND

Founders Ridge contains 80 three-level garage townhomes available to moderate income first-time homebuyers at prices ranging from \$106,990 to \$119,990.

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Job Announcement

Housing Trust Fund Project

The Center for Community Change (CCC) is a national nonprofit organization whose mission is “to develop the power and capacity of low-income people, especially low income people of color, to have a significant impact on the policies and institutions which impact them and their communities. Building and strengthening community-based organizations is the Center’s principal strategy for pursuing that mission.” Center staff provide a wide range of hands-on, sustained technical assistance to community-based organizations, helping them to plan, develop effective boards, raise funds, organize their communities, create coalitions, build housing, secure jobs, and impact public policies that affect their communities.

The Housing Trust Fund Project is a special project of the Center for Community Change. The Project is the only national clearinghouse of information on housing trust funds and the only source of comprehensive technical assistance on creating and implementing housing trust funds. The Project provides direct technical assistance to organizations and agencies throughout the country as they work to create and implement housing trust funds that provide housing for those most in need.

The Project is seeking an associate staff person to work on all aspects of providing information and technical assistance to agencies and organizations working to create and implement city, county or state housing trust funds.

Responsibilities:

- Identify and establish relationships with agencies and organizations working to create and implement housing trust funds.
- Serve as technical assistance staff to housing trust fund campaigns assisting them in all phases of creating and implementing a housing trust fund. Must be able and willing to travel.
- Conduct research and prepare written materials, as necessary, on a wide range of issues related to housing trust funds.
- Assist in the preparation and publication of a quarterly newsletter on housing trust fund activities.

Qualifications:

- Experience working with or providing technical assistance to community-based organizations.
- Experience with public policy and advocacy.
- Knowledge of and commitment to low income constituencies and their community-based organizations.
- Strong verbal and written communication skills including computer word processing and other programs. Experience communicating technical information.
- Commitment to the Center’s mission of empowering low-income community groups.

The Center offers a competitive salary and excellent benefits package. The Center for Community Change has a strong affirmative action policy. Submission deadline: August 31, 2003.

Please submit resumes to:

George Walker
Deputy Operations Director
Center for Community Change
1000 Wisconsin Avenue, N.W.
Washington, D.C. 20007

FAIRFAX COUNTY

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partment of Housing and Community Development. The Fund is intended to promote endeavors that furnish housing to low and moderate income households in Fairfax County by providing low cost debt and equity capital in the form of loans, grants, and equity contributions. Only capitalized costs are eligible for funding from the Housing Trust Fund. In 1996, the Board of Supervisors authorized the use of funds for pre-development activities and approved expansion of the Moderate Income Direct Sales Program to assist moderate income Fairfax County government employees in the purchase of their first home.



FAIRFAX COUNTY HOUSING TRUST FUND

Stonegate Village Apartments contains 240 units of affordable apartments.

The Fund typically receives \$1-2 million a year from developer contributions and general revenue from the County. The County celebrated the 15th anniversary by establishing

a website for the Housing Trust Fund. ■

Contact: Jack Clark, Department of Housing and Community Development, 3700 Pender Drive, Suite 300, Fairfax, VA 22030-7444 (703-246-5028) www.fairfaxcounty.gov/gov/rha/housingtrustfund.



CENTER for COMMUNITY CHANGE

Housing Trust Fund Project

1113 Cougar Court
Frazier Park, CA 93225

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