



Housing for All

San Luis Obispo County Housing Trust Fund

Finally, a National Housing Trust Fund

President George Bush signed HR 3221, into law on July 30, creating a permanent National Housing Trust Fund (NHTF) in the process. The legislation had overwhelming support in both the Senate and House of Representatives.

The National Low Income Housing Coalition (NLIHC) has led the fight for a NHTF for almost a decade. Senator Bernie Sanders (I-VT) first introduced NHTF legislation in the U.S. House of Representatives in 2001.

The NHTF is a permanent program with a dedicated source of funding that is not subject to annual appropriations. It is the first new federal housing production program since the HOME program was created in 1990.

Funds for the NHTF and other programs created by HR 3221 will come from contributions from Fannie Mae and Freddie Mac based on their new business each year. The Congressional Budget Office estimates that \$5.8 billion will be contributed from 2010 to 2018.

Initially, all of these funds will go to support the HOPE for Homeowners program. This will drop to 50% in FY10 and 25% in FY11. The remaining the funds will be divided between the NHTF, which gets 65%, and the Capital Magnet Fund, which gets 35%.

National Housing Trust Fund

HUD will administer the NHTF by providing grants to states. The priority for allocating these funds to states is the relative shortage of affordable rental units for extremely low income households. The states must adopt a plan for allocating the funds.

At least 90% of the NHTF must be used to produce, preserve, or rehabilitate rental housing. Up to 10% can assist first time home buyers. At least 75% of the funds must benefit extremely low income households. The balance may benefit very low income households.

Capital Magnet Fund (CMF)

The CDFI Fund of the US Treasury will administer the CMF. The CMF will make competitive grants to "attract private capital for and increase investment in" affordable housing and complementary economic development activities.

HOPE for Homeowners

HOPE is a new initiative that will permit the Federal Housing Administration (FHA) to provide up to \$300 billion in new guarantees to help at-risk borrowers refinance and keep their homes. Contributions from Fannie Mae and Freddie Mac will create a reserve fund to cover losses that the FHA incurs through this program. Funds not needed to cover losses eventually will revert to the Housing Trust Fund and the Capital Magnet Fund.

Neighborhood Stabilization Fund

In addition, HR 3221 allocates \$3.92 billion in CDBG funds to acquire abandoned and foreclosed properties as affordable housing for home buyers and tenants. One quarter of these funds must benefit very low income families. HUD must distribute these funds by the end of October.

Additional information on HR 3221 and the National Housing Trust Fund are available online at: www.nhtf.org.

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Inclusionary Housing Files

Planning Commission Approves Inclusionary Housing for SLO County

The San Luis Obispo County planning commission approved the proposed inclusionary housing ordinance at its July 24 meeting. The ordinance includes the following features:

- A 20% inclusionary requirement with targeting for households at very low, low, moderate and workforce income levels;
- A 25% reduction if the affordable units are provided on-site;
- The ability to count some secondary dwelling units;
- The ability to build affordable units offsite;
- An in lieu fee option;
- Commercial linkage fees; and
- A four year phase in of the ordinance.

The County Board of Supervisors is expected to consider the ordinance later in 2008. The last version of the ordinance is online at: http://slocounty.granicus.com/MetaViewer.php?view_id=3&clip_id=504&meta_id=104336.

Market Impacts of Inclusionary Zoning

The University of Maryland Center for Smart Growth recently published a study on the impacts of inclusionary zoning. The study analyzed housing production in California from 1988 to 2005. It compared differences in housing production, home prices and home size between cities that had inclusionary zoning and those that did not.

The study, which was funded by the National Association of Home Builders, concluded that inclusionary zoning caused:

- A statistically insignificant increase in total housing starts;
- A statistically significant increase in the share of multifamily homes built (including condominiums);
- A 2.2% increase in the price of single family houses; and
- A 48 sf reduction in the average size of single family homes.

The study is available online at: www.smartgrowth.umd.edu/~research/pdf/KnaapBentoLowe-InclusionaryHousing.pdf.

HTF Funding Updates

Community Foundation Awards \$10,000

The San Luis Obispo County Community Foundation has awarded \$10,000 in general operating support to the HTF for 2008-9. This is our third grant from the Community Foundation. They were one of the HTF's first funders. Their first award was to help us organize and incorporate. We are very thankful for the Community Foundation's generous support.



