



Housing for All

San Luis Obispo County Housing Trust Fund

County to Consider Inclusionary Housing

The County of San Luis Obispo will hold hearings to consider the adoption of an inclusionary housing ordinance beginning October 11, 2007. The first hearings will be before the Planning Commission. The Board of Supervisors will then consider the ordinance.

Inclusionary housing is a requirement that developers include some affordable housing in their projects. In exchange for the affordable units, the developers are usually given a density bonus and other incentives. These help to offset the cost of the affordable units.

The county proposes that developers who build more than 10 homes must make 20% of them affordable. As an alternative, builders may

donate land for affordable housing or contribute to a housing fund. The County also proposes that non-residential developments contribute to the affordable housing fund.

The County's proposal is summarized in a concept paper, at www.slocounty.ca.gov/Assets/PL/pdfs/Inclusionary+Housing+Concept+Paper.pdf.

County Hearing on Inclusionary Housing Oct. 11, 2007

The Calvert Foundation invests \$180,000 in HTF

The Calvert Foundation, which is affiliated with the nation's oldest family of socially responsible mutual funds, recently approved a \$180,000 investment in the Housing Trust Fund.

"We are delighted to receive an investment from Calvert," explains HTF director Jerry Rioux, "because they rarely invest in such a young loan fund."

Lori Scott, Calvert's program manager for Community Investment Partners commented that the HTF "is a very promising organization."

The Washington, DC based foundation's investment has a three year term and 4.5% interest rate. Calvert's funds increase the HTF total lending capital to approximately \$4.3 million dollars. These funds are used to finance affordable housing projects throughout San Luis Obispo County.

For more information on the Calvert Foundation, go to www.calvertfoundation.org

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Inclusionary Housing Files

HBA-HTF Inclusionary Policies

The Housing Trust Fund (HTF) and the Home Builders Association of the Central Coast (HBA) have issued a position paper on inclusionary housing. It was negotiated during the last year and was officially approved by the governing boards of both organizations.

While the groups disagree on the fundamental merits of inclusionary housing, they agree on a number of policies that must be included in order to make an inclusionary program effective. They also agree that inclusionary works best when it is part of a broader strategy for meeting local housing needs.

Flexibility and incentives are key to a successful inclusionary program. Developers should have the ability to choose how and where they provide their affordable units. They must also be given incentives to offset the cost of providing the units.

They also believe that commercial developers, agriculture, government and existing residents must do their share to ensure that there is sufficient affordable housing for the local workforce.

The paper is available at www.sloctf.org/files/JPS.pdf.

Study Finds 170 Local Inclusionary Housing Programs in California

“Affordable by Choice: Trends in California Inclusionary Housing Programs” found that 170 cities and counties in California have inclusionary programs — up from only 107 in 2003. Now, one-third of the jurisdictions in the state either require or encourage builders to include affordable units with their projects.

Almost 30,000 affordable inclusionary units have been built since 1999. This does not include all of the units that were assisted with the inclusionary in-lieu fees. Most programs are mandatory, but they offer builders various incentives. Many programs encourage partnerships with nonprofits.

The study recognized the City of Atascadero for its inclusionary program, which is one of eight top-producers in the state.

An executive summary of the study is available online from www.calruralhousing.org/system/files/SampleIHReport.pdf. The report can be ordered from https://secure.ga0.org/02/NPH_pubs?

Shay Salomon

“Little House on a Small Planet”

The HTF is pleased to co-sponsor an evening with Shay Salomon, author of “Little House on a Small Planet” and a co-founder of the Small House Society.

Shay will talk about her book and the virtues of small houses. Among other things, small homes use less resources to build, use less energy and are more affordable.

Monday, October 1st — 6:00 PM
SLO Library, 995 Palm Street

HTF Funding Updates

First American Title Ups the Ante

The First American Title Company recently presented a check for \$3,600 to the HTF. This was their third contribution to the George Moylan Affordable Housing Fund for a total of \$6,550.



First American’s contributions to the Moylan Fund were based on the number of escrows closed by its offices. The contributions were made in partnership with local Realtors.

Cities Contribute to HTF

The following cities have made a financial commitment to the HTF as part of their annual budget process.

- Atascadero \$6,000
- Pismo Beach \$5,000
- Arroyo Grande \$5,000
- Grover Beach \$5,000

Atascadero also committed \$7,000 for 2008-9. In addition, the City of San Luis Obispo contributed \$30,000 and the County of San Luis Obispo will contribute \$100,000 as part of their two-year commitments to the HTF.

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. To date, more than 250 individuals, firms and organizations have contributed more than \$46,000 to the Moylan Fund.

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.



Dr. Julian Crocker joins HTF Board

Dr. Julian D. Crocker, the County Superintendent of Schools, has joined the Housing Trust Fund's Board of Directors.

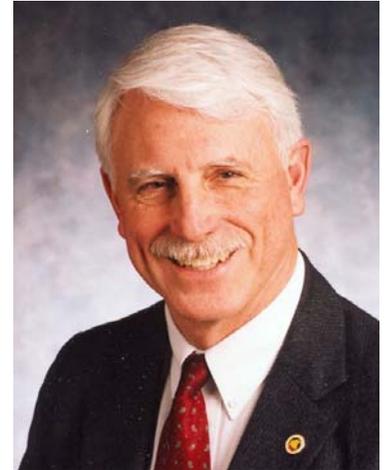
"We are excited to have Dr. Crocker join our board," exclaims Tom Jones, the HTF's board chair.

