

Housing for All

San Luis Obispo County Housing Trust Fund

CDFI Fund grants \$500K

The Housing Trust Fund was awarded a \$500,000 Financial Assistance (FA) grant from the CDFI Fund of the US Treasury. This is our sixth award in as many years and brings the total that we received since 2009 to \$3.3 million. Our latest award was one of 130 FA grants totaling \$161 million that were announced on August 26, 2014.

Our new CDFI funds will be used exclusively to finance affordable housing projects in San Luis Obispo County. CDFI funds are limited to either low income units or projects in CDFI target areas (see www.sloctf.org/files/cdfi-areas.pdf).

This funding round was very competitive, despite the fact that this was the first year that many applicants, like us, needed to provide matching funds. A total of 275 applications were received requesting nearly \$386 million in FA funding.

Since its creation in 1994, the CDFI Fund has awarded over \$1.9 billion through its various programs. Information on the CDFI Fund and its programs is available online at www.cdfifund.gov.



Construction has started for the 28-unit Pike Place Apartments in Arroyo Grande. The HTF provided \$650,000 in subordinate financing to make this project possible. Learn more about our loans at our November 6 workshop (see www.sloctf.org/workshop.htm).

HTF Workshop - Nov 6

Learn more on Page 3 or go to www.sloctf.org/workshop.htm.

Rabobank & PacWestern invest

Both Rabobank and Pacific Western Bank recently invested in the HTF's revolving loan funds. These investments both qualify for state CDFI tax credits. If awarded, the investments will have 0% interest rates for five years. Our tax credit applications are pending. We should hear this month.

Rabobank provided \$500,000 in what is called an equity equivalent or EQ2 investment. EQ2s are unsecured loans with soft terms that act more like equity, than debt. While this investment is initially for five years, it has two built in extensions. The ultimate term should be 15 years. The

interest rate will be 2.25% for the first five years, if we don't receive tax credits. The rate will adjust with each extension based on 5-year Treasuries.

Pacific Western is our newest lending partner. They invested \$250,000 for five years. If tax credits are not awarded, the interest rate will be 4%. Pacific Western uses a simple and straightforward deposit agreement for its tax credit investments.

The CDFI Tax Credit program is administered by the California Organized Investment Network (COIN) in the Department

of Insurance. The program provides a 20% state tax credit for qualified investments. To qualify, investments must be for at least \$50,000 for five years at 0% interest. The credits are available for corporations, insurance companies and individuals. For information on the tax credits, go to www.sloctf.org/tax-credits.htm.

FALL 2014

Housing Trust Fund Updates	2
Short Notes	2
Items of Interest...	3

Housing Trust Fund Updates

HTF lending tops \$13 million

The HTF's cumulative lending topped \$13 million during the third quarter of 2014. This landmark was achieved just one year after we topped \$10 million in loans.

At this time, the HTF has more than \$5 million in outstanding loans for 15 affordable housing projects. Due to the short-term nature of most of our loans, three of these loans are expected to pay off during the next quarter and others will be paid down.

We are currently seeking applications for new loans. Learn more about our loan process and terms at www.sloctf.org/loans.htm or attend our November 6 workshop (see page 4).

HTF loan funds tops \$9.5 million

With the receipt of our LHTF and CDFI awards and the Pacific Western Bank and Rabobank investments, the HTF's revolving loan funds topped \$9.5 million. Our loan funds now have nearly \$5.6 million in equity and grant commitments. They also have nearly \$4 million in social or community investments from banks, foundations and others. A list of our Sources of Lending Capital is online at www.sloctf.org/files/lending-capital.pdf.

Double Your Money when you Support the Housing Trust Fund

Now that the CDFI Fund requires matching funds for all of its Financial Assistance grants, your contributions have become even more valuable to us. Every contribution to the Housing Trust Fund will be matched dollar-for-dollar by the CDFI Fund when we receive our next grant. Learn about the ways that you can support us at www.sloctf.org/match.htm.

Bank of America awards \$5,000

Bank of America recently contributed an additional \$5,000 to the HTF. The bank has supported the HTF since 2005.

Over the past decade, the bank has contributed nearly \$100,000. More information is online at www.sloctf.org/grant-bofa.htm.



(1 to r) Martin Richards, Enterprise Client Coverage Executive, Management Operating Committee, Antonia Smith, Banking Center Manager, SLO, Jerry Rioux, HTF, Stephanie Smith, Home Mortgage Manager, Greg Bland, Market President, and Barry Epperson, Resident Director, Merrill Lynch, SLO.

