

# Housing Trust Fund Project NEWS



*A Special Project of the Center for Community Change*

## MICAH Ramsey County Chapter Seeks Dedicated Funding for Housing Endowment Fund

The Metropolitan Interfaith Council on Affordable Housing (MICAH) is engaged in a campaign to secure money for the Ramsey County Housing Endowment Fund. Established in 2000 by the Ramsey

County Commissioners on a 7-0 vote, the Fund is to increase the supply of affordable and supportive housing for those whose income is at or below 50% of the area median income. The Fund received \$5 million in general fund reserves and a matching \$2 million grant from the McKnight Foundation.

The Ramsey County Housing Endowment Fund contributed to the funding of eighteen affordable housing developments throughout the County. But without a dedicated source of funding, the Fund has no additional resources to provide until repayments begin coming back into the Fund. The Fund provides support to private and nonprofit developers for site acquisition and preparation; construction; acquisition and rehabilitation of tax-forfeited and/or other unoccupied properties; common space for

## 2004 SUMMER

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new units meeting the needs of the resident population; and special requirements of municipalities.

MICAH is an interfaith organization—organizing congregations throughout the St. Paul/Minneapolis

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### Ramsey County Housing Endowment Fund Campaign

#### ENDORSEMENT FORM

The Ramsey County Housing Endowment Fund was established in 2000. It distributed over \$6 million helping to create affordable housing throughout the county. The fund is currently empty:

We propose that the Ramsey County Commission provide the fund with at least \$6 million dollars annually for preservation, construction and services for housing residents with low incomes.

#### Yes!

Name/ Organization: \_\_\_\_\_

We will support the campaign to create funding for the Housing Endowment Fund by: (check all that apply)

- I/our organization endorses the Ramsey County Housing Endowment Fund Campaign. My/our name can be used on letterhead, correspondence with elected officials, publicity for events, and outreach to media.
- I/our organization will contact our elected officials in support of this campaign.
- I/our organization will participate in advocacy efforts. (e.g. council meetings, rallies)
- I/our organization will distribute materials about the campaign to friends, neighbors, clients, constituents and others.
- I/our organization will financially support the work of MICAH by a contribution of \_\_\_\_\_

Contact person: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please return this form to:  
 Mary Lou Wiley  
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Questions? Contact John Buzza: [john@micah.org](mailto:john@micah.org); 612.871-8980 x 106



**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.

For more information or to request technical assistance, please contact:

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**MICAH** *continued from page 1*

lis metropolitan area. The Ramsey County Chapter has been monitoring St. Paul and Ramsey County housing activities for the last couple of years. When the Ramsey County Housing Endowment Fund exhausted its finite funds, MICAH saw an opportunity to engage in a housing campaign that would have a long-range impact on addressing critical housing needs in the County. MICAH's vision is for a metropolitan area where everyone without exception has a safe, decent and affordable home.

The MICAH Ramsey County Chapter is developing a coalition of organizations for the purpose of dedicating an income stream for the Ramsey County Housing Endowment Fund. The Campaign is seeking at least \$6 million dollars annually from Ramsey County to support the Ramsey County Housing Endowment Fund.

In May of this year, MICAH hosted a presentation on housing trust funds for County Commissioners and their staff. The session offered an opportunity for questions and discussion.

As part of the campaign, housing advocates are collecting endorsements from allies for the proposal and have developed a brochure to help explain the proposal. MICAH has also brought together a group of experts to brainstorm about potential revenue sources and is currently engaged in research on the best revenue options. The MICAH Working Group will also conduct a series of visits to the Ramsey County Commissioners.

The Ramsey County Housing Endowment Fund is administered by the County Housing and Redevelopment Authority. Proposals were accepted throughout the year as funding was available. Projects were evaluated on two criteria. The first was to ensure funding went to both the City of St. Paul and suburban Ramsey County communities. The second was the extent to which proposed projects addressed the need for affordable and accessible housing for the county's lowest income residents and/or those in need of supportive services. All projects were required to have the support of the jurisdiction in which they were to be located. The HRA staff is responsible for providing quarterly reports to the Redevelopment Authority Board.