Local Communities renew Commitments

As a group, local governments have consistently been the HTF's strongest financial supporters. During FY 2007-8, we received funds from the County of San Luis Obispo and every city in the county. The County continues to be our top single funder with the approval of \$50,000 for the HTF in its 2008-9 budget. Arroyo Grande, Grover Beach and Pismo Beach each continued their support at \$5,000 this year. Atascadero increased its support to \$7,000.

First American provides ongoing Support

The First American Title Company recently committed a total of \$1,200 to the HTF for the George Moylan Affordable Housing Fund. The firm's contributions are based on the number of escrows closed in its local offices.



First American's contributions are made in partnership with local Realtors. A total of \$8,750 has been contributed to the Moylan Fund to date.

Heritage Oaks Bank Fun Run — Sept. 28

Heritage Oaks Bank has selected the George Moylan Affordable Housing Fund as a benefactor of their Fun Run in 2008. The event will be held on Sunday, September 28 in Paso Robles. The Bank raised \$6,000 for the Moylan Fund from the Fun Run in 2007.

Remembered to designate the Moylan Fund as your preferred charity when you register to run this year. For more information, go to www.hobfunrun.com and www.slochtf.org/fun-run.htm.



George Moylan 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. Contributions to the Moylan Fund are used exclusively to finance affordable housing projects in San Luis Obispo County.

To date, more than 300 individuals, firms and organizations have contributed in excess of \$75,000 to the Moylan Fund. Additional information on the Moylan Fund is available online at: www.slochtf.org/moylan-fund.htm.

Community Land Trust Corner

CLT Conference Coming to Central Coast

The HTF will be joining with other local housing groups on the central coast to sponsor a Community Land Trust conference this fall. The conference location will be convenient to those in both San Luis Obispo and Santa Barbara counties.

The conference will include topics for both professionals and novices. Rick Jacobus from Burlington Associates is scheduled to be the keynote speaker. Information on CLTs is available online at www.burlingtonassociates.com/resources.

CLT Video now Online

The video "Homes and Hands: Community Land Trusts in Action" is now available for viewing online from the National CLT Network. The video highlights CLTs in three very different communities — Durham, NC, Burlington, VT and Albuquerque, NM. The video can be viewed at <http://blip.tv/file/1053831>.



CLTs Avoid Foreclosures

While the national foreclosure rate stood at 2% at the end of last year, a survey of 3,100 CLT homes found only two foreclosures in all of 2007. CLT owners have lower costs because they only have to finance their home and not the land. CLTs also offer support to buyers before, during, and after the sale. Read more at: www.rooflines.org/1026.

Asset Building & Affordable Housing

Rick Jacobus offers an online tutorial that focuses on wealth creation and affordable home ownership programs. The presentation discusses the historic importance of asset building through home ownership and the dilemma that local communities face when they provide public subsidies to support home ownership.

Does limiting the wealth creation opportunity available to home owners in order to preserve affordability for future generations defeat the purpose of home ownership programs? How much wealth creation is really necessary to make a difference in people's lives? Check it out at www.rjacobus.com/assets.

Short Notes

Buyers Willing to pay for "Green" Homes

According to a survey conducted by Estrella Associates, Inc. of Paso Robles, Central Coast residents are aware of construction technologies that lower energy use and are willing to pay more for homes that feature them. Some of the firm's findings include:

- Nearly 70% of the respondents are aware of technologies that can reduce energy use.
- 44% would pay as much as \$7,500 extra for a "green" home.
- 28% would pay up to an additional \$15,000.
- 7% would pay as much as \$30,000 more.
- Only 13% said that green features are not important.

"It's important for those of us in the development industry to have a good understanding of public awareness and interest in energy-saving technologies," said Estrella's Wes Willhoit. Visit Estrella Associates online at www.estrellaassociates.com

Habitat is 14th Top Builder in USA

While most local Habitat for Humanity affiliates are rather small, the network as a whole has a big impact. So big that the National Association of Home Builders (NAHB) recognized Habitat International as the 14th largest homebuilder in the United States. Habitat is the only nonprofit corporation in the NAHB's top 100 builders.

During 2007, Habitat International built 5,619 homes in the United States. Habitat also built about three times as many homes in other countries. Learn more about Habitat International at www.habitat.org and more about Habitat for Humanity for San Luis Obispo County at www.hfhsloco.org.

SLO Fair Market Rents up 4.6% for 2009

HUD has released proposed Fair Market Rents (FMRs) for use in the Sec 8 program for 2009. The new FMRs (see below) are 4.6% higher and will take effect in October 2008.

