

Housing & Community Development News

San Diego Housing Federation
 450 B Street, Ste. 1010, San Diego, CA 92101
 619-239-6693 • FAX: 619-239-5523
 www.housingsandiego.org • Email: sdhf@housingsandiego.org



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April 2005

Cushing Dolbeare, Fair Housing Champion, Dies

Cushing N. Dolbeare, 78, who spent more than half a century as an advocate for low-income Americans priced out of the nation's housing market, died March 17 of cancer at her home in Mitchellville.

After the Nixon administration's temporary suspension of all programs for low-income housing in 1973, Ms. Dolbeare formed a national organization to spotlight that need. Dolbeare, called "the Rosa Parks of housing," had a talent for forging unlikely political alliances. She assembled a coalition of labor, civil rights, religious and social groups to create the National Low Income Housing Coalition in 1974.



She remained a tireless, fair-minded voice throughout the country and on Capitol Hill for millions of Americans who had difficulty finding affordable places to live. Known for her ability to unite seemingly disparate groups, she found common ground between the financial interests of the real estate industry and the moral interests of advocates for the poor. She freely crossed party lines, forming unlikely alliances of conservatives and liberals.

After forming a housing coalition in the garage of her home on Capitol Hill, Ms. Dolbeare was its president from 1977 to 1984 and 1993 to 1994. She founded the Low Income Housing Information Service and was executive director of the National Rural Housing Coalition from 1974 to 1977. She served on the president's Commission on Housing in 1981 and 1982 and chaired a HUD and Environmental Protection Agency joint task force on the

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hazards of lead paint from 1993 to 1995.

She remained chairman emeritus of the housing coalition until her death. She delivered a speech to the National Council of State Housing Agencies last week, in which she quoted the 1933 inaugural address of Franklin D. Roosevelt, in which he described a nation in which one-third of the population was “ill-fed, ill-housed and ill-clothed.” Ms. Dolbeare said that a third of all Americans, as many as 95 million people, still face deficiencies in housing.

“Cushing was both the conscience and the brains of the affordable housing movement,” said Sheila Crowley, the current president of the housing coalition.

Among her other achievements, Ms. Dolbeare devised an annual analysis called “Out of Reach,” using a formula

called the “housing wage” that dramatically spotlighted the gap between income and housing costs. The housing wage calculates what someone would need to earn to afford rent on a two-bedroom house. According to the coalition’s most recent figures, housing in the District of Columbia is more costly than that in any state in the nation. Based on the housing wage formula, a person earning minimum wage would have to work 125 hours a week to afford a two-bedroom house.

Still, Ms. Dolbeare was never satisfied that her work was done. In a 2002 interview with the National Housing Institute, she said, “The housing problem is much worse now than it was when I got into housing.”

The Memorial Service for Ms. Dolbeare will be on Saturday, April 23, 2005 at 2 pm at the Friends Meeting House, in Washington, DC. There will be a reception following the service in the meeting house reception hall. Condolences can be sent to her husband at:

Louis P. Dolbeare
10450 Lottsford Rd. Apt 355
Mitchelleville, MD 20721

The family requests that in lieu of flowers, memorial gifts be made to the Cushing N. Dolbeare Endowment Fund at the National Low Income Housing Coalition:

<http://www.nlihc.org/endowment/index.htm>

Housing & Community Development News

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San Diego Housing Federation

450 B Street, Ste. 1010, San Diego CA 92101

Voice: 619-239-6693 Fax: 619-239-5523

E-mail: sdhf@housingsandiego.org

Website: housingsandiego.org

Tom Scott, Executive Director *Nancy Mapes, Editor*

sdhfexec@housingsandiego.org



**Deadline For Submission of Articles and Art:
The Fifteenth of the Month**

Member News

U.S. Bank has named San Diego native **Erica Opstad** to lead the company's community development efforts in California. Erica previously managed community development for San Diego and Arizona, and had recently assumed responsibility for Los Angeles on an interim basis. Now, as California region manager, she will lead a team of community development managers in San Francisco, Sacramento and Los Angeles. She will continue to serve as the primary manager for San Diego, where she is based.

The **Low Income Investment Fund** has moved their Corporate Headquarters and Child Care Facilities Fund to San Francisco. The new contact information is:

100 Pine Street, Suite 1800
San Francisco, CA 94111
Phone: 415.772.9094
Fax: 415.772.9095
Website: www.liifund.org

Francis X. Riley has been named Field Office Director for **HUD's San Diego Field Office**. Frank has been active on SANDAG's Regional Housing Task Force, the San Diego Regional Chamber of Commerce Housing Subcommittee for several years.

San Diego Interfaith Housing Foundation has moved their offices to:

7956 Lester Avenue
Lemon Grove, CA 91945
(619) 668-1532
Fax: (619) 667-0891

Housing California has moved to a new suite in their same building. The new address is:

801 12th Street Suite 512
Sacramento, CA 95814
(916) 447-0503
Fax: (916) 447-1900

Board of Directors

The Board of Directors has called for a joint meeting of the Membership and the Federation's Policy Committee to be held on Wednesday, April 13, 2005 at the Joyce Beers Center.