"Housing is very important to me," explains Dr. Crocker, "because teachers, other school employees and families with children all have such a difficult time finding affordable housing in this area."

Dr. Crocker was first elected as County Superintendent in 1998, and re-elected in

2002 and 2006. Prior to his election, Dr. Crocker served as Superintendent of Schools for the Paso Robles Joint Unified School District for nine years. He has also been Superintendent of Schools in San Mateo and Palo Alto, California.

A native of Tennessee, Dr. Crocker came to California in 1972 after earning his doctorate from Harvard University. He and his wife, Donna, have four children and live in Cambria.



Krug named a Paul Harris Fellow

Long time Rotarian and County Supervisor Katcho Achadjian donated a Paul Harris Fellowship in Vivian Krug's name at the Rotary Club of Pismo Beach – Five Cities on July 10th, 2007.

Paul Harris was the founder of Rotary International. Rotary clubs around the world honor his name by bestowing a "Paul Harris Fellow" award on those members of their club and leaders from the

community who best exemplify the Rotary motto "Service Above Self" and demonstrate Rotary's 4 Way test — Is it the truth? Is it fair to all concerned? Will it build good will and better friendships? and, Will it be beneficial to all concerned?

Recognition as a Paul Harris Fellow is the most prestigious award that Rotary bestows. Along with recognizing the individual for their exceptional community

service, a contribution of \$1000 to the humanitarian and educational programs of the Rotary Foundation is made on their behalf. Every Paul Harris Fellow receives a pin, medallion and a certificate when he or she becomes a Fellow. This identifies the Paul Harris Fellow as an advocate of the Foundation's goals of world peace and international understanding.

US Treasury Certifies HTF

The Housing Trust Fund was recently certified as a Community Development Financial Institution or CDFI by the CDFI Fund of the US Treasury. We have also received state certification.

National certification qualifies the HTF for various programs administered by the US Treasury, including Technical Assistance grants, Financial Assistance loans and grants, Bank Enterprise Awards and New Market Tax Credits.

As of July 1, 2007 the CDFI Fund has certified 763 organizations. Of these, 63 are in California. Mission Community Bank and Mission Community Bancorp are the only other certified CDFIs in San Luis Obispo County.

CDFIs are private non-government organizations whose primary purpose is community development. CDFIs provide financing or financial services as well as development services. CDFIs are active in many fields including affordable housing, first time homebuyer assistance, economic development and providing banking services for underserved communities.

Additional information is available on the CDFI Fund's website: www.cdfifund.gov.

Political Notice

As a nonprofit 501(c)(3) corporation, San Luis Obispo County Housing Trust Fund is prohibited from directly or indirectly supporting or opposing candidates for public office. The HTF will neither publish nor distribute written statements nor make oral statements on behalf of or in opposition to any candidate.

Individuals who are affiliated with the HTF have the right, under the First Amendment, to participate in electoral politics. Any position that they may express concerning a candidate is their individual position and not that of the HTF. They may not state nor imply that their support or opposition to a candidate is the position of the HTF nor may they express their support or opposition at an HTF event or in an HTF publication.

The HTF may, however, support or oppose propositions, legislation or ordinances which are germane to our public purpose and mission.

Items of Interest...

Publications

The Lincoln Institute has published **A National Study of Community Land Trusts**. The study, which surveyed 119 CLTs nationwide, found that these CTLs control 6,495 housing units, half of which are for homeownership. A copy of the report can be downloaded from <http://www.lincolninst.edu/pubs/PubDetail.aspx?pubid=1274> (registration is required).

California Affordable Housing Issues Bibliography is an extensive listing of recent books, reports and articles on affordable housing issues in California. Links are provided for downloading or purchasing the documents in the list. The Bibliography can be downloaded from www.hcd.ca.gov/hpd/afford_cal_2007.pdf.

Websites

The **California Inclusionary Housing Policy Database** is now online at <http://calruralhousing.org/housing-toolbox/inclusionary-housing-policy-search>.

Events

Sept 22-23 — Heritage Oaks Bank Family Fun Day & Fun Run, Paso Robles — www.hobfunrun.com

The George Moylan Fund Affordable Housing Fund will share the proceeds from the Fun Run with two other groups

Oct. 1 — Shay Salomon — Little House on a Small Planet, City-County Library, SLO — www.sloctf.org/files/salomon.pdf

Oct. 11— Hearing on Inclusionary Housing — County Planning Commission, Board of Supervisors Chambers, SLO — www.slocounty.ca.gov/planning/meetingcalendar/Planning_Commission_Hearings_9791.htm

Oct 25-26 — Rural Housing Summit, Asilomar, Pacific Grove — www.calruralhousing.org/programs/rural-housing-summit

Oct 31- Nov 1 — 2007 National Inclusionary Housing Conference, San Francisco — www.inhousing.org/conf

Nov. 28 — HTF Fundraiser and Silent Auction, SLO — save the date, details to be announced

Dec 3-5 — Housing California's Mental Health and Housing Conference 2007, Long Beach — 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.



Loan Funds Available: \$2.5 Million

Approximately \$2.5 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 - to learn more and download our Program Guidelines, Loan Review Process and Underwriting Guidelines and other documents.

Board of Directors

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