

Housing for All

San Luis Obispo County Housing Trust Fund

HTF Leadership Team

HTF Board of Directors

Like most nonprofit corporations, the San Luis Obispo County Housing Trust Fund is governed by an independent board of directors. Our bylaws specify that our board must have between five and nine directors. Our board members are required to represent various interests in our community or have certain knowledge or skills.

At the present time, we have six board members (see photo and caption to the right). Given that our mission is to increase the supply of affordable housing in our county, it is appropriate that a majority of our board members have a background in either finance or development.

Additional information on our directors is online at www.slochtf.org/our-team.htm.

HTF Commission

The HTF Commission serves as our loan committee. It makes recommendations to our directors concerning both loan applications and loan policies. Most of our commissioners are appointed by the local governments that partner with us.



Board of Directors (left to right): Julian Crocker (Chair), Marianne Kennedy (Secretary), Dick Willhoit, Geri LaChance, and Clarence Cabreros (Treasurer). Not pictured Leonard Grant (Vice Chair).

We currently have 10 commissioners (see photo and caption, below left). Eight represent local governments – the county and seven cities in the county. One commissioner represents the San Luis Obispo Supportive Housing Consortium, which initially sponsored the HTF. All of our directors and commissioners are volunteers.

HTF lending tops \$9 mil

The HTF closed new loans in both March and April (see page 3 for details). These loans brought our total lending to over \$9 million. In addition, we currently have more than \$2 million in additional loan commitments.

To date, we will have assisted in the creation and preservation of 269 units of affordable housing throughout the county. Our lending has helped to support well over \$60 million in construction activity. It also created approximately 300 jobs.



HTF Commission or loan committee (left to right): Kelly Heffernon (Arroyo Grande), Karen Campbell-Bright (Grover Beach), John Stocksdale (Pismo Beach), Ken Litzinger (HASLO), Christine Johnson (Morro Bay), Al Garcia (Paso Robles), Morgan Torell (county), David Athey (Atascadero). Not pictured Tyler Corey (San Luis Obispo) and Joe Hoefflich (Supportive Housing Consortium).

SPRING 2013

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Short Notes

Housing Allocation Plan approved

The state periodically estimates the number of housing units that will be needed to meet local needs in each county in the state. These housing needs are given to the local councils of government (COGs) to allocate to the cities and counties in their jurisdiction. The cities and counties must then update the housing elements of their general plans to incorporate these allocations.

The SLOCOG Board recently approved its Regional Housing Needs Plan for 2014-2019. The Plan allocates 4,090 housing units among the county and its seven cities (see chart at the bottom of this page). The cities and county now have until June 30, 2014 to update their housing elements.

A copy of SLOCOG's new plan can be downloaded from: <https://library.slocog.org/pdfs/1.home/whats.new/rhnp-jan-2013.pdf>.

SLO County helps First-Time Home Buyers

The County is now offering second loans to assist low income home buyers throughout the county. The maximum loan is \$50,000 and the interest rate is only 3%. No payments are required for up to 30 years. Buyers must make a 2% cash down payment and qualify for a first loan from a private lender. The maximum purchase price under the program is \$280,000. More information is available at www.slocounty.ca.gov/planning/Housing_and_Economic_Development/fthbprogram.htm.

SLO County Housing Affordability

For the first quarter of 2013, the National Association of Home Builders ranked San Luis Obispo County the 8th least affordable housing market in the nation. Even Honolulu, Seattle, Boston and Washington, DC were more affordable. Learn more at www.nahb.org/reference_list.aspx?sectionID=135.

Interested in Solar? Call GRID Alternatives

GRID Alternatives is a nonprofit that installs photovoltaic systems for low-income home owners. They also provide training and volunteer opportunities for people who are interested in learning more about solar. GRID Alternatives' local office is located in Atascadero. Their phone number is (805) 351-3344 and their website is www.gridalternatives.org.

RVs for Veterans

HOPE'S VILLAGE OF SLO has arranged for the donation of seven RVs to local veterans who have lost their homes. Additional veterans are awaiting motor homes and trailers that they can call home.

Please call Becky Jorgeson at (805) 234-5478 if you would like to donate an RV or know someone who might. Additional information is available at www.hopesvillageofslo.com/Upcoming_Events.html.