The purpose of the meeting will be to formulate a set of principles to guide the advocacy efforts of the Federation and to develop some suggestions for how CCDC should implement its affordable housing efforts in downtown San Diego for the next several years.

Bank of America Foundation Awards \$3 Million Grant to LISC

At a ceremony held on February 25 at MAAC Community Charter School in Chula Vista, the **Bank of America Foundation** formally announced its decision to provide **LISC** with a three-year, \$3 million grant. LISC President and CEO Michael Rubinger was on hand to accept the award from Andrew Plepler, President of the Bank of America Foundation. Bank of America's Bob Tjosvold, San Diego Market President, and Douglas Woodruff, President of Community Development, also participated. San Diego's LISC office will receive an annual apportionment of this national grant.



Left to right: Andrew Plepler, Michael Rubinger, Doug Woodruff and Bob Tjosvold.

SAVE THE DATE! San Diego Housing Federation's 10th Annual Affordable Housing and Community Development Recognition Awards Celebration

Thursday, May 26th 2005

4:30 to 7:00 pm

USD Hahn University Center

Co-Hosted by:

Burnham - Moores Real Estate Institute
University of San Diego

SANDAG Approves 2010 Housing Allocations

On February 25, 2005, the SANDAG Board of Directors adopted the Regional Housing Needs Allocation for the Housing Element period from 2005 to 2010. Under state law, cities and counties must adopt new housing elements into their general plans every five years and zone enough land for the needed homes. The methodology is based on SANDAG's growth estimates and uses a combination of job growth matched to available land under current zoning.

Yesterday's action divvied up the housing goals among the 18 cities and the county's unincorporated area. Each jurisdiction now has until July 1 to file its new housing element with the state. The top three goals are 45,741 units set for the city of San Diego, 12,358 for the unincorporated area and 17,224 for Chula Vista. The smallest are 25 for Del Mar, 64 for Coronado and 87 for Imperial Beach.

At the meeting, several SANDAG directors questioned whether more housing will bring down overall prices or whether incentives to produce affordable housing units will work. Mitch Mitchell of the San Diego Regional Chamber of Commerce testified that housing is the chamber's top priority this year and cited figures that only about 12 percent of San Diego households can afford the median-priced home.

One topic of debate was the issue of allowing higher-density zoning as an incentive to produce lower-income multi-family housing. County Supervisor Pam Slater used downtown San Diego as an example where high-rise condos are commonly sold for more than \$500,000 each. In reply, San Diego City Councilman Scott Peters said about 900 very-low-income units have been built downtown.

The cost of improving the transportation infrastructure was another topic discussed at the meeting. There is only \$17 million in transportation incentives available, but it will cost all jurisdictions more than \$6 billion in subsidies to meet the lower-income housing construction goals. That figure is based on Cafagna's statement that it cost Poway \$150,000 per unit for the most recent low-income housing project built in the city.

St. Stephens Grand Opening

St. Stephens, an affordable senior apartment community designed by Perlman Architects, Inc. for The Related Companies and St. Stephens Cathedral Church of Christ and Ministries, officially opened on March 3rd. A Grand Opening ceremony featuring speakers Bishop George D. McKinney, Mayor Murphy, and Saki Middleton of The Related Companies, was followed by a dedication cer-

emony in Dr. Jean McKinney's memory. This four story faith-based infill project consists of 50 one bedroom units, a media room, a lounge, a conference room, a fitness room and BBQ area. Already 100% rented, these popular residences provide much needed housing to low-income active seniors in southeastern San Diego. For more information regarding St. Stephens, you may call 619.262.2671.

LEAD Accepting Applications

LEAD San Diego is accepting applications for their 2005-2006 leadership training program. LEAD's core curriculum is for individuals who want to strengthen their skills, make an impact on their communities and join a network of top community leaders. To become a graduate member of LEAD San Diego, interested persons must first apply and be selected for the core curriculum seminar series.

To be accepted into the core curriculum series, applicants must be committed to active community leadership for the benefit of the greater San Diego region; possess a high standard of personal integrity; have an existing record or great potential for achievement in voluntary community leadership; and have the ability to commit the necessary time and effort to successfully complete the program. Partial scholarship grants are available for select candidates.

Benefits

- Understand issues, impacts and implications that affect the region now and in the future
- Grasp the "big picture" of the San Diego region
- Develop an exemplary network of colleagues and collaborators
- Access to decision-makers and industry leaders
- Strengthen personal leadership skills that help advance community leadership activities

LEAD's Core Curriculum seminar days are held monthly, and are usually full day sessions. The seminars are held over a 9 month period, beginning in September. Each seminar highlights historic and contemporary perspectives on the day's topic, and features leading experts and key community leaders who are active in the issue at hand. Seminars employ a mix of interactive exercises, presentations, networking and facilitated dialogues.

