



Marianne Kennedy (HTF Board Member), Marilyn Mayor (original administrator), Anita Robinson (founding Chair), Mary Brooks (HTF Project), Biz Steinberg (Steering Committee), Lillian Judd (Steering Committee), Denise Rea (Steering Committee), Jim Brabeck (Steering Committee), Jerry Rioux (Executive Director), Ann Travers (Commissioner), Janna Nichols (founding Treasurer), Dana Lilley (Commissioner), Vivian Krug (Administrative Director) and Scott Smith (Steering Committee) at “10th “anniversary celebration. See more photos from the event at: <https://www.facebook.com/media/set/?set=a.397091206984767.118627.118422001518357&type=3&l=78a5491f0e>

Anniversary Celebration

The Housing Trust Fund recently celebrated two anniversaries with many of our partners and supporters. The event was 11 years after our formal kick-off breakfast and nine years after our incorporation.

The seed for the HTF was planted many years earlier by members of the Supportive Housing Consortium. The Consortium is comprised of health and human services organizations who work together to improve housing opportunities for their clients. They found that without affordable housing, their clients could neither heal nor thrive.

The Consortium researched a number of ways to address the local housing affordability crisis. They

settled on the housing trust fund as a concept that could gain broad support in our community.

The initial leaders of the efforts to form the HTF included Rachel Richardson (AIDS Support Network), Ann Travers (Adult Protective Service), Marianne Kennedy (Women’s Shelter Program) and Lillian Judd (EOC, now CAPSLO).

They enlisted the expert help of Mary Brooks, from the Housing Trust Fund Project, to help guide them. This core group then recruited Anita Robinson (Mission Community Bank), George Moylan (HASLO), Janna Nichols (United Way) and many others to help bring the HTF to fruition.

One of the group’s early critical successes was getting unanimous support for the HTF from the County Board of Supervisors in December 2002. Then in July 2003, they committed \$225,000 in county general funds as a matching grant to jump start the corporation.

The County’s grant was quickly matched by grants from:

- United Way,
- The Community Foundation,
- HASLO,
- EOC (now CAPSLO),
- Every city in the county, and
- Others in the community.

This broad based support for the HTF has continued to this day.

Housing for All

San Luis Obispo County
Housing Trust Fund

SPRING 2012 ISSUE

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Funding Updates

Loss of RDAs Hurts HTF

The loss of local redevelopment agencies hurts both the HTF and our whole community. Local RDAs contributed more than 8% of our annual budget, which will be difficult to replace. More critical, however, is the \$2 million that will no longer go to local affordable housing projects. These funds will be far more difficult to replace, but there is some hope with the HOMeS Act (see page 4).

BofA contributes \$5,000

Bank of America has made another grant of \$5,000 to support the HTF's operations. This was the bank's eighth contribution since 2005.

It brings BofA's total support to \$82,500 and secures the bank's status as our top corporate supporter. More information is online at www.sloctf.org/grant-bofa.htm.



US Bank awards \$5,000

US Bank has also contributed \$5,000 to support the HTF. This was the bank's second contribution since entering the local market by acquiring Downey Savings. Downey was also a supporter. Additional information is online at www.sloctf.org/grant-usbank.htm.

SBBT, Estrella and Coast-Hills support Moylan Fund

Santa Barbara Bank & Trust recently contributed \$1,000 to the Moylan Fund. This was closely followed by a \$1,000 contribution from Estrella Associates and contributions from CoastHills Federal Credit Union and several individuals.

The Moylan Fund was established to honor the memory and continue the work

of George Moylan, one of our founding directors. The Moylan Fund is used exclusively to finance affordable housing projects in San Luis Obispo County.

More than 300 individuals, firms and organizations contributed to the fund. Learn more and [make a contribution](http://www.sloctf.org/moylan-fund.htm) at www.sloctf.org/moylan-fund.htm.



