



# Housing for All

San Luis Obispo County Housing Trust Fund

## HTF Finances Habitat Project

On December 15, 2006, the Housing Trust Fund closed a \$339,000 loan to Habitat for Humanity for San Luis Obispo County. The loan financed the purchase of property in Atascadero on which Habitat plans to develop four homes for very low income homebuyers.

Habitat has completed four homes in San Luis Obispo County to date. The group also built a "home in a box" that was shipped to the Gulf Coast to provide housing for victims of Hurricane Katrina.

To keep the costs of their homes as affordable as possible, Habitat relies heavily on donated labor and materials. The home buyers also help with the construction of their homes and other homes that Habitat develops.

The funds for the loan to Habitat came from Catholic Healthcare West (CHW), which owns the French Hospital Medical Center and Arroyo Grande Community Hospital. CHW is one of eight investors who have provided lending capital to the HTF.

## Mid-State Bank makes CDFI Tax Credit Investment to HTF

Mid-State Bank & Trust has provided a \$100,000 loan to the HTF under California's Community Development Financial Institution (CDFI) Tax Credit program. Mid-State Bank's loan has a 0% interest rate. It is for five years and requires no payments until its maturity.

Under the CDFI Tax Credit program, Mid-State will receive a 20% state income tax credit. This will reduce the Bank's state income taxes by \$20,000.

This is the HTF's first investment under the CDFI Tax Credit Program. We hope to receive similar investments from other banks, insurance companies, local businesses and individuals.

### CDFI Tax Credit Program

California's CDFI Tax Credit Program is administered by the California Organized Investment Network (COIN) of the Department of Insurance. It was created to encourage investments in CDFIs (nonprofit loan funds and similar organizations) by corporations and individuals. Up to \$2 million in tax credits is available annually.

To qualify for the tax credit, investors must provide at least \$50,000 to a COIN-certified CDFI for at least five years at no cost to the CDFI. The tax credit may either be taken in the year of the investment or be spread over multiple years.

## Proposition 1C & Other Funds Now Available!

See Page 2

### Inside the Jan-Feb 2007 Issue:

Prop 1C & Other Funds Now Available	2
HTF Funding Updates	2
Willhoit joins HTF Board	3
Short Notes	3
Inclusionary Housing File	3
Items of Interest...	4
Notice of Funds Available	4
Board of Directors	4

# Prop 1C & Other State Funds Now Available!

## Housing and Community Development

HCD will administer most of the housing programs that were funded through Proposition 1C. At this time, HCD has issued NOFAs (Notices of Funds Available) for four Prop 1C programs, one Prop 46 program and one other program.

HCD releases NOFAs throughout the year. To keep abreast of what funds are currently available, go to [www.hcd.ca.gov/fa](http://www.hcd.ca.gov/fa).

### Multifamily Housing Program (MHP)

MHP provides deferred payment low interest loans for new and rehabilitated multifamily rental housing projects. Up to \$70 million is currently available. Applications will be accepted through March 27, 2007. For additional information, go to [www.hcd.ca.gov/fa/mhp](http://www.hcd.ca.gov/fa/mhp).

### MHP Supportive Housing Component

MHP's Supportive Housing Component provides financing for rental housing that includes support services for individuals and households with special needs. Up to \$37 million is available. Applications will be accepted on a continuing basis beginning February 1, 2007. For additional information, go to [www.hcd.ca.gov/fa/mhp/SupportiveHousing.html](http://www.hcd.ca.gov/fa/mhp/SupportiveHousing.html).

### MHP Homeless Youth Component

This MHP component provides financing for rental housing for homeless youth. Applications will be accepted for up to \$24

million on a continuing basis beginning March 9, 2007. For more info, go to [www.hcd.ca.gov/fa/mhp/HomelessYouth.html](http://www.hcd.ca.gov/fa/mhp/HomelessYouth.html).

### Farmworker Housing Grant Program (FWHG)

FWHG funds both rental and ownership housing for farmworkers. Up to \$15 million is now available for rental housing projects and \$10 million is available for ownership housing projects. Applications for both components will be accepted over the counter until April 27, 2007 (for multifamily housing) or June 28, 2007 (for ownership housing) or until such time as a sufficient number of applications are received to commit all of the available funds. For more info, go to [www.hcd.ca.gov/fa/fwhg](http://www.hcd.ca.gov/fa/fwhg).

### Workforce Housing Reward Program

Up to \$20 million in Prop 46 funds will be granted to cities and counties based on the number of permits they issued for affordable housing during 2006. For additional information, go to [www.hcd.ca.gov/fa/whrp](http://www.hcd.ca.gov/fa/whrp).

