



Housing for All

San Luis Obispo County Housing Trust Fund

Run for George in Sept!

Heritage Oaks Bank selects Moylan Fund for 2007 Fun Run

Mark September 23rd on your calendar if you want to support the Housing Trust Fund and have lots of fun in the process!

Sunday, September 23rd is when Heritage Oaks Bank is holding its 2007 Family Fun Day and Fun Run in Paso Robles. There will also be a pre-race pasta feed in the park Saturday evening.

Heritage Oaks Bank conducts the Fun Run to raise funds for local charities. Your registration fees for the event's various runs (and walks) are contributed to local community groups.

The Bank selected the HTF's George Moylan Affordable Housing Fund to benefit from the 2007 Fun Run. The Moylan Fund was created to honor the memory and continue the work of George Moylan, a founding director of the Housing Trust Fund and local housing luminary.

The Moylan Fund is a revolving loan fund that is used exclusively to finance affordable housing in San Luis Obispo County. Information is online at www.slocthf.org/moylan-fund.htm.

To learn more or sign up for the 2007 Fun Run, stop by any Heritage Oaks Bank office or visit www.hobfunrun.com. You can also contact Race Director, Mitch Massey at (805) 369-5281 or mmassey@heritageoaksbank.com.



Affordable Housing DEIR Available for Comments

The Draft Environmental Impact Report (DEIR) for three affordable housing ordinances that are proposed by the County of San Luis Obispo has been released. One ordinance will require inclusionary housing. Another will require minimum housing densities. The third will revise housing development standards.

The primary goal of the three ordinances is to increase the supply of affordable housing. Other goals include more compact development, more livable communities and reduced impacts on rural areas of the county.

The DEIR can be downloaded from: www.slocounty.ca.gov/planning/environmental/envnot/Environmental_Impact_Reports_2007.htm.

Send your comments to Jeff Oliveira by April 30,

2007 at the County of San Luis Obispo, County Government Center, San Luis Obispo CA 93408 or via email at jliveira@co.slo.ca.us.

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Atascadero Seniors getting ready to move in

Construction of the Atascadero Senior Apartments at 9705 El Camino Real is nearly completed. Low and very low income seniors will soon be able to move into the 19 one bedroom units. Monthly rents will range from \$421 to \$722.

The Atascadero Senior Apartments were developed by the San Luis Obispo Non-Profit Housing Corporation (SLONP). SLONP, which is affiliated with the Housing Authority of the City of San Luis Obispo, owns 230 units of affordable rental housing throughout San Luis Obispo County.

The Atascadero Senior Apartments received the Housing Trust Fund's second loan. It was our first loan for a new construction project. Our \$700,000 loan helped fill a financing gap that was caused by spiraling construction costs.

Because the financing gap occurred after all of the project's other financing was locked in place, the HTF provided SLONP an equity loan that is secured by other property that the corporation owns. Our loan will be repaid over nine years from the corporation's general revenues.



The Atascadero Senior Apartments are nearing completion and occupancy.

California Housing Trust Funds

The California Association of Housing Trusts met in Sacramento in early March to promote local housing trust funds and to support state funding for local housing trust funds.

HTFs are locally controlled organizations that raise public and private funds to support affordable housing in their communities. There are currently 34 HTFs in California. Some are government programs and others are nonprofit corporations. They all address local housing needs and priorities, rather than priorities set in Sacramento or Washington, DC.

In 2006, the Association sponsored legislation that made the state's Local Housing Trust Fund Matching Grant Program more flexible to better address local housing needs and priorities. This year it is sponsoring AB 1493 (Saldana), which will allocate \$40 million in Prop 1C funds to the matching grant program.

HTF Legislation

The State Legislature is currently considering three bills that relate to Housing Trust Funds:

- **AB 239 (DeSaulnier)** – will allow Contra Costa and San Mateo counties to increase their recording fees by up to \$25 to create a dedicated source of revenues for local housing trust funds.
- **AB 1129 (Arambula)** – will create the San Joaquin Rural Regional Housing Trust Fund, a joint powers authority that will be open to every city and county in the San Joaquin Valley.
- **AB 1493 (Saldana)** – will appropriate \$40 million in Prop 1C funds to California's Local Housing Trust Fund Matching Grant Program.

HTF Funding Updates

We want to spotlight recent contributors to the San Luis Obispo County Housing Trust Fund and to extend a heartfelt thank you for their generous support.

Los Padres Bank awards \$1,000

Los Padres Bank has awarded \$1,000 to the Housing Trust Fund. Los Padres was one of our earliest supporters. This is the bank's fourth contribution to the HTF.



George Moylan Affordable Housing Fund

The George Moylan Affordable Housing Fund was established in October 2005 to honor the memory and continue the work of George Moylan, a founding director of the Housing Trust Fund. To date, more than 200 individuals, firms and organizations have contributed in excess of \$42,000 to the Moylan Fund.

We thank all of the contributors to the Moylan Fund for their support and generosity. Additional information on the Moylan Fund can be found online at: www.sloctf.org/moylan-fund.htm.

Inclusionary Housing Files

With the growing interest in inclusionary housing in San Luis Obispo County, we plan to include information on inclusionary housing in each issue of our newsletter. As the following article shows, support for inclusionary housing from the development industry is increasing.

ULI Center for Workplace Housing

The prestigious Urban Land Institute, which has 34,000 members from the development and land use fields, recently created the Terwilliger Center for Workplace Housing. It is named after J. Ronald Terwilliger, CEO of Atlanta-based Trammel Crow Residential, which donated \$5 million to help start the center.

The center's purpose is to promote the development of affordable housing for working families. It will initially focus on creating

3,500 affordable units in Miami, Atlanta, and Washington, D.C.

