

Housing for All

San Luis Obispo County Housing Trust Fund

Rabobank makes \$500,000 Investment & \$10,000 Grant

Rabobank recently provided the HTF both a \$500,000 investment and a \$10,000 contribution. Over the years, Rabobank has invested \$2.1 million in the HTF's revolving loan fund and contributed over \$70,000 to support the organization's efforts.

"Rabobank is pleased to be able to support the exceptional work that the Housing



Rabobank

Trust Fund does to develop and preserve affordable housing in San Luis Obispo County," said Steven Harding, Rabobank's Chairman of the Community Leadership Groups.

"Rabobank's generous and ongoing support has been key to our success," according to Jerry Rioux, the HTF's Executive Director.

The bank's investment is what is called an EQ2 or equity equivalent investment. EQ2s are loans with soft terms that act more like equity. While this loan's initial term is five years, it can have two five-year extensions. The initial interest rate is 0% due to the receipt of COIN tax credits (see the article to the right). The interest rate will adjust based on Treasury rates with each extension.

Rabobank provided a similar \$500,000 EQ2 in 2014. That loan also received tax credits. The bank also provided the HTF's very first tax credit investment.



Steven Harding, Rabobank Community Leadership Group Chairman (right) presents award to Jerry Rioux (left), the HTF's executive director.

COIN awards \$300,000 in tax credits for the HTF

COIN, the California Organized Investment Network in the California Department of Insurance just awarded \$300,000 in CDFI tax credits for the HTF's recent investments from Rabobank and Heritage Oaks Bank. Rabobank invested \$500,000 in the HTF's revolving loan fund and Heritage Oaks recently invested \$1 million (see last newsletter—<http://tinyurl.com/nsg2kzm>). Thanks to COIN's tax credits, these investments both have a zero percent interest rate for five years.

The COIN program provides a 20% state tax credit for qualified investments. The minimum investment is \$50,000 for five years at a 0% interest rate. The tax credits may be taken in the year of the investment or spread over years. The yield can be 4% or more. The credits are available for corporations, insurance companies and individuals. More information is online at <http://tinyurl.com/ptpj6ex> or www.slocht.org/tax-credits.htm.

The HTF is seeking other COIN investments.

SUMMER 2015

HTF Updates	2
Housing Project Updates	3-4
Items of Interest...	5

HTF Updates

Jeff Eckles joins HTF Board

Jeff Eckles, the Executive Director of the Home Builders Association of the Central Coast (HBACC), joined the Housing Trust Fund's Board of Directors in June.

"A place you can call home is the foundation of the American dream," explains Jeff. "I am honored to be serving on the board of the Housing Trust Fund to help make that dream a reality for more people in our community."



Jeff was a registered investment advisor for 25 years prior to taking the reigns of the HBACC. After working for large corporations, Jeff ran his own firm for ten years. He has a keen understanding of financial matters and economic development.

"We are delighted that Jeff Eckles has joined our board," exclaimed Lenny Grant, HTF Board Chair. "His experience in finance and connections with the building industry will be invaluable to our organization."

Hemalata Dandekar joins HTF

Hemalata ("Hema") Dandekar, PhD is the newest member of the Housing Trust Fund's Board of Directors. She is the Department Head and a Professor of City & Regional Planning at Cal Poly. Her PhD in Planning is from UCLA. Hema also holds two architecture degrees and is a licensed architect.

"This opportunity to help guide the HTF is exciting and challenging," notes Hema. "The HTF's diverse board is dedicated to housing for all. It will be a privilege and an honor to serve, contribute and learn."

Hema teaches the "Housing and Planning" course at CalPoly and advises the school's BofA Low-Income Housing Challenge team. She lives in San Luis Obispo and is active in the community. Hema serves as a City Planning Commissioner and was on other advisory bodies.



"We are honored to have Dr. Dandekar join our board," states Marianne Kennedy, HTF Board Secretary. "Her insights and experience in the areas of housing, architecture and urban planning will be very valuable to our organization."