Short Notes

CDBG, HOME & ESG Funds

SLO County and the cities participating in the Urban County program will accept applications for Federal CDBG, HOME and ESG funds through October 15, 2014. Applications and additional information are available at <http://tinyurl.com/14h6goz> or by emailing Suzan Ehdaie at sehdaie@co.slo.ca.us.

SLO is slightly less unaffordable

For the first time in awhile, SLO county is not one of the ten least affordable housing markets in the nation. For the second quarter of 2014, the National Association of Home Builders ranked our county as the 11th least affordable of 225 metro areas. NAHB found that 28.2% of the homes sold during the quarter were affordable to household's who earned the local median income.

Learn more about NAHB's Housing Opportunity Index at www.nahb.org/reference_list.aspx?sectionID=135.

Inclusionary Upzoning?

A new report from the Center for Housing Policy entitled [Inclusionary Upzoning: Tying Growth to Affordability](http://www.nhc.org/Inclusionary-Upzoning.pdf) profiles communities that have adopted inclusionary housing policies tied to upzoning. These communities require affordable housing units as a condition for upzoning properties to allow more development. Most of the examples are voluntary, rather than mandatory, much like California's density bonus law. The report can be downloaded from www.nhc.org/Inclusionary-Upzoning.pdf.

Rural Infrastructure Fund

The newly created US Rural Infrastructure Opportunity Fund provides a vehicle for private investments in rural infrastructure projects across the country. Investments will be targeted for projects such as hospitals, educational facilities, water/wastewater systems, and food systems. CoBank has committed \$10 billion to get the fund started. Learn more at <http://tinyurl.com/pqs7auc>.

Items of Interest...

Publications, Websites, Videos, Webinars, Podcasts, E-Mail Lists, etc.

Snapshot of Older Consumers and Mortgage Debt is a new report from the Consumer Financial Protection Bureau. It found that increased debt threatens retirement security for millions of older Americans. Download the report at <http://tinyurl.com/o8hxxjb>.

Housing America's Older Adults – Meeting the Needs of an Aging Population is a new report from Harvard's Joint Center for Housing Studies that analyzes the ability of America's housing stock to meet the affordability, accessibility, social connectivity, and supportive service needs of our aging population. Download the report at <http://tinyurl.com/lk7hnd5>.

Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base is a new report from Enterprise Community Partners. The report summarizes the impact of affordable housing on household stability, economic security, education, health and other aspects of life. Learn more at <http://tinyurl.com/mpbb4oh>.

Creating Wealth Opportunities through Resident Ownership of Manufactured Home Communities is a policy brief from CFED. It recommends changes in Federal programs and policies that would create a more favorable environment for mobilehome park residents who wish to purchase their communities. Download it at <http://tinyurl.com/pxm5snb>.

No Safe Place: The Criminalization of Homelessness in U.S. Cities is a new report from the National Law Center on Homelessness and Poverty. The report is online at http://nlchp.org/documents/No_Safe_Place. A video of the webinar for the report is at <http://youtu.be/noc8nCbcerk> and the webinar slides are at http://nlchp.org/documents/No_Safe_Place_Webinar_Slides_2014.

Highlights of the State of Housing in California: Affordability Worsens, Supply Problems Remain is a recently updated report from the California Department of Housing and Community Development. Download it from <http://tinyurl.com/q8akk9d>.

Events

Oct 9 — CFCC Funding Fair, Online — www.events.rcac.org/assnfe/ev.asp?MODE=&ID=290.

Oct 14-17 — Opportunity Finance Network Conference, Denver — <http://conference.ofn.org/#home>.

Oct 23-24 — Rural Housing Summit 2014, Asilomar — www.calruralhousing.org/?page_id=1279.

Nov 6 — HTF Public Workshop, HTF Offices, San Luis Obispo — www.sloctf.org/workshop.htm.

Nov 12-13 — I'M HOME Conference (Manufactured Homes as Affordable Housing), Seattle — <http://imhomeconference.splashthat.com>.

Dec 2-5 — National Rural Housing Conference, Washington DC — www.ruralhome.org/calendar/nrhconf/984-conf-reg-open.

"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
Clarence C. Cabrerros, Treasurer
Marianne Kennedy, Secretary
Dick Willhoit
Geri LaChance

SAN • LUIS • OBISPO • COUNTY



71 Zaca Lane, Suite 130, San Luis Obispo, CA 93401
Phone: (805) 543-5970 / Website: www.sloctf.org

HTF Workshop

Nov 6 at 3 pm in HTF Offices

Housing developers, nonprofit corporations and local governments are invited to attend a public workshop to learn more about our new LHTF grant and our other loan programs.

The HTF has funds to help finance affordable housing projects throughout SLO County.

Additional information on the workshop is online at www.sloctf.org/workshop.htm.

RSVPs to 805-543-5970 appreciated.