The Housing Endowment Fund offers financing of last resort; all other sources of financing are to be exhausted prior to submitting a request from the Housing Endowment Fund. Developers may apply for loans of up to \$20,000 per unit for units affordable and/or accessible to households at 50% of the area median income and up to \$50,000 per unit for units that will be affordable and/or accessible for households with incomes at 30% or less of the area median income. For those housing developments that will house the very lowest income families, these limits assume federally funded project based certificates will be attached to each unit. ■

Contact: John Buzza, MICAH, 122 West Franklin Avenue, Minneapolis, MN 55404 (612-871-8980).

**FUNDING**

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# Illinois Rental Housing Program Proposed by State Housing Advocates

A rental housing support trust fund has been introduced in Illinois that would create a state-funded rental assistance program. The program would make rents affordable to households with incomes at or below 30% of the area median income (around \$19,000 in Illinois). The proposal is modeled after the successful Chicago Low Income Housing Trust Fund [see related story on pages 5-6].

The fund would be administered by the Illinois Housing Development Authority. An estimated \$34 million dollars would be generated each year from a \$10 surcharge to the document recording fee charged on real estate recordings. Counties would keep \$1 of the surcharge and the remaining revenue would be distributed, according to a formula: 40% to Chicago; 30% to the six counties surrounding Chicago; 15% to small metropolitan areas; and 15% to rural areas of the state. The formula reflects the percentage of people in each area who are low income (less than 50% of the area median income) and pay more than 30% of their income for rent.



The Authority would provide grants to local agencies to operate local rental assistance programs. Recipients of the grants would provide subsidies directly to landlords, who in turn would charge affordable rents to low income tenants. The program would also provide grants for long-term operating support for new or rehabilitated development of affordable housing. The grants would allow for the units to remain affordable over an extended period of time.

The campaign—*It Takes a Home to Raise a Child*—is being led by the Chicago Coalition on Homelessness and the Statewide Housing Action Coalition. The Rental Housing Support Program is endorsed by 140 organizations statewide, including the Illinois Association of Realtors, United Power

for Action and Justice, the Catholic Conference of Illinois, the Illinois PTA, Metropolis 2020, NOW, and the Hotel and Restaurant Employees Union, among many others.

There are 368,147 households earning less than 30% of the area median income who are rent burdened (paying more than 30% of their income for rent) in Illinois. Moreover, 77,041 households are on public housing waiting lists and 56,417 households wait on Housing Choice Voucher lists. It is estimated that the program, if enacted, could serve at least 4,000 families statewide.

The rent that households will pay under the program will be determined by the size of the apartment and the income of the family. There will be two income categories that determine rents: 0-15% of area median income and 16-30% of area median income. There will be no time limits for how long a tenant can stay as long as they remain within the income guidelines. Landlords will be able to opt out of participating in the program. Tenants will be given referrals for opportunities to engage in education and training to increase their income opportunities.

Income Needed to Afford an Apartment at Fair Market Rent in Illinois					
Number of Bedrooms	ZERO	ONE	TWO	THREE	FOUR
Income Needed	\$22,690	\$27,172	\$32,929	\$41,646	\$46,718
Percent of Area Median Income	36%	43%	52%	65%	73%

Source: National Low Income Housing Coalition, Out of Reach 2003

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The amount of rent paid to the landlord will be negotiated between the landlord and the administering agency using the landlord's operating costs and fair market rents as a guideline.

Developers of new affordable housing will be able to apply for funding

*This bill represents the kind of approach to addressing housing needs that we support, because we know it works. Providing state resources to spur the private sector to provide affordable rental units is an efficient and effective means of fulfilling our housing needs.*

*John C. Kmiecik, President, Illinois Association of Realtors.*

to provide long-term operating support to keep the units affordable to people at below 30% of area median income. At least 10% of the funds generated in any given year must be used for this program.

Local administering agencies may be local governmental bodies, local housing authorities, or not-for-profit organizations. The Authority is to develop a request for proposals process for soliciting proposals from local administering agencies and for awarding grants. Developers of new housing seeking long-term operating support to lower rents will apply directly to the Authority.