Supporters rally behind the Housing Trust Fund

Local Governments Up Ante

Local governments have been important partners with the HTF since before we were formed. The County of San Luis Obispo provided a \$225,000 matching grant to help get us started and every city in the county contributed to match that grant.

During the FY16 budget process, the County and the cities of Grover Beach, Pismo Beach and Morro Bay all approved funds to support the HTF.

The County approved the largest grant that we have received for the year-to-date at \$40,161. Grover Beach approved \$5,000. Pismo Beach provided \$2,000 and Morro Bay provided \$1,000.

The City of San Luis Obispo contributed \$30,000 to the HTF earlier in the year.

BofA Renews Commitment

Bank of America has provided a \$5,000 grant to the HTF. This grant for general operating support brings the bank's total support over the years to over \$100,000. The grant will support the HTF's efforts to increase the supply of affordable housing in San Luis Obispo County.



BofA Award Presentation—Representatives from the 5Cities Homeless Coalition, Atascadero Loaves and Fishes, CAPSLO, Cuesta College Foundation, Dignity Health, Economic Vitality Corporation, Food Bank Coalition, Habitat for Humanity, Housing Trust Fund and United Way receive contributions from Greg Bland, BofA Central Coast Market President.

"Bank of America funds critical needs nonprofits because people with better access to education, jobs, affordable housing and food gain personal and financial stability that contributes to the overall success for San Luis Obispo," said Greg Bland, Central Coast market president at Bank of America, in a statement.

For more information, go to www.slochtft.org/grant-bofa.htm.

Housing Project Updates

The HTF closed loans for the following apartment projects during 2014. Three of the projects received Low Income Housing Tax Credits and the fourth has no subsidies. All of the projects are well under construction and will be ready to occupy later this year or in early 2015. Check us periodically on FaceBook (www.facebook.com/housingtrustfund) for more photos and information.

Morro del Mar, Morro Bay

The Morro del Mar Senior Apartments in Morro Bay includes 20 affordable rental homes for seniors age 55+. Both one and two bedroom units will be available. These homes should be ready to rent in September.

The developer is the Pacific Southwest Community Housing Corporation (www.pswcdc.org). If you are interested in living at Morro del Mar, fill out the online form at www.pswcdc.org/contact.htm.



South Street, SLO

The South Street Family Apartments in San Luis Obispo includes 43 affordable rental homes. The one, two and three bedroom homes should be available to rent in early 2016.

South Street is being developed through a partnership between ROEM (www.roemcorp.com) and HASLO (www.haslo.org). To add your name to the South Street interest list, fill out the online form at www.roemcorp.com/projects/south-street.

Oak Park II, Paso Robles

Phase two of Oak Park in Paso Robles includes 70 affordable rental homes. The one, two, three and four bedroom units should be available to rent in late December. The 80 homes in phase 1 are completed and occupied. Vacancies occasionally occur. At least 150 additional homes are planned for the future.

Oak Park is sponsored by the Paso Robles Housing Authority (www.pasoroblesha.org). For more information, send an email to info@pasoroblesha.org.



Pike Place, Arroyo Grande

The Pike Place Apartments includes 28 luxury rental homes. Most of the homes have two bedrooms and many have dens and/or attached garages. Five large studios are also available. These homes should be available to rent in October.

If you are interested in living at Pike Place, send an email to BurtProp@gmail.com. Use "Pike Place" as the subject and include both your name and telephone number in your message.

Housing Project Updates

The HTF committed loans for three developments that applied for Low Income Housing Tax Credits on July 1st. Tax credits are very competitive and we hope that at least two of these projects are successful. Credits will be awarded on September 23. Projects that receive credits must start construction within 180 days. Unsuccessful projects can reapply in the Spring of 2016.

860 at the Wye, SLO

The Wye is a planned 20-unit apartment project in the City of San Luis Obispo. It will consist of small studio and one bedroom homes.

The Wye is being developed by HASLO. Its primary target population is homeless veterans. Half of the homes will have VASH vouchers—rental assistance that is specifically for veterans.

If the Wye is awarded tax credits in September, its homes should be available to rent in the Spring of 2017.