Applications will be accepted until May 10, 2005. Download the application form at:

<http://www.leadsandiego.com/join.html>

For more information, call the LEAD office at 619-232-3918.

Condominium Conversion Workshop Recommendations

The City of San Diego's Planning Commission held a joint workshop with the City Council's Land Use & Housing Committee on March 9th to consider how to best deal with the rapid escalation in condominium conversions.

During the past five years there has been a rapid increase in applications for condominium conversions. Between 1989 and 1998 no applications to convert existing rental units to condominiums were submitted in San Diego. From 1999 to January 2004, applications for condominium maps to convert 2,275 rental units were submitted. Since February 2004, applications to convert an additional 8,000+ units have been submitted. In addition, many other apartment projects, which previously obtained condominium maps, have also converted or begun the conversion process. These, which are sometimes referred to as "off-the-shelf" conversions, do not require any approvals from the City prior to conversion although they are required to meet state noticing requirements. There is no reliable information on how many "off the shelf" conversions have taken place.

There was general concern that while this is creating homeownership opportunities for low and moderate income families, it is also reducing the supply of rental stock which is already facing a 2.5% vacancy rate. The commission and council members were very concerned about the impact on low income households that have difficulty finding comparable units in the same price range or cannot afford to purchase their unit. In response they gave the following direction to staff:

1. Schedule a Planning Commission hearing in six weeks to discuss specific recommendations on the following suggestions for further regulations on condominium conversions:
 - A. Continue relocation assistance (not clear if they favor expanding to all displaced renters).
 - B. Tie future approval of condominium conversions to vacancy rate for low and moderate cost units.
 - C. Require "good neighbor" upgrades (parking, landscape standards, plumbing, electrical etc.).
 - D. Require under-grounding of utilities.
 - E. Require 10% or 20% of units to be on-site Inclusionary units.
 - F. Establish a cut-off date after which condominium conversion requests must meet new regulatory requirements.
 - G. Subject condominium conversions to park fees if City Attorney says this would be legal.
 - H. Establish a minimum allowable size for projects to be able to convert.
 - I. Establish an economic hardship waiver process for projects that can not meet the new standards.
- J. Restrict units to be for buyers only for a specified period of time (eliminate speculators who plan to turn over units quickly or rent them out) if City Attorney says this would be legal.
2. Take the following steps to encourage rental unit construction (reporting back to PC on whether rental incentives can occur separately from and later than the condominium conversion items).
 - A. Fast track processing of rental projects when vacancy rate is below a certain level.
 - B. Provide other incentives for rental projects.
3. Other direction was as follows:
 - A. Require on-site inclusionary units for new construction as well as condominium conversions.
 - B. Begin a dialogue with industry and other interested parties to work through these issues and develop solutions.
 - C. Determine what percentage of renters are low income (do a survey of renters—statistical random sample to determine this).
 - D. Analyze the viability of homeowners association for small projects.
 - E. Report back in more detail on noticing issue and homebuyer assistance.

Poway Starts Affordable Housing Education Program

Three nonprofit affordable-housing developers have launched a collaborative educational program to help residents of the Poway area to understand the need for affordable housing and to persuade people to support affordable developments.

Known as Housing Solutions, the program is a joint project by Community Housing Works, Wakeland Housing and San Diego Interfaith Housing Foundation. The program offers affordable-housing presentations to community groups, civic organizations, businesses and others interested in learning more about the subject. Topics covered in the presentations include explanations of what affordable housing is, who lives in it, and why that type of housing is needed in Poway.

Poway has a booming job market, but many of its employees cannot afford to live in Poway. The median home price rose from \$392,500 in 2002 to \$539,000 in 2004. San Diego County Apartment Association records show the rent on a two-bedroom apartment went from \$777 to \$1,062 during that same period.

To schedule a Housing Solutions presentation, call (858) 679-2800.

Resurgence of Modular Construction

The March 1 issue of Multi-housing News

<http://www.multi-housingnews.com>

had a story by James Murdock on the use of modular construction for an urban infill project.

Summary:

Cahill Park, a 160-unit for-sale townhouse complex, was constructed in a matter of days using modular construction techniques. The project's developers, Castle Group, chose modular construction for more reasons than speed of development and the related cost savings; the modular units also provide a high level of consistent quality.

Castle Group's president, Christopher Kober, estimated that the hard costs of modular construction, such as labor and materials, are 5 to 10 percent less than conventional construction (and in markets where skilled labor for conventional construction is scarce or unionized, the savings could be even greater). Even greater savings can be realized through reduced soft costs. Shorter construction times result in less interest, lowered loan fees, less costs for supervision, security, and insurance.

However, Kober warned that traditional sources of construction loans may not yet understand the new funding timetables appropriate to modular projects. Kober plans to partner with private investors for future projects.