All funds must be spent to serve households earning no more than 30% of the area median income and at least half of the funds must serve those households whose income is at or below 15% of the area median income. Local administering agencies must include a range of apartment sizes (two to four bedrooms) in their program.

Reintroduced as SB 0520, the bill passed out of the House Housing and Urban Development committee on May 27, 2004 by a vote of 13-5-1. Almost 100 community leaders from United Power for Action and Justice and the statewide campaign met in Springfield to call for passage of the bill. They were joined by a broad coalition of allies representing diverse interests including clergy, labor, realtors, landlords, and government officials, demonstrating the growing base of support for increasing resources for affordable housing. Chicago's Mayor Richard Daley has expressed his support for the bill in numerous public engagements. ■

**Contacts:** Julie Dworkin, Chicago Coalition for the Homeless, 1325 S. Wabash, Suite 205, Chicago, IL 60605 (312-435-4548) [www.chicagohomeless.org](http://www.chicagohomeless.org) or Bob Palmer, Statewide Housing Action Coalition, 11 E. Adams, Suite 1501, Chicago, IL 60603 (312-939-6074) [www.statewidehousing.org](http://www.statewidehousing.org).

## The Illinois Housing Trust Fund

- ✓ Created by the Illinois Legislature in 1989.
- ✓ Administered by the Illinois Housing Development Authority.
- ✓ Receives half of the state real estate transfer fee. Provides approximately \$20-\$22 million annually.
- ✓ Assists in the provision of affordable, decent, safe and sanitary housing for low and very low income households.
- ✓ The maximum award for a project is typically \$750,000.
- ✓ Eligible applicants include nonprofit and for-profit corporations, as well as, units of local government.
- ✓ Funds may be used for acquisition, rehabilitation, new construction, adaptive reuse, special housing needs, and technical assistance.
- ✓ Loans and grants available (grants only to nonprofit applicants).
- ✓ Priority is given to applicants that (1) provide a greater percentage of affordable units for very low income households; (2) that are part of a larger neighborhood revitalization plan; (3) that address the housing needs of a targeted special populations; and (4) that leverage the funding provided.
- ✓ Funding is awarded through three application rounds annually.
- ✓ Funds are distributed according to a formula which currently provides 64% of available funding to Metropolitan Chicago counties; 18% to other metropolitan counties; and 18% to non-metropolitan counties.

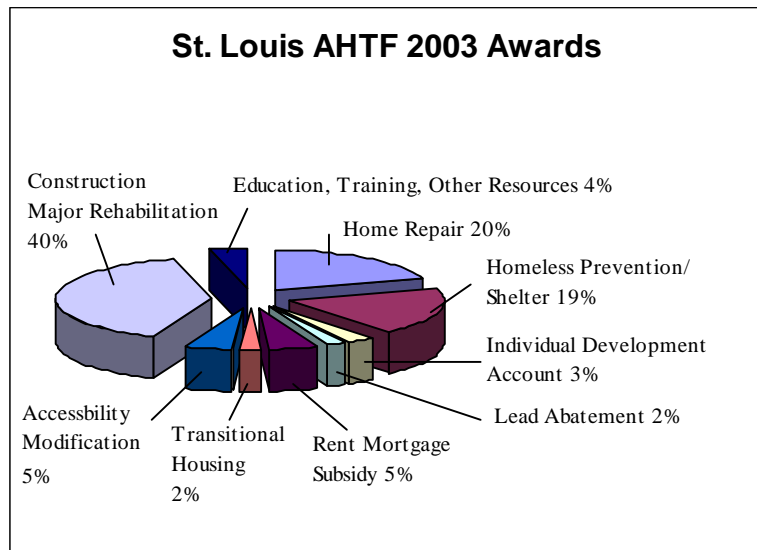


# St. Louis, Missouri Affordable Housing Trust Fund Issues First Annual Report

The St. Louis, Missouri Affordable Housing Commission has issued its first annual report covering activities for the City's Affordable Housing Trust Fund. The Housing Trust Fund receives dedicated revenue from the City's use tax, a sales tax on items purchased outside of the state that exceed \$2,000. The Housing Trust Fund receives \$5 million a year from this source.

