

"HOUSING FOR ALL"

January 2004

Volume 2, Number 1

San Luis Obispo County Housing Trust Fund
4111 Broad Street, Suite A-6, San Luis Obispo, CA

Update on HTF Start-up Funding

The HTF is well on its way to reaching its goal of raising \$450,000 in start-up funds. This is the amount that was budgeted for the HTF's start-up costs and first two years of operation.

At the end of 2003, \$304,000 was received from six sources. The largest contribution came from the County of San Luis Obispo, which provided half of the two year budget.

As a condition for their \$225,000, the Board of Supervisors require that the HTF match it dollar for dollar from the seven cities within the county and other sources.

The HTF has received \$79,000 in matching funds to date. This

leaves \$146,000 to be raised over the next 11 months.

The Economic Opportunity Commission (EOC) is our second largest funder. They obtained a \$50,000 grant from the state to help our effort.

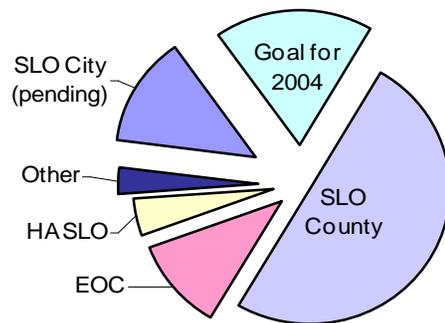
The Housing Authority of the City of San Luis Obispo (HASLO) contributed \$20,000 followed by United Way at \$5,000 and the Community Foundation at \$3,000.

A request for \$60,000 is now pending with the City of San Luis Obispo. The City Council is scheduled to consider that request

on February 17th.

When the City Council approves our request, the amount that needs to be raised in 2004 drops to \$86,000.

Sources of Funds



HTF Schedules City Council Presentations

The HTF currently has three presentations scheduled for city council meetings over the next two months. These presentations are in Arroyo Grande, San Luis Obispo and Pismo Beach (see schedule, below).

The San Luis Obispo presentation will be made in conjunction

with the Council's consideration of request for \$60,000 in start-up funds for the HTF.

The other presentations were scheduled to provide general information progress reports on the HTF. Funding requests may be considered following these presentations.

We encourage readers to attend these important meetings to show your support for the Housing Trust Fund.

Additional presentations will be schedule for this Spring and Summer.

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City Presentation Schedule:

City of Arroyo Grande	Feb 10; 7:00 pm
City of San Luis Obispo	Feb 17; 7:00 pm
City of Pismo Beach	Mar 16; 6:30 pm

Come to show your support

Looking Back... and Ahead



Gerald L. ("Jerry") Rioux
SLOCHTF Executive Director

They say that time flies when you're having fun. I can attest to that. I'm having a ball! And I can hardly believe how quickly the last four months passed by.

2003 was both a hectic and successful year for the HTF.

The HTF was incorporated February 27th. The Board was seated and the bylaws drafted. A business plan was written. By July, the HTF had \$303,000 in funding commitments.

Since I started last October, the HTF opened and equipped an office. We worked on our relationships with local governments and we launched a website.

At the end of 2003, the HTF tried to secure \$85,000 per year in dedicated revenue from the County in order to get a \$1 million State grant under Proposition 46.

Unfortunately, the State budget crisis intervened. The State told the County they would lose \$12 million in revenues and the HTF lost a one-time opportunity for a \$1 million grant for our loan fund.

I see the fast pace continuing in 2004.

The HTF needs to raise additional start-up funds as well as lending capital. We also need to continue building relationships with local governments, developers and others in the community.

To help guide us through 2004 and beyond, the HTF Board and Steering Committee are in the middle of a strategic planning process.

Through this process they will reaffirm the mission and purpose of the organization and set the vision and priorities for the future. Information from the strategic planning will be included in our next newsletter.

For now, I want to note that the title of this newsletter – "Housing for All" – is the HTF's vision statement. By it, we are saying that we want ALL San Luis Obispo County residents and employees in to have decent, safe and sanitary housing that they can afford.

Thanks to Some of Our Many Angels

During the Dot-Com boom, people who raised money for start-up ventures were often called angels.

