

# Housing for All

San Luis Obispo County Housing Trust Fund

## Banks Invest in HTF

Three of our partner banks have made new COIN investments in the HTF's revolving loan fund—Heritage Oaks Bank, Rabobank and Pacific Western Bank. Each bank invested \$200,000. These investments will have a 0% interest rate for five years if our requests for COIN tax credits are approved. The HTF has received nine COIN investments over the years.

**Heritage Oaks Bank** has provided two COIN investments to the HTF to date. In 2015, they provided our largest ever COIN investment—\$1 million. The bank's COIN investments now total \$1.2 million. Since 2004, Heritage Oaks has also provided a \$1 million low interest revolving line of credit to the HTF.



**Rabobank's** new investment is their fourth COIN investment in the HTF. They currently have three which total \$1.2 million. Rabobank also provided our first ever COIN investment back in 2007. The current investment is for COIN's five year minimum term and has the potential to be extended for two additional years.



**Pacific Western Bank** is relatively new to the Central Coast market. The bank just made its second COIN investment in the HTF. Their first was a \$250,000 investment in 2015. We now have a total of \$450,000 in COIN investments from Pacific Western Bank.



Roughly 27.5% of the HTF's revolving loan funds are COIN investments. We have committed to use these funds exclusively to finance projects that serve lower income households (under 80% of area median income). Other funds can be used for projects that serve higher income levels. We can usually mix and match our funds to meet the needs of our borrowers and their projects.

Please come to our November 9th workshop to learn more about our various loan funds. (See notice to right.)

### COIN CDFI Tax Credit Program

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 for tax credits, investments must be for at least \$50,000. It must also have a 0% interest rate and be for at least five years. The tax credits are available for corporations, insurance companies and individuals.

COIN has offered tax credits for investments in California CDFIs since 1997. Initially, up to \$2 million in tax credits were available each year for \$10 million in investments. In 2011, the available tax credits was increased to \$10 million for \$50 million in investments.

Like many state programs, the enabling legislation for the CDFI Tax Credit program included a sunset clause. Every five years or so, the program and its funding needed to be extended. Unfortunately, Governor Brown vetoed AB 2827, which would have extended the CDFI Tax Credit program beyond 2016. Because of this, the tax credits will no longer be available.

The loss of the COIN program will have a significant impact on the HTF, since so much of our loan funds use it. In the future, our interest costs will increase and we will have to charge higher rates and fees to offset these costs.

## HTF Workshop

**Nov 9 at 3 pm in the HTF office**

Housing developers, nonprofit corporations and local governments are invited to attend a workshop to learn more about our loan programs. We can finance affordable housing projects throughout SLO County.

Additional information on the workshop is online at [www.sloctf.org/workshop.htm](http://www.sloctf.org/workshop.htm).  
RSVPs to 805-543-5970 appreciated.

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# Short Notes

## Dwellforward - housing advocates

Dwellforward is new group that advocates for housing on the Central Coast. Dwellforward's members track housing projects as they go through the local approval process. They review project plans and alert their supporters of when to support the projects. Dwellforward also provides pointers on writing letters of support and testifying at hearings. Please check out their website — [www.dwellforward.org](http://www.dwellforward.org), join their mailing list and advocate for affordable and workforce housing.

## 10% of CSU Students Homeless

A recent study found that about 10% of the 460,000 students in the California State University system, which includes Cal Poly, face homelessness. In addition, between 21% and 24% experience food insecurity. These problems are intensified because students are barred from many affordable housing projects. Students who were in the foster care system face unique difficulties. Both federal and state legislation has been proposed to ease the problem. The study is online at <http://tinyurl.com/jchuzbg>.

## 2016 Housing Trust Fund Report

According to the Housing Trust Fund Project, there are more than 770 HTFs nationwide. They are in all but one state as well as in many cities and counties throughout the nation.

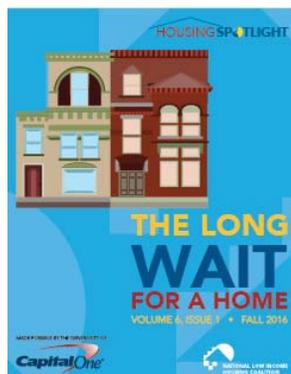
HTFs come in all shapes and sizes, ranging from statewide to small cities. Most are operated as government agencies and most have a dedicated funding source. Real estate transfer taxes, recording fees and housing impact fees are commonly used.

SLOCHTF is fairly unique in that we are a nonprofit corporation and do not have a dedicated revenue source. Our loan funds come from a combination of grants and investments. Learn more about HTFs from the report which is at <http://tinyurl.com/j7ocx9k>.

## Long Waits for Housing

Long waiting lists for affordable housing are a major problem locally. The National Low Income Housing Coalition reports that nationwide 53% of the waiting lists for housing vouchers were closed to new applicants. Three-quarters of these list have been closed for over a year. The study found that there were shorter waits for public housing. Public housing is scarce locally.

The report is at <http://tinyurl.com/zkauv77> and an executive summary is at <http://tinyurl.com/zq9eq7n>.