During its first year of operation—June 2002 through May 2003—the Affordable Housing Commission awarded more than \$7.5 million dollars in grants and loans to developers and nonprofit agencies that provide housing and related services to City residents.

The Commission is charged with using these funds to provide or preserve housing for low to moderate income persons earning less than 80% of the area median income. In addition, 40% of funds awarded must go to activities that benefit households with incomes at or below 20% of the area median income.



During its first year, the Affordable Housing Commission made awards to 41 applicants for the following types of activities: accessibility modifications; construction and major rehabilitation; education, training and other resources; home repair; homeless prevention and shelters; individual development accounts; lead abatement and rehabilitation; rent and mortgage subsidies; and transitional housing services.

Twenty five awards serve populations that earn no more than 20% of the area median income.

In addition, the Commission was a major underwriter of a summit on Universal Design sponsored by Paraquad. The Commission requires the incorporation of Universal Design principles in all newly constructed housing funded through the trust fund. The two-day summit covered principles of Universal Design, its benefits and the design theories involved in the concept.

The Commission also hosted a forum on affordable housing trends and began a three-year strategic planning process. Three primary areas of emphasis are: determining priorities for funding, procedures and project assessment, and public relations and communications. The Commission will seek community input before finalizing the plan and publishing it next year. ■

Contact: Angela Morton Conley, City of St. Louis, Affordable Housing Commission, 1015 Locust, Suite 914, St. Louis, MO 63101 (314-622-3400).

MCCORMACK BARON & ASSOCIATES



An architect's rendering of the Laclede and Sarah apartments. The development, sponsored by Urban Strategies, features 82 universally designed apartments.

# Chicago Housing Advocates Seek Inclusionary Zoning Ordinance: In-lieu Fees Would Support Chicago's Low Income Housing Trust Fund

Chicago housing advocates have been involved in an inclusionary zoning ordinance campaign since 2001. Known as the Balanced Development Campaign, this coalition of fifteen community organizations includes major organizing networks in Chicago.

The proposed Set Aside Ordinance would apply to substantial rehabilitation, condominium conversions, cooperative incorporations, and new construction of ten or more residential units. The ordinance would require developers to set-aside 15% of non-subsidized private residential development. Set-aside rental units must be affordable to households earning at or below 50% of the area median income and set-aside ownership units must be affordable to households earning no more than 80% of the area median income. These units must remain affordable for thirty years and must be integrated, according to several standards, with the market rate units.

In compensation for the set-aside units, all permit fees will be waived on the affordable units and a developer can receive two of the following cost-offsets:

- one for one density bonus or a 15% reduction in the minimum lot area per unit;
- an increase of 25% in maximum floor area ratio;
- an increase in maximum height of 25% in R4 zones and above and corresponding commercial areas;

- a reduction in the required minimum rear setback of 30% or ten feet, whichever is less;

- a reduction in the required minimum front setback of 25%;

- a reduction in the minimum off-street parking requirement to .333 parking spaces per affordable unit; or

- one accessory unit.

Developers may opt to meet an in-lieu requirement, in whole or in part, which could be: developing 1.5 times the number of required units offsite within the same or contiguous community area; rehabilitation of two times the number of required affordable units within the same or contiguous community area; or paying a fee in lieu in the amount of \$100,000 per affordable unit required.

All in-lieu fee payments will be deposited in the Chicago Low Income Housing Trust Fund where for the first three years following passage of the ordinance, they will be allocated for units affordable to households at 30% of the area median income. Funds must be expended within the same or contiguous community area of the development except for developments in the central district.

Resale requirements apply to the set-aside units. The maximum resale price permitted is the lesser of the original price plus an inflation adjustment or the price affordable to an eligible household. Nonprofit

housing providers have a sixty day option to begin purchase of one-half of the owner-occupied affordable units, will receive priority consideration, and must rent or resell to an eligible household.

The Coalition held its first rally downtown in July 2002 with more than 1,200 people surrounding City Hall. The Coalition has won commitments from more than 20 Aldermen. The Campaign has been endorsed by most of the City's major unions and has received widespread support from the religious community. The Balanced Development Coalition will push again this summer to convince the Mayor to support the new initiative.