According to Terwilliger, "One major obstacle (to affordable housing) is local zoning that effectively segregates residents by income." He added that the center "must advocate for **inclusionary zoning** as a way to achieve more mixed-income development."

He suggested that local governments offer "density bonuses" to developers so they can build more units per acre and require that some of these units be sold at below-market prices so moderate-income working families can afford to live near where they work.



Short Notes

UCLA Research Confirms — Few garages have room for cars!

UCLA Anthropologist Jeanne Arnold recently found that "about 75 percent of middle-class Los Angeles homeowners use garages in ways that preclude parking cars there." Only one in eight could park two cars in their garages. Learn more about how middle class Angelinos use their garages and backyards at www.newsroom.ucla.edu/page.asp?RelNum=7649.

California Population Densities Compared

Most people think that San Francisco is California's most densely populated city. In fact, five cities in Los Angeles County have higher population densities than San Francisco. Maywood, the state's most densely populated city, is actually 46% denser than San Francisco.

Density Rank	City	Population	People per Square Mile
1	Maywood	29,543	25,036
2	Cudahy	25,655	22,906
3	Huntington Park	64,607	21,322
4	West Hollywood	37,545	19,971
5	Bell Gardens	46,044	18,492
6	San Francisco	798,680	17,106

For comparison, SLO County's most densely populated city, Grover Beach, has 5,695 people per square mile. The City of San Luis Obispo has only 4,169. If the City of San Luis Obispo had the same population density as Maywood, the county's whole population would fit within the city limits.

HUD Releases 2007 Income Limits

HUD has just released its 2007 income limits for SLO County. These income limits are based on a county median income of \$64,200 for 2007, which increased by only \$400 or 0.6% from

2006. The new income limit for one to four person, very low and low income households are listed below. Higher income limits apply for larger household sizes.

State HCD will massage HUD's income limits, add a moderate income category and release new state income limits shortly. HCD limits will be back dated to March 19, 2007.

Income Category (% of Median)	Persons in Household			
	1	2	3	4
Very Low (50% of Md)	\$22,450	\$25,700	\$28,900	\$32,100
Low Income (80% of Md)	\$35,950	\$41,100	\$46,200	\$51,350

Tax Benefits from Federal Homeownership Subsidies to Households by Income*

Selected Household Income Categories	Tax Benefit
\$10,000 or less	\$0
\$15,000 - \$20,000	\$10
\$50,000 - \$60,000	\$418
\$100,000 - \$150,000	\$4,383
\$1,000,000 and higher	\$169,150

* Includes the mortgage interest deduction, property tax deduction and preferential rates on capital gains and dividends.

Source: Woo, Lillian, & Buchholz, David. (2007). Subsidies for Assets: A New Look at the Federal Budget. Washington, DC: Center for Enterprise Development. Available online at: www.cfed.org/imageManager/assets/subsidiesforassets.pdf.

Items of Interest...

Publications

“**Innovations in Manufactured Housing**” is a report from NeighborWorks America on the results of its Manufactured Housing Design Innovation Pilot Program. It features case studies of affordable housing projects developed by nonprofit corporations using manufactured housing. Download it from www.nw.org/network/comstrat/manufHsg/documents/mhCaseStudy021506.pdf.

“**Make a Difference for Your Cause: Strategies for Nonprofit Engagement in Legislative Advocacy**,” is a guide from the Center for Lobbying in the Public Interest that is designed to help 501(c)(3) organization increase their capacity to advocacy for their causes. It can be downloaded from www.clpi.org/Make_a_Difference_Resource_Guide.aspx.

Websites

The Green House™ Project is an effort to replicate home-like nursing care facilities throughout the country. Funding for the Project comes from The Robert Wood Johnson Foundation and NCB Community Capital. The Community Health Centers of the Central Coast has been selected to participate in the demonstration project. Learn more about the Green House™ Project at: www.ncbdc.org/default.aspx?id=146.

The Community Land Trust (CLT) Resource Center is an extensive website that is maintained by Burlington Associates. It includes a wealth of information, guides and sample documents for people who are interested in forming a CLT or have already formed one. Check it out at www.burlingtonassociates.com/resources

Building America is a private/public partnership sponsored by the U.S. Dept. of Energy that researches practical energy-efficient solutions for new and existing housing. Check them out at www.eere.energy.gov/buildings/building_america.

Events

Apr 23-24 — **Housing California 2007**, Sacramento — www.housingca.org/events/annualconference

May 7-11 — **NeighborWorks Training Institute**, Phoenix, AZ — www.nw.org/network/training/training.asp

Aug 13-17 — **NeighborWorks Training Institute**, Washington, DC — www.nw.org/network/training/training.asp

Sept 22-23 — **Heritage Oaks Bank Family Fun Day & Fun Run**, Paso Robles — www.hobfunrun.com

Dec 10-14 — **NeighborWorks Training Institute**, Portland, OR — www.nw.org/network/training/training.asp

Note: “Housing for All” has active links — when you view this newsletter in Acrobat Reader, referenced documents and websites open when you click on them.



Notice of Funds Available: \$2.8 Million

Approximately \$2.8 million is currently available from the Housing Trust Fund to help finance affordable housing projects located in San Luis Obispo County. Loans for up to five years are available for rental and ownership housing, including transitional housing for individuals and households with special needs. Loans may be used for site acquisition, site development, construction or other activities that will create or preserve affordable housing for very low, low or moderate income individuals or households.

Visit our website - www.sloctf.org/loans.htm - to learn more and download our NOFA (Notice of Funds Available), Program Guidelines, Loan Review Process and Underwriting Guidelines and other documents.

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