## Local Housing Ballot Measures

Six California cities and counties are asking voters to approve local housing funds. The ballot initiatives are listed below. Three will increase sale taxes. Four will authorize the sale of bonds.

- **Santa Clara Co Measure A:** \$950 million bond for permanent supportive housing ([www.yesonaffordablehousing.org](http://www.yesonaffordablehousing.org))
- **Alameda Co Measure A1:** \$580 million bond for a range of affordable housing needs ([www.affordablealameda.com](http://www.affordablealameda.com))
- **San Mateo Co Measure K:** extends half-cent sales tax that funds general services & affordable housing ([www.yesonk.net](http://www.yesonk.net))
- **Los Angeles Proposition HHH:** \$1.2 billion bond to build affordable housing, including permanent supportive housing for chronically homeless ([www.yesonhhh.com](http://www.yesonhhh.com))
- **San Francisco Propositions J and K:** Prop J creates a homelessness and transportation fund; Prop K repays these funds through a 0.75% sales tax increase (<http://tinyurl.com/h8okfrc>)
- **Santa Monica Measure GSH:** Half-cent city sales tax increase for affordable housing (<http://tinyurl.com/za8ptwy>)

Would a local housing ballot measure be successful in San Luis Obispo County? What would it need to look like and what could it accomplish?

## State okays tiny home villages

With AB2176, the state legislature authorized the City of San Jose to develop a tiny home village to address homelessness. The bills calls it an "emergency bridge housing community." It allows the City to waive state and local building, housing, health, habitability, or safety standards and laws for up to five years. Information on the bill is at <http://tinyurl.com/hhyhvt>.

Could this approach work in SLO County?

## HUD Difficult Development Areas

HUD designates Difficult Development Areas or DDAs each year based on the relationship between local incomes and rents. Investors in Low Income Housing Tax Credit (LIHTC) projects receive additional tax credits for projects that are in DDAs.

Historically, whole counties or metro areas were DDAs. HUD began basing DDAs based on ZIP codes in 2016. The change has made some areas in SLO County qualify as a DDA, but far from most. The local ZIP codes and communities that will qualify as DDAs are listed below. Note that only part of the City of San Luis Obispo will qualify as a DDA in 2017.

### 2017 Difficult Development Areas (DDAs)

93402	Los Osos	93430	Cayucos
93405	San Luis Obispo (West of Hwy 101)	93442	Morro Bay
93420	Arroyo Grande	93444	Nipomo
93428	Cambria	93449	Pismo Beach
		93461	Shandon

# Items of Interest...

## Announcement—RVs for Veterans

The local **RVs for Veterans** program has now placed 60 motor homes, travel trailers and fifth wheels with local homeless veterans. The program works by matching homeless veterans with people who are willing to donate RVs to provide them shelter. If you have an unused RV, please consider donating it to a homeless veteran. Call Cherie Michaelson at 805-712-7067 for details.

## Publications, Websites & Videos

**CEQA Abuse!** The law firm of Holland & Knight have studied how litigation under the California Environmental Quality Act has primarily delayed and stopped infill housing development. Their statewide report is at <http://tinyurl.com/jg7bk64> and their Southern California update is at <http://tinyurl.com/z3u39ee>.

**The Housing Development Toolkit** is a resource that was released by the White House. It focuses on modern housing strategies for increasing the supply of affordable housing including permit streamlining, eliminating off-street parking, accessory dwelling units, inclusionary zoning and tax abatements. It is available at <http://tinyurl.com/gnbdezc>.

**HASLO's 860 on the Wye** apartments are featured on page 72 in the summer 2016 issue of *Affordable Housing Magazine*. Read about them at [www.affordablehousingnews.com/issues/summer2016](http://www.affordablehousingnews.com/issues/summer2016).

**Hiding The Homeless** is a video program from VICE News on the issue of criminalizing homelessness. You can watch the program at <https://news.vice.com/video/hiding-the-homeless-full-length>.

## Upcoming Events

Nov 9 — **HTF Informational Workshop**, SLO (HTF offices) — [www.sloctf.org/workshop.htm](http://www.sloctf.org/workshop.htm).

Nov 29-Dec 2 — **HAC Rural Housing Conference**, Washington DC — <http://tinyurl.com/jlrp6px>.

Dec 12-16 — **NeighborWorks Training Institute**, Washington, DC — <http://bit.ly/2aVM07A>.

Mar 8-10, 2017 — **Housing California Conference**, Sacramento — <http://tinyurl.com/qg9at4o>.

April 2-4, 2017 — **NLIHC Housing Policy Forum**, Washington, DC — <http://tinyurl.com/gowj9k3>.

“Housing for All” has active links when viewed with Acrobat Reader



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## Loans Available

The San Luis Obispo County Housing Trust Fund has nearly \$3 million available to help finance housing projects that include affordable units and are located in San Luis Obispo County. Loans for up to five years are available for ownership and rental housing projects, including transitional and supportive housing.

Loans may be used for acquisition, development, construction or other activities that will create or preserve affordable housing for households who earn up to 160% of the county median income.

Visit our website ([www.sloctf.org/loans.htm](http://www.sloctf.org/loans.htm)) to download our guidelines and other documents and come to our Nov 9th workshop.