A study conducted by the Chicago Rehab Network found that there is widespread support for the development of affordable housing. Eight out of ten Chicago area residents polled agreed that decent housing is a basic human right that facilitates families' and individuals' well-being—from successful children's schooling to finding employment.

Passage of the Chicago Set Aside Ordinance would complement the work of the Chicago Low Income Housing Trust Fund. ■

Contacts: Sarah Jane Knoy, Organization of the NorthEast, 1329 W. Wilson Avenue, Chicago, IL 60640 (773-769-3232) [www.onechicago.org](http://www.onechicago.org) or Kevin Jackson, Chicago Rehab Network, 53 W. Jackson Blvd., Suite 739, Chicago, IL 60604 (312-663-3936) [www.chicagorehab.org](http://www.chicagorehab.org).

# CHICAGO LOW INCOME HOUSING TRUST FUND

## RELEASES 2003 ANNUAL REPORT

During 2003, the Chicago Low Income Housing Trust Fund provided more than \$10 million in funds to assist more than 2,000 low income households. One of the nation's most successful trust funds targets all of its revenue to support households earning less than 30% of the area median income. The Chicago Low Income Housing Trust Fund was created in 1989.

The Chicago Low Income Housing Trust Fund oversees rental assistance programs that meet the permanent housing needs of Chicago's poorest residents by giving grants to building owners and developers who agree to reduce rents to accommodate very low income residents. The Trust Fund operates four programs:

- (1) The Rental Subsidy Program provides annual subsidies to reduce rents for a specified number of units in buildings so they may be affordable to tenants with annual household incomes not exceeding 30% of the area median income (in 2003, \$22,600 for a family of four). The majority of the Trust Fund's resources are devoted to this program.
- (2) Affordable Rents for Chicago supplies an interest-free forgivable loan to replace up to half of a developer's private mortgage loan. The resulting savings are used by developers to reduce the rents of very low income tenants earning no more than 30% of the area median income.
- (3) The Supportive Housing Program for the Continuum of Care gives rental assistance and a comprehensive package of supportive services to help homeless individuals and families with disabilities move from shelters and transitional housing into permanent housing.
- (4) The Families First Initiative was developed in 2002 and brought together a partnership of city departments and nonprofit agencies to assist very low income families experiencing homelessness. Families First provides essential wrap-around social services and permanent housing to assist and support more than 25 families move toward self-sufficiency. This effort is in conjunction with the Chicago Continuum of Care 10-year Plan to End Homelessness.

Chicago's Low Income Housing Trust Fund is supported through funds from the federal HOME program, grants from the U.S. Department of Housing and Urban Development, and City of Chicago corporate funds. A mayoral-appointed 15-member Board of Directors representing City government, nonprofit organizations, private corporations, and city residents manages the Trust Fund. The City of Chicago Department of Housing provides administrative support to the Trust Fund.

During 2003, the Trust Fund also gave support and partnered with other housing advocates to work on the passage of the Rental Housing Support bill at the state level. If approved, the new program would provide additional funding to nearly double the Rental Subsidy Program of Chicago's Trust Fund. And the Balanced Development Campaign's effort to get an inclusionary zoning ordinance passed for the City would provide additional in-lieu fees to the Trust Fund.

CHICAGO LOW INCOME HOUSING TRUST FUND



*When the Resurrection Project, a community development organization in Pilsen, completed the 83-unit Casa Guerrero rental housing development, it received more than 1,600 applications from all over the City of Chicago. Four hundred of the applications were from families living in Pilsen.*

*Antonio Alvarez was the second person to arrive at the office to apply for an apartment in the new Casa Guerrero, an old warehouse on West Cullerton Street converted by The Resurrection Project into 25 units of rental housing. This time, The Resurrection Project wanted to offer the opportunity to neighboring residents first. Alvarez and other residents received flyers in their mailboxes.*

*After struggling with her landlord about maintenance issues, the notice from The Resurrection Project gave Alvarez hope of finding good housing in the area in which she has lived all her life. Moving out of her apartment just a half a block away and into her brand new studio in Casa Guerrero seven years ago, she finally felt settled in a well-maintained building with rent that she can afford.*

Contact: Nora Saldivar, Chicago Low Income Housing Trust Fund, City of Chicago, Department of Housing, 318 South Michigan Avenue, Chicago, IL 60604 (312-747-9207).