Kennedy joins HTF Board

Marianne Kennedy, Executive Director of the Women's Shelter Program of San Luis Obispo (WSP), has joined the HTF Board of Directors. WSP was started in 1977 to provide a wide range of services for victims of domestic violence, including emergency shelter and transitional housing (www.womensshelterslo.org).

Ms. Kennedy has been a long supporter of the HTF. She was on the HTF's original organizing committee and acted as our fiscal agent prior to our incorporation. Ms. Kennedy has also served on the HTF Commission (our loan committee) since 2007.

Ms. Kennedy has over 30 years of experience working in the domestic violence field and is dedicated to the plight of special needs populations. Recognizing domestic violence victims' need for affordable housing, she has overseen the purchase of the WSP's emergency shelter and 10 units of transitional housing. She was also a founding member of the San Luis Obispo Supportive Housing Consortium.



Marianne Kennedy, Executive Director of the Women's Shelter Program of San Luis Obispo (WSP) and the newest member of HTF's Board of Directors.

Foundation Partnership



Barry VanderKelen, Executive Director of the San Luis Obispo County Community Foundation announced their newest initiative at the HTF's anniversary celebration. The Foundation provided a \$100,000 Program Related Investment or PRI to the HTF.

PRIs are loans that foundations make to nonprofit corporations to support their corporations' charitable mission. They are an innovative way for foundations to support nonprofit corporations.

The Community Foundation has been considering making PRIs for a few years. They picked the HTF as their first recipient based on both the HTF's mission and its financial strength and management. The HTF will use the proceeds of the PRI to provide loans for affordable housing projects in San Luis Obispo County.

Barry VanderKelen (left), Executive Director of the San Luis Obispo County Community Foundation presents a \$100,000 PRI check to Dr. Julian D. Crocker, Chair of the HTF's Board of Directors.

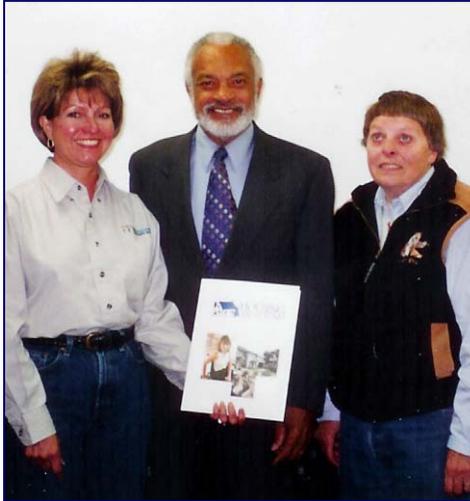
Farewell to Founders

It is with sadness that the HTF bids farewell to three of our founding directors — Anita Robinson, Rachel Richardson and Dr. Allen Haile. They helped organize the HTF and served on our board for the maximum term allowed by our bylaws. Their terms expired in April.

Anita was our first board chair. She served in that capacity for four years. Rachel was our vice chair for the length of her tenure on the board. Allen served as our board secretary for nine years.

We also bid farewell to Dana Lilley, who was also involved from our beginning. Dana originally served on our steering committee. He later became one of the first members of the HTF Commission, our loan committee.

We thank Anita, Rachel, Allen and Dana for all their contributions to our success.



Anita Robinson, Dr. Allen Haile and Rachel Richardson (left to right) as newly elected board members in 2003.



Peoples' Self-Help Project

In September 2010, the HTF provided a \$1.4 million loan to help the Peoples' Self-Help Housing Corporation purchase 34 finished lots near Tefft and Thompson in Nipomo. Peoples' then prepared home plans, processed building permits and arranged for individual financing. They sold the individual lot and home packages to families between December 2011 and February 2012. The families are currently building their own homes using the mutual self-help method. Additional information on Peoples' Self-Help and their housing programs is available online at www.pshhc.org.



HTF Updates

Hoeflich and Torell join the HTF Commission

We welcome two new members to the HTF Commission, our loan committee.