Despite the out-dated stigma associated with modular buildings, modular-housing advocates insist that from an engineering and structural point of view, modular construction is unquestionably of higher quality than the stick-built product. Not only are modular units built to the same codes as conventional housing, but they are built even tougher so they can withstand the wear and tear of being transported to a job site and then hoisted into place. And architecturally, modular housing may actually gain a reputation as being far less uniform in style than conventional housing due to innovations in design and manufacturing techniques available in the factory.

Modular construction requires a steep learning curve, which can deter developers. But the cost savings and the consistency of the quality will motivate developers to go through the process. Leading the way will likely be the developers of multi-family projects where the cost savings will be the greatest.

Affordable Housing Management: The Value of In-House Staff

The March 1 issue of Multi-housing News

<http://www.multi-housingnews.com>

had a perspective piece written by Rebecca Clark, Executive Director of Federation Member **Southern California Housing Development Corp.**, about their philosophy of using an in-house property management and integration resident services.

Summary:

While most multifamily property owners would agree that high-quality management is a crucial component of a successful housing development, such management is usually left to a third-party property management company. SoCal Housing decided to bring the management function in-house and has been perfecting its organization's skills to the highest levels of excellence since 1992.

SoCal Housing operates with teams led by expert senior staff with a wealth of expertise. The management teams deal with a broad range of issues such as tax-credit regulations, dealing with gang- and drug-infested communities and spearheading comprehensive neighborhood revitalizations. The property management department trains and oversees managers, leasing agents and maintenance professionals for every development.

SoCal Housing established its own sister nonprofit (Hope) to provide social services and community outreach for its residents and SoCal Housing's in-house property management department works closely with Hope's staff to organize events and facilitate programs. Such a collaborative effort would be unusual to request of an outside manager.

SoCal Housing acknowledges the value of outsourcing and that it is highly preferred by some development corporations. For SoCal Housing, the in-house department is working very well. In the article is a list of "The Top 10 Advantages of In-House Affordable-Housing Management" and "Top Five Advantages to SoCal Housing Residents."

For more information about the Rancho Cucamonga, Calif.-based nonprofit, or its sister organization, the Hope Through Housing Foundation, contact its corporate office at 909-483-2444; or visit its Web site at:

<http://www.schdc.org>

AROUND THE STATE

HCD Publishes New BEGIN Guidelines

The Department of Housing and Community Development has published new guidelines for the **Building Equity and Growth in Neighborhoods** program (BEGIN). The program is funded by Proposition 46 to provide incentives for cities to reduce regulatory barriers for affordable home ownership. The incentives are provided in the form of downpayment assistance loans to qualifying first-time low- and moderate-income buyers of homes in BEGIN projects.

Grants are available to cities, counties, or cities and counties to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions.

For more information go to:

<http://www.hcd.ca.gov/ca/begin/>

CalHFA Increases Home Sales Price Limits

CalHFA has announced limits to homes sales prices for their homeownership programs amounting to an 11% increase over last year for San Diego County.

CalHFA Homeownership Program Sales Price Limits San Diego County - March 11, 2005

New Construction		Resale	
Non-Targeted	Targeted*	Non-Targeted	Targeted*
\$486,465	\$594,569	\$481,139	\$588,059

*Targeted Areas: Census tracts in which 70% or more of the families have income that is 80% or less of the statewide median family income.

Source:

<http://www.calhfa.ca.gov/homeownership/limits/salesprice/index.htm>

Updated Income Limits for CHDAP, HIRAP, and School Facility Fee Program

CalHFA has received the new 2005 income limits from the Department of Housing and Community Development (HCD). This bulletin supersedes Program Bulletin #2004-06, dated March 2, 2004 for CalHFA's Proposition 46-funded down payment assistance programs. These include: the California Homebuyer's Downpayment Assistance Program (CHDAP); the School Facility Fee Down Payment Assistance Program (SFF); and the Homeownership In Revitalization Areas Program (HIRAP). Effective March 14, 2005.

Income limits for CalHFA first mortgages and the CHAP second mortgage loan programs are set forth in Program Bulletin #2005-05. Depending on family size, there may be differences in the income limits shown on the schedules. When qualifying a borrower for a CalHFA first mortgage with one or more subordinate loans, the more restrictive limit must be applied. When CHDAP, HIRAP loans or SFF grants are utilized with non-CalHFA first mortgages, the income limits on the attached schedules must be used.

In the accompanying table the first row is for the CHDAP and Program #2 of the SFF. It lists the HCD moderate-income limits by household size by county, for use in qualifying borrowers for CHDAP junior loans for an eligible property and SFF grants for newly-constructed homes.

The second row is for HIRAP. It lists the HCD lower-income limits by household size by county, for use in qualifying borrowers who have received homeownership counseling from a CalHFA approved nonprofit organization and are acquiring an eligible property located in a community revitalization area designated by the CalHFA approved nonprofit organization.