# Arlington County, Virginia Adopts Developer Contributions for Site Plan Projects

In April 2004, the Arlington County Board of Supervisors adopted affordable housing guidelines for projects that go through the Site Plan process. These new guidelines propose either the commitment of gross floor area to affordable housing or the payment of a monetary contribution that is placed in the County's Housing Reserve Fund. This new policy formula is contained in the Affordable Housing Guidelines for Site Plan Projects, which directs the negotiation process between the County and site planning applicants. The changes are designed, in part, to increase the supply of affordable housing along the Rosslyn-Ballston and Jefferson-Davis Metro commuter train corridors.

The Guidelines clarify the County's goals for future growth. To provide incentives for private investment that supports the County's smart-growth philosophy, Arlington County developed a General Land Use Plan and special exception Site

Plan Process. These guidelines substantially increased development options, thereby adding significant value to these projects.

An unintended consequence of rising land values was the threat to Arlington's affordable housing stock. Market-rate affordable rental housing dropped from 53% of the rental housing stock in 2000 to only 38% in 2002. Rental vacancy rates are well below the industry expectation of 5%. Arlington's federal Section 8 program and the locally funded Housing Grants program are fully subscribed. In order to encourage an economically diverse community and workforce, especially in the Metro corridor, the County decided that some of the added value created by the General Land Use Plan and Site Plan Process must be devoted to offsetting the unintended impact of rapidly increasing housing costs. The proposed Guidelines are a step in seeking to address the affordability of housing in Arlington County.

The Guidelines direct the negotiation of conditions incorporated in a special exception sought by a site plan applicant and are intended to provide the standards for such negotiation. The conditions are designed to ameliorate the impacts of a site plan project on the surrounding neighborhoods and to further the County's land use objectives, including, among others, achieving an economically diverse and sustainable community. Arlington County considers maintaining housing for a mixed-income population essential to achieving these goals.

The new contribution formula sets specific numerical targets for developments in the Metro corridors. A residential or mixed use development must commit ten percent of the gross floor area to affordable housing units. Rental units must remain affordable for at least 30 years for families at income levels no greater than 60% of the median area income. For sale units must remain affordable for the duration of the project. Commercial developments are required to make a developer contribution of \$4.00 per square foot of the total above-ground gross floor area.

For those site plan projects outside of the Metro corridors, residential projects must contribute \$4.00 per square foot of above-grade gross floor area or \$4,500 per unit, whichever is greater. And commercial projects are required to make a contribution of \$4.00 per square foot of the total above-ground gross floor area.



*The Quebec Apartments were rehabilitated to provide 172 rental units, of which 129 apartments are committed affordable units.*





*The Gates of Ballston is an apartment complex with 465 rental units which were rehabilitated and now include 349 committed affordable apartments.*

The new Affordable Housing Guideline for Site Plan Projects permit more development than could generally be built by right under existing zoning regulations. Developers can gain higher density or greater building height as a trade-off for providing affordable housing units in their developments. The County will make funds available to enhance the affordable housing by providing deeper subsidy so that rents can be lowered or more family sized units produced.

The guidelines are intended to encourage newly committed affordable units. As an alternative to on-site units, preservation of newly committed off-site affordable units of equivalent value may be considered, especially if such units can be provided in perpetuity in partnership with nonprofit housing providers.

Factors that may be considered in evaluating off-site units will include: an ability to facilitate and expedite relocation of tenants from existing affordable housing on the development site and minimize disruption of their lives; excessive per-unit subsidy for committed affordable units; inefficiency of managing too few on-site units; and an opportunity to advance other affordable housing goals, such as more units, permanent units, and a better unit mix. It is preferred that off-site units be provided in the same Metro station area of the project and must be provided within the same Metro corridor in order to achieve the goal of mixed-income neighborhoods.

To develop the recommendations, the County convened a number of public roundtable meetings that in-

cluded County representatives, affordable housing groups, developers, and others. Financial analysts were also consulted to determine current market conditions and the impact of the policies under consideration. As a result, they developed the recommendations based on a percentage of the gross floor area of the developments, as opposed to a percentage of the total units. This is intended to give the County more flexibility in developing multifamily units in areas along the transportation corridors or other high growth areas and creating possibilities for larger units.