### Mobilehome Park Resident Ownership Program (MPROP)

MPROP is not a Prop 1C program. It receives funds from mobile home registration fees. It lends these funds to resident organizations, nonprofit corporations and local government agencies to purchase and preserve mobile home parks. Up to \$8 million is currently available. Applications will be accepted through June 15, 2007. For more info, go to [www.hcd.ca.gov/fa/mprop](http://www.hcd.ca.gov/fa/mprop).

## 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.

### Washington Mutual Bank awards \$10,000

Washington Mutual Bank has awarded its first grant to the Housing Trust Fund. WaMu's \$10,000 contribution will help support the HTF's operations during the year. With this award, the HTF has received grants and contributions from 11 banks that serve San Luis Obispo County.



### First American Title Ups the Ante

The First American Title Company has made its second contribution to the George Moylan Affordable Housing Fund. In January, they presented a check for \$1,450 to the HTF.

First American's contributions to the Moylan Fund were based on the number of escrows that its San Luis Obispo office closed. Beginning January 1st, First American's Pismo Beach office is also participating in this program, which is a partnership with local Realtors.



### 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.

During the last two months of 2006, \$4,600 was contributed to the Moylan Fund. An anonymous donor contributed \$2,000. Hal Rosen and The Tribune each contributed \$1,000.

In January, the HTF's board of Directors set a formal goal of raising \$40,000 for the Moylan Fund in 2007.

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](http://www.sloctf.org/moylan-fund.htm).

## Free Income Tax Services for Seniors & Low Income Families

EOC, the Food Bank and other local groups have partnered to provide free tax services for local residents. For more information go to:

[www.sloctf.org/taxes.htm](http://www.sloctf.org/taxes.htm)

# Dick Willhoit joins HTF Board

Dick Willhoit, President of Estrella Associates, Inc. has joined the Board of Directors of the San Luis Obispo County Housing Trust Fund.

“We are excited that Dick Willhoit has joined our leadership team” exclaimed Jerry Rioux, Executive Director of the Housing Trust Fund. Dick brings more than 20 years of experience in the home building industry to the Housing Trust Fund.

“Dick’s experience as a developer and his community involvement will help us to create more affordable housing throughout San Luis Obispo County,” Rioux adds.

A lifelong resident of San Luis Obispo County, Willhoit, was born and raised in Templeton and currently lives in Paso Robles. His firm, Estrella Associates, is a Paso Robles-based land development and building company. He developed the acclaimed River Oaks community in northeast Paso Robles.

Willhoit currently serves as a Trustee of the California Building

Industry Foundation and is a Life Director of the California Building Industry Association. He also serves on the Board of the Paso Robles Non Profit Housing Corporation and as a Commissioner for the Paso Robles Housing Authority.

In addition, Willhoit is a past President of the Home Builders Association of the Central Coast, a past President of the Paso Robles Chamber of Commerce and was past member and President of the Paso Robles Unified School Board.



## Short Notes

### SLO County Second Unit Design Contest

To encourage the building of more affordable housing, San Luis Obispo County is holding a "granny unit" design contest for local architects. The contest calls for homes that are 800 sf or smaller. Information is online at [www.slocounty.ca.gov/planning.htm](http://www.slocounty.ca.gov/planning.htm).

### National HTF Update

Barney Frank (D-MA), the new chair of the House Financial Services Committee plans to introduce legislation to establish a National Housing Trust Fund (NHTF), a long-term goal of the National Low Income Housing Coalition (NLIHC).

NLIHC’s proposal is that the NHTF will produce and preserve 1,500,000 rental homes over 10 years and that at least 75% of the homes are affordable to extremely low income households. In 2006, 214 Members of Congress, including 14 Republicans,

cosponsored legislation to create the NHTF. NLIHC is optimistic for success this year. For more information and to endorse the NHTF, visit [www.nlihc.org/template/page.cfm?id=40](http://www.nlihc.org/template/page.cfm?id=40).

### Resort Builds Housing for its Workforce

The Wintergreen Resort in Virginia's Blue Ridge Mountains is offering low-cost housing to help recruit workers. The Resort received a \$3.35 million loan from the state housing finance agency to construct 16 three-bedroom apartments. Each unit, can be shared by up to six employees, so up to 96 employees can be accommodated. The rent is \$86 a week per person. Residents have access to a common room, laundry room, and kitchen.