San Diego County CalHFA Homeownership Limits March 14, 2005

Number of persons in household

Program	1	2	3	4	5	6	7	8
CHDAP (moderate Income)	\$53,250	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300	\$94,350	\$100,450
HIRAP (lower income)	\$38,650	\$44,150	\$49,700	\$55,200	\$59,600	\$64,050	\$68,450	\$72,850

Source:

<http://www.calhfa.ca.gov/homeownership/bulletins/2005/2005-06.pdf>

Register for HUD Grants Now

All 2005 HUD grant applicants, with the exception of Supportive Housing applicants, must submit applications electronically. Before applying for funds, organizations must register through the Grants.Gov system:

<http://www.grants.gov/GetStarted>

This multi-step process can take from a few days to a few weeks to complete. All organizations are encouraged to register now to avoid delays in your application process.

Programs of HUD 2005

HUD has just released Programs of HUD 2005: Major Mortgage, Grant, Assistance, and Regulatory Programs, which presents a concise overview of the Department's programs. These programs are the means by which the Department offers families and individuals opportunities to achieve self-sufficiency; supports communities nationwide as they generate renewal; and strives to ensure equal housing opportunity to all Americans regardless of race, color, religion, sex, national origin, age, disability, or familial status. The publication lists detailed information for programs in the following areas:

- Community Planning and Development (22 programs)
- Housing/Federal Housing Administration (1 program)
- Single Family Housing Programs (17 programs)
- Regulatory Affairs and Manufactured Housing (3 programs)
- Multifamily Housing Programs (17 programs)
- Public and Indian Housing (16 programs)
- Fair Housing and Equal Opportunity (7 programs)
- Policy Development and Research (4 programs)
- Government National Mortgage Association(Ginnie Mae) (4 programs)
- Healthy Homes and Lead Hazard Control(1 program)
- Other Resources (2 programs)

For each program, the publication describes the nature of the program, applicant, or grantee eligibility requirements, legal authority, contact information for the administering office, and information sources, including a link to the World Wide Web. The report also provides a list of inactive HUD programs, key HUD statutes, programs frequently identified by statutory title or section number, and the HUD regional and field offices.

Programs of HUD 2005: Major Mortgage, Grant, Assistance, and Regulatory Programs is available as a free download from HUD USER at:

<http://www.huduser.org/whatsnew/ProgramsHUD05.pdf>

President Bush Proposes Limits on Spending

The Bush Administration included a request to set statutory limits on overall discretionary spending for each of the next five years in its recently released FY 2006 Federal budget proposal. When compared to enacted FY 2005 funding levels, it is estimated that domestic funding through the annual appropriations process would have to be cut by a staggering \$214 billion over the next five years when adjusted for inflation, and by \$66 billion in 2010 alone.

These disturbing findings were recently presented at the National Housing Conference's annual Budget Forum by the Center on Budget and Policy Priorities and were also detailed in an opinion editorial written by well-known and respected columnist Washington Post columnist David Broder who characterized them as "Stealthy Budget Cuts."

This proposed five-year cap on spending for domestic discretionary programs would devastate the nation's housing and community development programs funded through appropriations.

Bank of America Finances Affordable Housing

Bank of America today announced that it provided more than \$2.3 billion in debt financing and \$915 million in equity investment commitments for affordable housing and other community development projects in 2004. The loans and investments fueled the construction or rehabilitation of 393 developments throughout the U.S.

The bank provided \$773 million in Low Income Housing Tax Credit investment capital for projects in underserved urban and rural communities in 2004. The investments helped meet the critical demand for housing among individuals and families with income levels at or below 60 percent of their area medians, and those with special needs.

Bank of America also made significant investments through the government's New Markets Tax Credit program. Since the inception of the program in 2003, the bank has provided \$108 million in NMTC-enhanced capital for 18 projects across the country, approximately 15 percent of the total \$636 million in investments closed so far.

Through \$111 million in Historic Tax Credit Investments, Bank of America contributed to the preservation and rehabilitation of 26 historically significant structures.

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AROUND THE NATION

HUD Suggests CDBG Formula Revisions

A new HUD publication reports that targeting of Community Development Block Grant funds to needy entitlement areas and states works, but could be improved. Four alternative targeting formulas are analyzed.