The developer contributions received as a result of the Site Plan process are placed into the County's Housing Reserve Fund. The Housing Reserve Fund is used for the creation of new or preserved units in cooperation with the County's partners.

Preference for the use of these funds is given to affordable housing in the same Metro station area as the project contributing the funds (or within walking distance) and secondly in the same transportation corridor as the development (or

within walking distance of that corridor). When there is a compelling opportunity to meet other affordable housing goals, the County Board may consider projects elsewhere in the County.

While affordable housing is clearly established as the County's highest priority benefit, the County Board may conclude that other benefits are more compelling to the community for a limited number of projects that have been identified through the County's various planning processes. ■

Contact: Winsome Craig, County of Arlington, Department of Planning, Housing and Development, 2100 Clarendon Blvd., Suite 700, Arlington, VA 22201(703-228-3784).

# California's Proposition 46 Enables Awards to Local Housing Trust Funds

The California Business, Transportation and Housing Agency announced in February of this year the award of \$23.8 million to increase affordable housing through locally funded housing trust funds. These funds were made available through the passage of Proposition 46, the \$2.1 billion bond approved by the voters in November 2002. [For a complete listing of program awards through the bond program, go to [www.hcd.ca.gov](http://www.hcd.ca.gov)]

The Local Housing Trust Fund Program is administered by the Department of Housing and Community Development. The program encourages and supports innovative local entities that have identified and committed sources of funds not traditionally used in the development of affordable housing. To promote this strategy, the program awards funds to high performing existing local trust funds and newly established funds.

The Local Housing Trust Fund Program defines a local housing trust fund as a public or joint public and private partnership created to receive on-going revenues for affordable housing production. Local revenues supporting the fund can include commercial impact fees, ongoing fundraising, or local taxes such as a Transient Occupancy Tax, as well as, local government general funds. State funding awarded to the trusts must be used for the development of affordable rental housing.



*The Housing Trust of Santa Clara County has supported an array of housing financing programs. The Board of Supervisors has spearheaded the Fairgrounds revitalization project, which includes the development of hundreds of residential units.*

Local housing trust funds in ten different Bay Area communities were awarded \$11.8 million in funding. These include:

- Alameda County Department of Housing and Community Development (\$300,000);
- City of Berkeley Housing Trust Fund (\$1,000,000);
- City of Livermore (\$1,000,000);
- Housing Endowment and Trust of San Mateo County (\$2,000,000);
- City of Palo Alto (\$1,000,000);
- City of San Jose Housing Trust Fund (\$1,500,000);
- Housing Trust of Santa Clara County (\$2,000,000);
- City of Santa Cruz Housing Trust Fund (\$1,022,000);
- Housing Authority of the City of Santa Rosa (\$1,000,000); and
- Sonoma County Community Development Commission (\$1,000,000).

Local housing trust funds in four Los Angeles area communities were awarded \$6 million through the

program. These include:

- Los Angeles Housing Trust Fund (\$2,000,000);
- Pasadena Housing Trust Fund (\$2,000,000);
- City of West Hollywood Housing Trust Fund (\$1,000,000); and
- Oxnard Housing Trust Fund (\$1,000,000).

Two local housing trust funds in the Sacramento/Stockton area received a total of \$2 million. These include:

- City of Citrus Heights Housing Trust Fund (\$1,000,000); and
- Sacramento Housing and Redevelopment Agency Trust Fund (\$1,000,000).

The City of San Diego received an award of \$2 million for its housing trust fund. Mammoth Lakes Housing, Inc. received \$2 million. ■

Contact: Freda Radich, State of California, Department of Housing and Community Development, Marketing and Communications, 1800 Third Street, Room 450, Sacramento, CA 94252-2050 (916-445-4775).