	0 BR	1 BR	2 BR	3 BR	4 BR
2009	\$781	\$924	\$1,125	\$1,639	\$1,686
2008	\$746	\$883	\$1,075	\$1,566	\$1,611

New Home Statistics

The National Association of Home Builders reports that the medium size of new single-family homes in United States increased from 1385 square feet in 1970 to 2248 square feet in 2006. While most new homes had three or more bedrooms in both years, only 15% had more than 2 bathrooms in 1971. In 2006, 59% did. Only 39% of the new homes built in 1970 had two-car garages. In 2006, 64% had two-car garages and 19% had three or more garage spaces. More statistics are available at www.nahb.org/fileUpload_details.aspx?contentID=59066.

The HTF has Moved

The Housing Trust Fund has moved — but not too far. We are still in the Creekside Center at 4111 Broad Street in San Luis Obispo, but are now downstairs in Suite A-4.

While it has taken us a little while to get settled, we'd love to have you drop by to say hello and see our new home.

Items of Interest...

Publications

The State of the Nation's Housing is an annual report from the Joint Center for Housing Studies of Harvard University. This year's report finds that the recent drop in housing starts and home sales rivals the worst downturns since World War II and that home price declines and mortgage defaults are the worst since records were kept in the 1960s and 1970s. The report and related information is available at www.jchs.harvard.edu/son/son2008_media_preview.html.

Community Development Financial Institutions: Providing Capital, Building Communities, Creating Impact provides an overview of the CDFI industry. It is available at www.opportunityfinance.net/store/downloads/cdp_fy2006.pdf.

Websites

The Center for Housing Policy maintains an extensive website that the Center calls an online guide to state and local housing policies. The website includes an outline for developing a successful housing strategy, a toolbox of housing policies, and a gallery of affordable housing projects. Check it out at www.housingpolicy.org.

Smart Growth, like "beauty," is in the eyes of the beholder. See some of the many visions of smart growth at the following sites:

The **Smart Growth Network**, which has some 40 national partners, is online at www.smartgrowth.org.

Smart Growth America, a coalition of national, state and local organizations, is online at www.smartgrowthamerica.org.

The **Environmental Protection Agency's** smart growth home site is www.epa.gov/smartgrowth.

The **American Planning Association's** smart growth policy statement is at www.planning.org/policyguides/smartgrowth.htm.

The **Urban Land Institute** defines Smart Growth at

www.uli.org/LearnAboutULI/WhereWeAre/Asia/What%20is%20Smart%20Growth.aspx.

The **National Association of Home Builders** has its smart growth policies at www.nahb.org/page.aspx/category/sectionID=221.

The **National Association of Realtors'** smart growth home site is http://rodolino.realtor.org/smart_growth.nsf.

The **National Trust for Historic Preservation** smart growth home site is www.preservationnation.org/issues/smart-growth.

The **Natural Resources Defense Council's** smart growth home site is www.nrdc.org/smartgrowth.

The **Sierra Club's** smart growth policy statement is at www.sierraclub.org/sprawl/community/smartgrowth.asp.

Smart Growth British Columbia provide a slightly international view of smart growth at <http://smartgrowth.bc.ca>.

Events

Sept 28, 2008 — Heritage Oaks Bank 2008 Fun Run — Paso Robles — www.hobfunrun.com and www.sloctf.org/fun-run.htm.
(Please designate the George Moylan Affordable Housing Fund as your preferred charity when you register to run.)

Oct 4 — SLO Association of Realtors Eco-Expo — El Chorro Regional Park, SLO — www.slorealtors.org/events.html.

Oct 27-29 — Rural Housing Summit — CCRH, Asilomar, CA — www.calruralhousing.org/programs/rural-housing-summit.

Dec 3-5 — 2008 Annual Meeting and Conference, National Community Land Trust Network, Boston, MA — www.clnetwork.org/doc_library/Boston%20Catalog.pdf.

Dec 3-5 — National Rural Housing Conference 2008, Washington, DC — www.ruralhome.org/Conf2008/index.php.

Dec 8-10 — Creating Community 2008 (affordable housing for the mental health and homeless communities), Housing CA, Los Angeles — www.housingca.org/events/creatingcommunity.

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.



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San Luis Obispo County Housing Trust Fund
4111 Broad St., Ste. A-4, San Luis Obispo, CA 93401
Phone: (805) 543-5970 Website: www.sloctf.org