Jurisdiction	Total Grant Amount/ Per Capita Grant Amount					Alternative Change in Funding Relative to FY 2004			
	FY 2004 Grant	Alternative 1	Alternative 2	Alternative 3	Alternative 4	Alt. 1	Alt. 2	Alt. 3	Alt. 4
Carlsbad	\$601,000 \$6.94	\$528,000 \$6.10	\$554,000 \$6.40	\$349,000 \$4.03	\$347,000 \$4.00	-12%	-8%	-42%	-42%
Chula Vista	\$2,379,000 \$12.27	\$2,659,000 \$13.71	\$2,753,000 \$14.20	\$2,669,000 \$13.76	\$2,674,000 \$13.79	12%	16%	12%	12%
El Cajon	\$1,526,000 \$15.97	\$1,752,000 \$18.33	\$1,925,000 \$20.14	\$1,976,000 \$20.68	\$1,955,000 \$20.46	15%	26%	29%	28%
Encinitas	\$491,000 \$8.21	\$437,000 \$7.31	\$447,000 \$7.48	\$276,000 \$4.62	\$274,000 \$4.59	-11%	-9%	-44%	-44%
Escondido	\$2,105,000 \$15.49	\$2,421,000 \$17.82	\$2,459,000 \$18.09	\$2,385,000 \$17.55	\$2,387,000 \$17.56	15%	17%	13%	13%
La Mesa	\$539,000 \$9.81	\$487,000 \$8.86	\$569,000 \$10.36	\$501,000 \$9.12	\$498,000 \$9.06	-10%	6%	-7%	-8%
National City	\$1,324,000 \$23.84	\$1,644,000 \$29.61	\$1,806,000 \$32.51	\$1,831,000 \$32.97	\$1,833,000 \$33.00	24%	36%	38%	38%
Oceanside	\$2,199,000 \$13.26	\$2,454,000 \$14.80	\$2,520,000 \$15.19	\$2,246,000 \$13.54	\$2,243,000 \$13.52	12%	15%	2%	2%
San Diego	\$18,260,000 \$14.50	\$19,394,000 \$15.40	\$21,544,000 \$17.10	\$17,519,000 \$13.91	\$17,435,000 \$13.84	6%	18%	-4%	-5%
San Diego County	\$5,712,000 \$9.70	\$5,903,000 \$10.03	\$6,187,000 \$10.51	\$4,596,000 \$7.81	\$4,565,000 \$7.75	3%	8%	-20%	-20%
San Marcos	\$811,000 \$13.05	\$909,000 \$14.64	\$867,000 \$13.95	\$806,000 \$12.97	\$806,000 \$12.98	12%	7%	-1%	-1%
Santee	\$388,000 \$7.29	\$360,000 \$6.77	\$391,000 \$7.34	\$342,000 \$6.43	\$341,000 \$6.41	-7%	1%	-12%	-12%
Vista	\$1,443,000 \$15.76	\$1,663,000 \$18.16	\$1,700,000 \$18.57	\$1,655,000 \$18.07	\$1,653,000 \$18.05	15%	18%	15%	15%

CDBG Formula Targeting to Community Development Need is free at:

<http://www.huduser.org/publications/commdev/cdbgAssess.html>

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Bank of America has provided significant thought leadership on a number of community development issues, including gentrification, Smart Growth and “green” development. The bank is a partner in Green Communities(TM), a five- year initiative to build more than 8,500 environmentally friendly affordable homes across the country.

In San Diego, California, Bank of America provided \$3.1 million in financing to build supportive housing for

people transitioning to independent living. Villa Harvey Mandel was designed to meet the special needs of the recently homeless, with studios making up 94 percent of the rental units, and space for multiple counseling and therapy rooms. The bank also assisted the developer, St. Vincent de Paul Villages, in securing a \$900,000 Affordable Housing Program award through the Federal Home Loan Bank.

HUD Criticized for Proposal to Cut CDBG

Lawmakers from both parties strongly criticized the Bush administration's proposal to eliminate the \$4.7 billion Community Development Block Grant program and replace it and 17 other programs with a new \$3.7 billion block grant program. The plan would also move the administration of the programs to a yet-to-be-created agency within the Department of Commerce.

CDBG is popular on Capitol Hill and is viewed by many in Congress as an important and successful program. Critics of CDBG have said that it amounts to little more than a congressional slush fund for favored interests, and that grants given under it fund local projects on which local governments would not spend their own tax dollars.

U.S. Department of Housing and Urban Development Secretary Alphonso Jackson underwent aggressive questioning at a hearing held by the panel as he defended the administration's proposed budget for the department and the consolidation plan.

Recently, Jackson spoke glowingly of the program and said "most of the cities have done a very excellent job" of leveraging CDBG dollars. But the Secretary now says that he supports the Bush administration's plans. Jackson explained that he now supports the administration's plans but had not initially favored the CDBG proposal when he learned of it. Jackson said he argued within the administration that CDBG should remain at HUD, but did not ultimately prevail. "We made what we thought was a logical argument...but the decision was made," Jackson said.

The senior Democrat on the committee, Rep. Barney Frank of Massachusetts, said that the reduced HUD budget proposal for fiscal 2006 and the CDBG proposal represented the true face of President Bush's "ownership society" philosophy. "This is the 'you're-on-your-own society,'" Frank said. The administration is moving forward with the proposals in order to preserve billions of dollars in tax cuts, he said, adding that funding one month of the current war in Iraq costs more than the whole CDBG program.

Rep. David Scott, D-Ga., spoke in support of the HOPE VI program and told Jackson, "We need you to be a fighter for these programs." Jackson responded that the HOPE VI program, which pays for the elimination or rehabilitation of severely distressed public housing units, is not working and that the department currently estimates there are about \$3 billion in unspent HOPE VI grants outstanding. Bush has tried several times in recent years to eliminate the program, which the administration calls inefficient, but each time lawmakers have refused his request.