### Rioux to Speak in Atlanta

HTF executive director, Jerry Rioux, will speak at the Neighbor-Works Training Institute in Atlanta on February 21. Rioux will discuss financing options for resident-owned mobile home parks at a symposium entitled “Changes in the Wind - Manufactured Housing and the Future of Affordable Housing.”

### TA for Senior Mobile Home Park Co-ops

The West Sacramento-based Rural Community Assistance Corporation — [www.rcac.org](http://www.rcac.org) — offers technical assistance for mobile home park residents who wish to purchase their parks as cooperatives. RCAC currently has a grant that will cover the initial costs for three resident purchases.

To qualify for RCAC’s services under this grant, 1) the park must be designated as senior housing (age 55 or older), 2) at least half of the park residents must qualify as low income (earn up to \$35,750 for one person or \$40,850 for two locally), 3) the park must be located in a rural area (less than 50,000 population) and 4) the park owner must be willing to sell.

## Inclusionary Housing File

With the growing interest in inclusionary housing locally, we would like to share the following information:

The City of Patterson recently updated its inclusionary housing program to ensure that more affordable homes are actually built. The City increased the in-lieu fees for developers who do not build affordable homes from \$743 to \$25,000 per unit. It will also phase the permits for market rate homes in larger projects so that affordable homes are built in a timely manner.

Like a number of other cities, Patterson also supports partnerships between for-profit and nonprofit developers. Self-Help Enterprises will build at least 171 units of the 465 affordable units required for a 3,100 unit master planned community.

# Items of Interest...

## Publications

**Health Care Workers Priced Out of Homeownership** — In its latest update to “*Paycheck to Paycheck*,” the Center for Housing Policy contrasts housing costs in more than 200 Metro areas with the incomes of local health care workers. While they calculate that an annual income of \$183,273 is needed to afford SLO County’s median priced home, the average income of physical therapists, the highest paid health care workers is only \$65,023. *Paycheck to Paycheck* is online at [www.nhc.org/chp/p2p](http://www.nhc.org/chp/p2p).

“*Without Housing: Decades of Federal Housing Cutbacks, Massive Homelessness and Policy Failures*,” a report from the Western Regional Advocacy Project, points to federal housing cutbacks as a root cause of increased homelessness in the US. Read their report at <http://ent.groundspring.org/EmailNow/pub.php?module=URLTracker&cmd=track&j=107261716&u=1021019>.

## Websites

**Proposed Federal Housing Budgets for FY 2008** — The Housing Assistance Council has posted its assessments of the proposed FY2008 USDA and HUD housing budgets at [www.ruralhome.org/infoAnnouncements\\_2008proposed.php](http://www.ruralhome.org/infoAnnouncements_2008proposed.php).

**SLO Smart Energy Summit** — Presentations from the October 2006 Smart Energy Summit are now available to view individually online at [www.slo-span.org/cgi-bin/archive.pl?owner=SM&date=2006-10-10](http://www.slo-span.org/cgi-bin/archive.pl?owner=SM&date=2006-10-10).

## Events

**Feb 19-23** — NeighborWorks Training Institute, Atlanta — [www.nw.org/network/training/training.asp](http://www.nw.org/network/training/training.asp)

**Feb 23** — Affordable Housing Program (AHP) Workshop, Federal Home Loan Bank of San Francisco and Coast National Bank, San Luis Obispo — [www.fhlbsf.com/about/events/ahpworkshops/info.asp](http://www.fhlbsf.com/about/events/ahpworkshops/info.asp)

**Feb 26-Mar 1** — Rural Leadership: A National Rural Development Conference, RCAC, Long Beach, CA — [www.rcac.org/news/events/rcac/#RCAC2007Conf](http://www.rcac.org/news/events/rcac/#RCAC2007Conf)

**Mar 1-2** — SLO Nonprofit Collaboration Forum, San Luis Obispo — [www.collaborationslo.org](http://www.collaborationslo.org)

**Apr 23-24** — Housing California 2007, Sacramento — [www.housingca.org/events/annual-conference](http://www.housingca.org/events/annual-conference)

**May 7-11** — NeighborWorks Training Institute, Phoenix — [www.nw.org/network/training/training.asp](http://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](http://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.

## Board of Directors

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“HOUSING FOR ALL”

San Luis Obispo County Housing Trust Fund  
4111 Broad Street, Suite A-6  
San Luis Obispo, CA 93401  
Phone/Fax: (805) 543-5970 / (805) 543-5972  
Website: [www.sloctf.org](http://www.sloctf.org)