# San Francisco Bay Area Housing Advocates Join in Celebrating Affordable Housing Week

**H**ousing advocates in the San Francisco Bay Area joined together to celebrate Affordable Housing Week 2004. June 5<sup>th</sup> to June 13<sup>th</sup> was a week of workshops, volunteer activities, tours, forums and other events celebrating the affordable housing developed by nonprofit organizations throughout the Bay Area. Information and resources were made available for those wanting to support new affordable housing policies and initiatives in their communities.

Affordable Housing Week has been

sponsored by the East Bay Housing Organizations for years. Each year EBHO produced a “Guidebook to Affordable Housing in the East Bay,” that contains extensive information about affordable housing opportunities; definitions of affordable housing; financing issues; community acceptance; homelessness; affordable housing resources; and much more. The success of EBHO’s efforts convinced others to join in Affordable Housing Week.

This year, the activities were extensive and included Santa Clara

County, San Mateo County, East Bay Counties, and others. Here are samplings of what was available:

*In Santa Clara County*, 23 workshops were conducted during the week on homeownership providing tips and information to first time homebuyers; tours were conducted in Mountain View and elsewhere highlighting the “best practices” in the affordable housing industry; seminars were held on producing affordable housing, accessibility issues, and other topics. An Afford-

*continued on page 12*

## PENINSULA INTERFAITH ACTION HOSTS PUBLIC MEETING TO HONOR COUNTY’S HOUSING TRUST FUND EFFORTS

**T**he Peninsula Interfaith Action held a public meeting on June 9<sup>th</sup> as part of Affordable Housing Week. The event was to promote the Housing Trust and Endowment of San Mateo County (HEAT), California. With 375 supporters packing St. Matthew’s Catholic Church in San Mateo, the \$100 million vision for the County’s housing trust fund was center stage. Archbishop William J. Levada of San Francisco was present, along with County Supervisors Rich Gordon and Rose Jacobs Gibson. State Assemblymember Gene Mullin was represented as were the cities of Woodside, Pacifica, San Carlos, Daly City, East Palo Alto, San Bruno, Millbrae and San Mateo.

The 90 minute public meeting allowed for PIA to share its vision for HEAT, to honor County Supervisors, to present a research report and identify the pressing housing need in the County along with demonstrating city support for the regional Housing Trust and Endowment of San Mateo County. HEAT involves the County of San Mateo, nine cities and various private-sector groups. With a commitment of \$3 million from the County, another \$2 million in funds from the state’s Proposition 46, the participating cities have committed to support the administration of this emerging affordable housing trust fund. The Peninsula Interfaith Action has been the backbone of this housing trust fund campaign and its efforts have charted the way for the County’s development of HEAT. ■



“Supervisors Gibson and Gordon understand that we must seek regional answers to such an intractable problem as affordable housing and that collaborations between city and county, and partnerships between the public and private sector, will be the key, and they have progressed with determination and without delay.”

Rev. Dr. Jim Keck, pastor  
Congregational Church, San Mateo

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able Housing Leadership Luncheon was held and the week concluded with a San Jose Giants game with affordable housing as the theme.

*In the East Bay*, the week began with a Kick-Off Party and throughout the week forums were held on such topics as: housing and education; housing the workforce; rental subsidy programs for landlords; financing affordable housing; and housing and health. Housing resource fairs were held in Brentwood, Richmond, Oakland, and Pleasant Hill. Tenant workshops were held by the East Bay Community Law Center to help tenants get answers to their concerns. Open houses and tours were held and Habitat for Humanity

sponsored a number of volunteer opportunities. Other events included a homeless outreach day and an affordable housing television series.

*In San Mateo County*, the Housing Leadership Council and Citibank sponsored a reception for nonprofit staffers and a Housing Leadership breakfast. HIP Housing held their Annual Luncheon. Grand openings and groundbreakings were held for affordable housing in the County. Homebuyer education seminars were held throughout the week. Mid-Peninsula Housing Coalition, Charities Housing Development Corporation and Peninsula Interfaith Action sponsored an affordable housing

tour. A special seminar on affordable housing for the developmentally disabled was sponsored by PARCA and Integrated Housing Options Coalitions.

Dozens of organizations participated in the events and numerous sponsors contributed to the activities and publications. Affordable Housing Week made quite a contribution to the Bay Area's understanding and support for affordable housing as a part of every community. ■

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