Rolling Hills, Templeton

Rolling Hills II is a planned 30-unit apartment project in Templeton. It includes one, two and three bedroom affordable homes. Some of the homes will have rental assistance vouchers, which will make them more affordable.

Rolling Hills is being developed by Peoples' Self-Help Housing. It is adjacent to existing apartments that Peoples' owns. Twin Cities Community Hospital is within walking distance of the project.

If Rolling Hills receives tax credits in September, its homes should be available to rent in the Spring of 2017. If it is not successful this round, they should be available to rent in late 2017 or early 2018.

Iron Works, SLO

Iron Works is a planned 46-unit apartment project in the City of San Luis Obispo. Iron Works is located on South Broad Street, not far from the airport. It will consist of one, two and three bedroom homes.

Iron Works is being developed through a partnership between For the Future Housing and HASLO. Some of the homes at Iron Works will also have rental assistance.

Iron Works is the least likely project to receive tax credits in September. It will probably need to compete for credits one or two more times. Hopefully, these homes will be available in late 2017 or early 2018, but it might be later.



Items of Interest...

Publications & Websites

CBIA v City of San Jose affirmed the right of local governments to enact inclusionary housing ordinances under their police powers. Read more at Supreme Court (<http://tinyurl.com/pzxz98j>), Cornerstone Partnership (<http://tinyurl.com/nhskxkl>) and Goldfarb Lipman (<http://tinyurl.com/pegcwuw>). Listen to the Pacific Legal Foundation's podcast (<http://tinyurl.com/pzqj7yy>) and participate in the Cornerstone Partnership's August 25 webinar (see below).

Government Regulations add 40% to the cost of newly built housing in San Diego County according to a new study that can be downloaded from <http://tinyurl.com/nhbmkr9>.

Reforming Regressive Regulation to Boost US Economic Growth is a new Cato Institute white paper that examines how land-use regulations are creating artificial housing scarcity which hampers new businesses and depress economic performance. The white paper can be download from <http://tinyurl.com/pv6xbz6>.

State of the Nations Housing 2015 is a new report from the Harvard Joint Center for Housing Studies that finds no signs that America's housing crisis will end soon. Downloaded it from www.jchs.harvard.edu/research/state_nations_housing.

How to Write Amazing Fundraising Appeals is a free guide from the Network for Good. The fundraising guide is available from <http://tinyurl.com/pvafuvq>.

2016 Building Energy Efficiency Standards will add \$2,700 to the cost of an average home, but save \$7,400 in energy and maintenance costs over 30 years. Read about the new codes, which take effect 1/1/17, at www.energy.ca.gov/title24/2016standards.

2015 Events

Aug 25 Webinar — **CBIA v City of San Jose: Potential Implications for Inclusionary Housing** — www.tfaforms.com/381809

Sep 17-18 — **SoCal Assoc of Non-Profit Housing (SCANPH) Conference**, Los Angeles — www.scanph.org/conference

Oct 5-7 — **I'M HOME Conference** (manufactured homes), Minneapolis, MN — <http://tinyurl.com/kvl2zag>

Oct 19-22 — **National Community Land Trust Conference**, Lexington, KY — <http://tinyurl.com/p2qbv5z>

Oct 21-23 — **Rural Housing Summit 2015**, Asilomar — <http://tinyurl.com/px7ue55>

Nov 5 — **HTF Public Workshop** — Learn about the our financing — www.sloctf.org/workshop.htm.

Nov 9-12 — **Opportunity Finance Network Conference**, Detroit — <http://tinyurl.com/o3y2pzd>

"Housing for All" has active links when viewed with Acrobat Reader



Board of Directors

Leonard J. Grant, AIA, Chair
Clarence C. Cabrerros, Treasurer & Vice-Chair
Marianne Kennedy, Secretary
Julian Crocker
Hemalata Dandekar
Jeff Eckles
Dick Willhoit



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

Please Support the Moylan Fund

Help the HTF create more affordable housing throughout San Luis Obispo County. Make a tax-deductible contribution to our George Moylan Affordable Housing Fund. *Now, your contribution will be matched, doubling its impact!*

Learn more at:
www.sloctf.org/moylan.htm