The HTF has had more than its share of angels as we evolved from an idea to reality. This newsletter could be filled

with thanks to all the dedicated people who helped us get up and running.

We would like to focus on three special groups of angels this month ...

Anyone who has ever been involved in starting a non-profit organization knows how overwhelming the seemingly endless barrage of forms and documents can be.

Warren Sinsheimer was a knight in shining armor when he graciously extended services from his staff at Sinsheimer, Schiebelhut & Baggett to the HTF. The firm provided more than \$13,000 in pro bono legal services

during 2003.

Special thanks are due to attorneys Suzanne Fryer and Laura King who shepherded us through the development of our legal documents and filing with the IRS for 501(c) 3 status. Elaine Jackson was also a big help. She recently moved to be near family in Washington State, so we'll turn up the volume as we send her a big thank you.

The Women's Shelter Program, under the direction of Executive Director Marianne Kennedy, is our second angel. In addition to serving as our fiscal agent during our organizational phase, Marianne

and her team wrote grant proposals on HTF's behalf, provided bookkeeping services and prepared financial reports.

Marianne has also been an active member of our Steering Committee. Thank you Marianne, grant writer Susan Talbot and bookkeeper Elizabeth Nagano for your tremendous assistance.

Anne and Charles Quinn are our third angels. A local writer, Anne wrote a great article on the HTF for "New Times" back in 2001. In December, the Quinns became our first individual donors. What a wonderful way to end the year. Thank you both!



Items of Interest...

Publications

Myths & Facts About Affordable and High Density Housing, a November 2002 report from the California Planning Roundtable, is available online at: www.cproundtable.org/cprwww/docs/mythsnfacts.pdf

A Primer on California City Finance describes the various revenues that cities receive and how they have changed over the years. The report from the League of California Cities can be found online at: www.westerncity.com/Nov02PrimerPDF.pdf.

Websites

Affordable Housing Design Advisor is a website that provides a wealth of information on designing attractive higher density housing. It includes online lectures by R. Tom Jones, Dean of CalPoly's College of Architecture and Environmental Design and slides that can be used in local presentations. Prepare to spend some time at www.designadvisor.org.

The Mad Housers is an Atlanta nonprofit that builds wooden huts in discrete locations to provide shelter, privacy and security for persons experiencing homelessness. Their typical 6' x 8' hut costs \$400 and takes 50 hours to build. Each hut has a sleeping loft, locking door and wood burning stove. Learn more at www.madhousers.org.

PolicyLink is an Oakland community development think tank. It's website includes a wealth of information on housing, community development and economic development issues, strategies and solutions. Check it out at www.policylink.org.

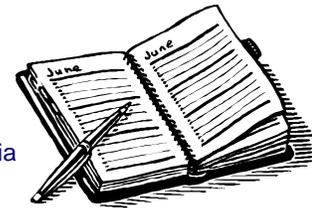
Events

Jan. 27 w Housing Element Public Hearing, San Luis Obispo City Council, City Hall, 990 Palm St., 7 PM

Mar 3-4 w Central Coast Greenbuild 2004 Conference and Expo at Embassy Suites in SLO. Learn about green building and the LEED standards. Three registered LEED projects in SLO will be showcased. Learn more at the USGBC website— www.usgbc.org/Events/events_conference_calendar.asp.

May 23-25 w Housing California 2004, Sacramento Convention Center, is the nation's largest annual training event for housing sponsors and advocates: www.housingca.org

Oct. 21-22 w Rural Housing Summit, Asilomar in Pacific Grove, is an annual policy-oriented forum for small towns and rural areas sponsored by the California Coalition for Rural Housing: www.calruralhousing.org/



Please submit Items of Interest to news@sloctf.org

Board of Directors

Anita Robinson, Chair—*President & CEO, Mission Community Bank*

Rachel Richardson, Vice-Chair—*AIDS Support Network; Chair, SLO Supportive Housing Consortium*

Dr. Allen Haile, Secretary—*Community & Government Relations Director, Cal Poly University; member, San Luis Obispo Economic Advisory Committee*

Janna Nichols, Treasurer—*Executive Director, United Way of San Luis Obispo County*

George Moylan—*Executive Director, Housing Authority of the City of San Luis Obispo*

Affiliations are listed for identification purposes only.



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