Effectiveness of Inclusionary Housing

HUD recently released a report by The Urban Institute entitled Expanding Housing Opportunities Through Inclusionary Zoning: Lessons from Two Counties. This report studied Montgomery County, MD and Fairfax County, VA, two Washington, DC suburbs that have had inclusionary programs for at least 30 years.

The study examined the effectiveness of inclusionary programs in increasing the supply of affordable housing and furthering other housing and community goals. The study concluded that the inclusionary programs increase the supply of affordable housing units in both communities. However, there was concern that the program requirements must be clear and they must be administered consistently so that developers can effectively work with them. The report also suggested further study.

The report is available online at www.huduser.org/Publications/pdf/HUD-496.pdf.

SLOCOG Regional Housing Needs Allocation

January 1, 2014 to June 30, 2019

	Very Low	Low Income	Moderate	Above Mod	All Incomes	Percent Share
Arroyo Grande	61	38	43	102	243	6.0%
Atascadero	93	59	66	157	374	9.2%
Grover Beach	56	35	40	94	225	5.5%
Morro Bay	36	22	25	60	143	3.5%
Paso Robles	112	70	79	176	447	10.9%
Pismo Beach	33	21	23	56	133	3.3%
San Luis Obispo	281	176	198	470	1,125	27.5%
Balance of County	349	219	246	585	1,398	34.2%
Totals	1020	640	720	1,710	4,090	100%
Percentages	24.9%	15.6%	17.6%	41.8%	100%	

HTF Updates

Courtland Street Family Apts

In March, the HTF provided a \$360,000 loan to the Peoples' Self-Help Housing Corporation (PSHHC). The loan helps finance the construction of the Courtland Street Family Apartments, a 36-unit development in Arroyo Grande (see rendering to the right).

The Courtland apartments will have a combination of one, two and three bedroom homes that will all be affordable for local working families. This was the HTF's second loan for a PSHHC project and our third loan for a project in Arroyo Grande.



Tri-Counties Care Facility

In April, the HTF provided its third loan to the Tri-Counties Community Housing Corporation (TCCHC). Tri-Counties provides housing for individuals with developmental disabilities. Our loan enabled TCCHC to purchase a large house in Nipomo that will be converted to a licensed residential care facility. Once upgraded, the property will become home for four individuals with severe developmental disabilities. These individuals, whose only income is typically SSI, will then have permanent supportive housing and around the clock care.



Heritage Oaks contributes to HTF

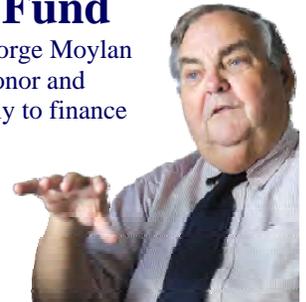
Heritage Oaks Bank has contributed \$2,000 to support the HTF's operations. This was the bank's fifth contribution. Heritage Oaks is currently the number one contributor to our George Moylan Affordable Housing Fund (see below). More information on the bank's support for the HTF is online at www.sloctf.org/grant-hob.htm.

Please support the George Moylan Affordable Housing Fund

Please help the HTF create more affordable housing in San Luis Obispo County by contributing to the George Moylan Affordable Housing Fund. The Moylan Fund is a dedicated revolving loan fund that was established to honor and continue the work of one of our founding directors. Contributions to the Moylan Fund are used exclusively to finance affordable housing projects in San Luis Obispo County.

Join more than 300 of your neighbors, local businesses and community organizations who have contributed nearly \$90,000 to the Moylan Fund. Make your tax-deductible contribution today. By joining together, we can make a difference.

Learn more at: www.sloctf.org/moylan-fund.htm.



Board of Directors

Dr. Julian D. Crocker, Chair
Leonard J. Grant, AIA, Vice-Chair
Clarence C. Cabrerros, Treasurer
Marianne Kennedy, Secretary
Geri LaChance
Dick Willhoit

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\$2.75 Mil Available

The San Luis Obispo County Housing Trust Fund has \$2.75 million available to finance affordable housing projects located throughout the county.

Loans may be used for acquisition, construction and other activities that will create or preserve rental or ownership housing for households with very low, low or moderate incomes. Housing for households with special needs are encouraged.

Visit our website for our guidelines and other information: www.sloctf.org/loans.htm.