Joe Hoeflich is a local manager for the Tri-County Regional Center. He coordinates services for individuals with developmental disabilities. Joe was appointed by the Supportive Housing Consortium to represent individuals with special needs.

Morgan Torell managed the last update of the County's Housing Element. She works in the Housing and Economic Development Section of the planning department. Morgan was appointed to represent the County of San Luis Obispo.

The full Commission roster is online at www.slocthf.org/our-team.htm.

RCIF highlights HTF

The Religious Communities Investment Fund is one of our earliest loan fund investors. The group has honored the HTF and our work by highlighting us in its latest newsletter. The newsletter is online at:

<http://rcif.org/newsletter/spring-2012>.

Rioux Appointed to COIN Advisory Board

HTF Executive Director, Jerry Rioux, has been appointed to the advisory board for the California Organized Investment Network (COIN) of the Dept. of Insurance. COIN provides state tax credits for CDFI investments and promotes community investments from the insurance industry.

COIN's website is located at:

www.insurance.ca.gov/0250-insurers/0700-coin.

Please Act Now! — Support SB 1220

Government funding for affordable housing has been ravaged and we need your help to restore at least some funding.

The state legislature and supreme court have eliminated redevelopment agencies (RDAs) and the \$1 billion that they provide for housing each year. The Governor is now grabbing the balances in the RDA housing accounts to help balance the state budget. He is also diverting funds from the national mortgage settlement to the budget.

On top of these cuts, Prop 1C, which voters passed in 2006 is running out of funds and California will receive 37% less in CDBG and HOME funds in 2012 than in 2010.

This loss of funds will result in less affordable apartments being built and fewer individuals with special needs receiving housing assistance. It will also reduce the assistance for first time buyers and owners who

are at risk of losing their homes.

SB 1220, is state legislation that will create a permanent source of funds for affordable housing by charging \$75 on most real estate recordings. It will generate between \$300 million and \$700 million per year that will be used to support affordable housing. Most other states have a similar mechanism for funding housing on an ongoing basis.

The timing is critical. SB 1220 should be on the Senate floor in late May. It needs a two-thirds vote to pass, which is very difficult even when there is broad based support for a bill. Housing advocates, the California Association of Realtors, the California Building Industry Association and business groups all support SB 1220.

Please ask Senator Blakeslee to support SB 1220 when it is on the Senate floor. His contact information is:

The HOMeS Act — SB1220 —



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Items of Interest...

Events

Peoples' Self-Help Housing Corporation Free Seminars — check for details and dates and locations:

First Time Home Buyer Education Seminars — www.pshhc.org/homebuyer_seminars.html

Foreclosure Prevention Seminars — www.pshhc.org/foreclosure_prevention_seminars.html

Sep 10-13 — National CLT Conference, Burlington, VT — www.cltnetwork.org/2012-National-Conference.

Oct 15-18 — Opportunity Finance Network Conference, San Antonio — www.opportunityfinance.net.

Oct 25-26 — CCRH Rural Housing Summit, Asilomar (Pacific Grove, CA) — www.calruralhousing.org.



“Housing for All” has active links when you view this newsletter in Acrobat Reader.

Board of Directors

Dr. Julian D. Crocker, Chair
Leonard J. Grant, AIA, Vice-Chair
Dick Willhoit, Treasurer
Marianne Kennedy, Secretary
R. Thomas “Tom” Jones, AIA

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“HOUSING FOR ALL”

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Phone: (805) 543-5970 / Website: www.slochtf.org

\$4 Mil Available

The San Luis Obispo County Housing Trust Fund has more than \$4 million available to help finance affordable rental and ownership housing projects located in San Luis Obispo County.

Loans may be used for acquisition, development, construction and other activities to create or preserve affordable housing for very low, low or moderate income households, including those with special needs.

Visit our website for our guidelines and other documents: www.slochtf.org/loans.htm.