In the written version of his testimony, Jackson said that the administration is also drafting legislation that would implement a proposed \$2.5 billion tax credit that could be used in conjunction with municipal bonds in order to promote the construction or rehabilitation of affordable single-family homes for low-income homebuyers. Bush has been promoting the idea since his 2000 election campaign.

Regulators Back Off From Weakening CRA

The Federal Deposit Insurance Corporation (FDIC) and the Office of the Comptroller of the Currency (OCC) issued a joint press release on February 22 announcing another proposed rule to revise the Community Reinvestment Act (CRA) regulations, which mandates that banks provide community reinvestment loans in underserved moderate and low income areas. Previous proposed rules to revise CRA regulations were issued in February 2004 and August 2004. In response, over 11,000 comments, including 6,000 from housing advocates, were submitted voicing strong opposition to the proposed rules. The FDIC and the OCC have considered these comments in this newest iteration.

The goal of the proposed rule is to provide "regulatory relief" to community banks. The proposal would raise the threshold for a bank to be considered a "small bank." Under the new proposal, "small banks" would be considered banks with under \$1 billion in assets, expanding the pool of banks with lesser standards for CRA. Banks between \$250 million and \$1 billion will fall into a new category, "intermediate small banks," which will require them to follow a certain set of guidelines. While the original FDIC proposed rule would have eliminated requirements for banks between \$250 million and \$1 billion to do community investment, these new guidelines indicate that comments by advocates were recognized. The new guidelines will strengthen the investment incentives for housing and community development under CRA by requiring these intermediate small banks to provide community development loans, community development investments, and community development services.

In order to expand CRA regulations to better meet the needs of rural areas, the new proposed rule would also redefine community development to include affordable housing for individuals in rural areas and designated disaster areas.

The proposed rule has not yet been published in the Federal Register. Advocates will have 60 days from the date of publication to submit comments.

The press release can be read at:

<http://www.fdic.gov/news/news/press/2005/pr1305.html>

LIIF Announces New Permanent Loan Product

LIIF recently finalized a \$25,000,000 investment from a private, faith-based investor, which will provide thirty-year, fully amortizing loans for a variety of affordable housing and community facilities projects.

Funds are now available for several kinds of projects including:

- Multifamily housing
- Senior housing
- Special needs housing with a service component
- Community facilities such as employment training centers and programmatic service centers
- Commercial real estate (restricted to for-profit or non-profit owners who intend to use a portion of the premises for production and/or provision of services)
- Child care facilities
- Educational facilities for students from pre-kindergarten through high school

These loans have the following terms and criteria:

- 50% of the end users of these projects must have incomes at or below 80% of MSA Median Family Income as determined by HUD; or the property must be located in a census tract whose median family income is at or below 80% of MSA Median Family Income
- Maximum loan size: \$7,000,000
- Minimum loan size: \$500,000
- Rates and fees are competitive with market
- Minimum debt service coverage ratio of 1:15 to 1:00
- Maximum loan to value of 95%

For more information about terms and conditions or to discuss eligibility please call Donna Kelley at (510)893-3811, extension 315 (Effective 03/21/05 new number will be 415.772.9094 x335), or email: dkelley@liifund.org.

10th Anniversary MetLife Foundation Awards

Application Deadline: May 15, 2005

The Enterprise Foundation, in partnership with MetLife Foundation, will recognize 501(c)(3) community-based or regional nonprofit organizations and Tribes/Tribally Designated Housing Entities that excel in property and asset management. Unrestricted grants of \$25,000, \$15,000 and \$10,000 will be awarded to the three winning organizations. More information and the application, which must be submitted online, are available at:

<http://www.enterprisefoundation.org/metlife>

The deadline for applications is May 15, 2005, and winners will be announced at The Enterprise Foundation's Network Conference in November.

Individual Development Accounts (IDAs) Described

The Office of the Comptroller of the Currency (OCC) released a Community Developments Insights paper which examines Individual Development Accounts (IDAs) as a tool for banks and other financial institutions to encourage lower-income persons and families to save money and thus build assets for particular financial goals. The paper describes why banks offer IDAs, shows how banks are involved with IDAs, and addresses barriers to the growth of IDA products. Several hundred banks participate in IDA programs which can receive positive consideration under the Community Reinvestment Act. Appendix 1 of the Insights paper contains a resource guide for banks considering participation in an IDA program.

Click here for link to paper:

<http://www.occ.treas.gov/ftp/release/2005-25a.pdf>

Beaumont Foundation Community Grants Program

The Beaumont Foundation of America provides grants of technology equipment to hospitals, nonprofit organizations, and government agencies that offer programming for clients within specific areas of focus. The Foundation also provides technology grants to nonprofit organizations and government agencies on behalf of individuals with the expectation that these entities provide technical and programmatic support.

One of the 2005 areas of focus is affordable housing. They explicitly provide grants for computer centers in affordable housing developments. They also provide grants for nonprofits working in affordable housing for their internal infrastructure. Applications are accepted for each separate computer center.

Program information, guidelines, eligibility requirements and application procedures are available at the Web site:

<http://www.bmtfoundation.com/bfa/us/public>

Community Letters of Interest will be accepted online from March 28 to April 22, 2005



CALENDAR OF EVENTS

NOTE: For details on these conferences or for ones scheduled more than two months from now, please go to:

<http://www.housingsandiego.org/currents.htm>

CEQA Guidelines and Threshold Revisions at the City of San Diego

Wednesday, April 6, 2005

For more information [click here](#)

The Enterprise Foundation

Southern California Training Sessions

Housing Development 101

April 14th, 2005

9:00-12:00

Los Angeles Chinatown Branch Library

This one-day training is designed for newer staff members who need a firm grounding in the affordable housing development process. We will cover the project life-cycle from conception to completion. We will talk about the criteria used to determine project feasibility, selecting development team members, project approval, getting financing, and managing risk. The course will be taught by Nancy Lewis. The course is sponsored by the Los Angeles HUD CPD Office.

Cost: \$40.00

Housing California 26th Annual Conference

April 24-26, 2005

Sacramento Convention Center
Sacramento, CA

Workforce Housing Workshops

Presented by: Mission Federal Credit Union & PMI

Friday, 4/29/05: Creating Programs for Housing

All workshops will be held from 8:30am - 11:30am

Hahn University Center Forum B at the University of San Diego

For more information [click here](#)

Center for Housing Policy Forum on Housing America's Working Families

Date: Friday, April 29, 2005

Time: 10:00am - 2:30pm

Location: Omni Los Angeles Hotel at California Plaza
251 South Olive Street - Los Angeles, CA 90012

There is no fee to participate in these sessions, but space is limited and advance registration is required. Call Thea Beckering at (202) 466-2121 ext. 221 for questions.

NLIHC's 2005 Annual Housing Policy Conference and Lobby Day

Monday and Tuesday, May 2 and 3, 2005

Capital Hilton in Washington, DC.

<http://www.nlihc.org>

Workforce Housing Conference

Presented by Coldwell Banker

Tuesday, May 17, 2005

7:30am - 2:30pm

Jenny Craig Pavilion, University of San Diego

For more information [click here](#)

LISC Urban Forum 2005

"Helping Communities Create Vibrant Commercial Districts"

May 23-25, 2005

Westin-St. Francis Hotel, San Francisco, California

Conference includes: Leadership Training workshops and sessions covering successful strategies and techniques for commercial district revitalization; neighborhood tours exploring the outstanding work community-based organizations are doing in Bay Area; networking events with more than 500 community development professionals; and educational materials that practitioners can take back to their respective communities.

For more information, please contact us at:

urbanforum@liscnet.org

Advancing Regional Equity and Smart Growth

The Second National Summit

May 23-25, 2005

Philadelphia, PA

Focus on the policy, organizing, and capacity building efforts that are necessary to expand opportunities for economic, environmental and social justice.

For more information contact: PolicyLink at (510) 663-2333 or visit:

<http://www.policylink.org>

**See the Federation's Website
Currents Page for latest additions.**

JOB ANNOUNCEMENTS

For Details, go to:

<http://housingsandiego.org/jobs.htm>

Community Housing Works, San Diego
Project Manager/Financial Analyst

Bank of America
Community Development Banking, San Diego
Relationship Underwriter
Administrative Assistant

Low Income Investment Fund, Los Angeles
Loan Officer

Las Palmas Foundation, Encinitas
Resident Service Coordinator

MAAC Project, National City
Real Estate Project Manager
Real Estate Senior Project Manager

California Housing Consortium
Executive Director

San Diego Housing Commission Jobs
<http://www.sdhc.net/gijobopp2.shtml>

For Other Nonprofit Jobs,
Go To San Diego NPWorks.org
<http://www.npworks.org/>

SAVE THE DATE!

San Diego Housing Federation's 2005 Affordable Housing & Community Development Recognition Awards Celebration

University of San Diego, Hahn University Center

Co-hosted by the

Burnham-Moores Center for Real Estate
University of San Diego

Thursday, May 26, 2005

4:30pm - 7:00pm

Member Get a Member

The Board of Directors is requesting each member to do three things to help get new members for the Federation:

1. Forward a copy of this e-letter to someone who you think would benefit from membership in the Federation.
2. Call that person and ask them to join. If they agree, tell them that the office will send the membership information and then send an email to:

sdhexec@housingsandiego.org

and ask that an invitation be sent.

3. Provide the Federation office with a list of your development partners and property management firms that should be members of the Association. Tom Scott will send invitations to each of them.
The Federation is only as strong as its membership. If you believe that the Federation is providing you with value, **spread the word.**