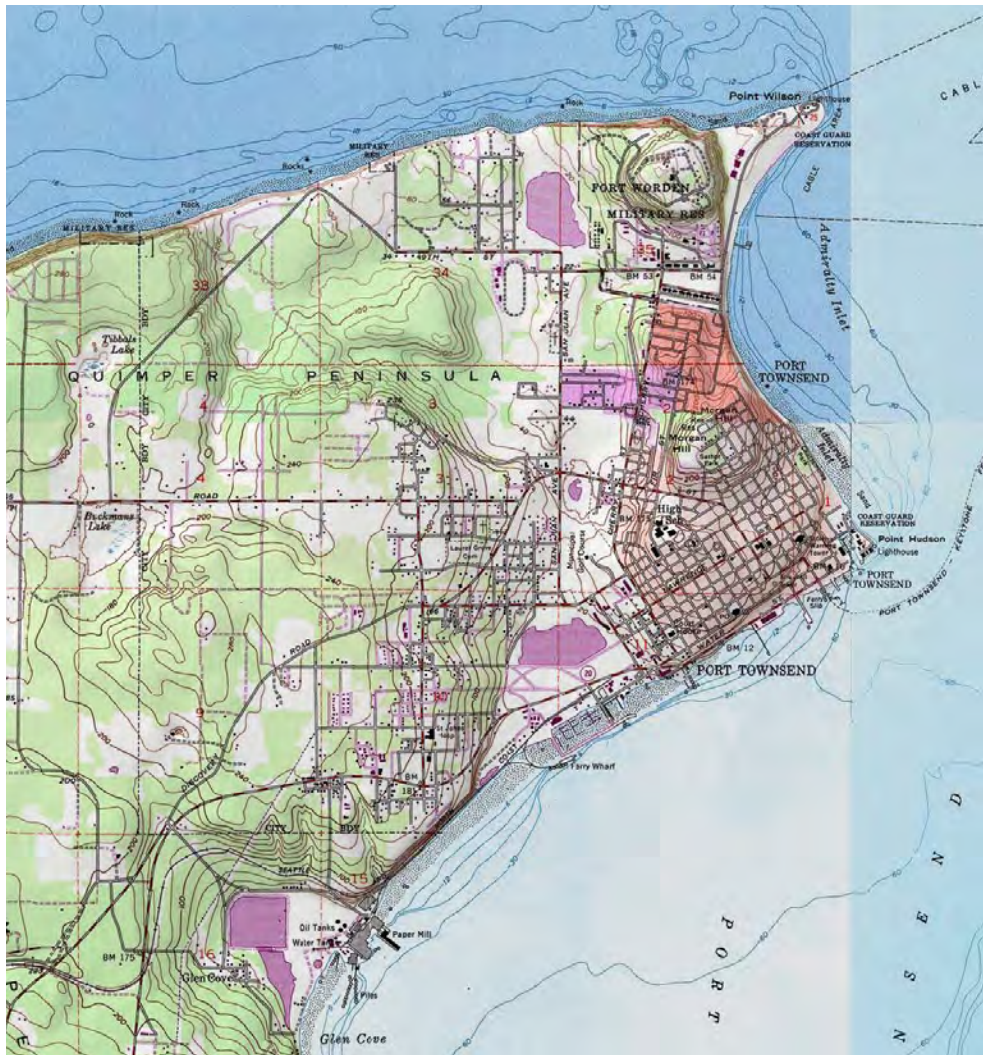


*Housing Action Plan Charrette
Port Townsend/Jefferson County
Comprehensive Housing Needs
Assessment*



*6:00-8:00 pm, Wednesday, March 29
Port Townsend Community Center
620 Tyler Street*

Social statistics - summary comparisons

	United States	Washington State	Puget Sound	Rural Jefferson County	Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon
Average household size Rural Jefferson County has nearly one additional person per household over the state average while Brinnon has nearly one half person less than the state average.	2.59	2.53	2.55	3.20	2.13	2.22	2.46	2.07	2.66	1.96
Percent of households in families Households as families exceed the Puget Sound percentage by 13% in Port Townsend and 16% in Port Ludlow while Marrowstone family households represent 9% less than the Puget Sound figure.	68%	66%	64%	59%	77%	53%	68%	80%	67%	64%
Median age Jefferson County population as a whole is older than the Puget Sound and state medians. Port Ludlow median age is nearly 26 years greater than the Puget Sound figure while Port Townsend is 11.3 years older than Puget Sound.	35.3	35.3	35.2	47.1	46.6	52.4	38.1	61.3	41.3	58.2
Median household income In 2000 median HH income in Port Hadlock/Irondale was nearly \$200,000 below the Puget Sound median while Port Ludlow had a median income of \$5,000 greater than the Puget Sound figure.	\$41,994	\$45,776	\$51,386	UA	\$34,526	\$38,182	\$ 32,202	\$ 56,938	\$ 40,385	\$ 27,885
Median family income Brinnon's median family income is nearly \$30,000 below the Puget Sound income, Port Townsend is \$18,000 below while Port Ludlow's median income exceeds the Puget Sound figure.	\$50,046	\$53,760	\$60,943	UA	\$42,425	\$41,607	\$ 34,837	\$ 62,298	\$ 45,313	\$ 34,375
Per capita income Port Ludlow per capita income far exceeds the state figure, Port Hadlock/Irondale per capita income is significantly below the state income level. Port Townsend and Marrowstone closely match the state's per capita income.	\$21,587	\$22,973	\$26,048	UA	\$22,395	\$22,028	\$ 15,721	\$ 36,625	\$ 17,335	\$ 19,820
Percent of Population in Poverty The percent in poverty ranges significantly in the county. Quilcene is nearly 8% ahead of the Puget Sound region while Port Ludlow's poverty level is practically non-existent.	12%	10.60%	7.90%	us	14%	4%	14.4%	1.20%	15.20%	13.80%
% of HH's owner occupied Jefferson County is a county of homeowners. All areas exceed the Puget Sound figure for HH's owning their own home. Port Ludlow leads the way at 94% with Ort Townsend coming in at 65% of HH in ownership positions.	66%	65%	62%	82%	65%	89%	71%	94%	81%	88%
% HH's renter occupied Most renters in Jefferson County reside in Port Townsend and Port Hadlock/Irondale with the fewest residing in Port Ludlow.	34%	35%	38%	18%	35%	11%	29%	6%	19%	12%

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Comparative social statistics - age and household status

	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places					
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon
Persons	281,421,906	5,894,121	3,275,847	13,869	8,325	876	3,467	1953	632	831
Households	105,480,101	2,271,398	1,283,491	4,332	3,912	394	1,408	943	238	422
Average household size	2.59	2.53	2.55	3.20	2.13	2.22	2.46	2.07	2.66	1.96
Families	71,787,347	1,499,127	825,489	2,975	2,216	289	957	755	159	272
Percent households in families	68%	66%	64%	69%	57%	73%	68%	80%	67%	64%
Age by sex										
0- 4	7%	7%	6%	3%	4%	4%	5%	1%	5%	2%
5- 9	7%	7%	7%	4%	6%	3%	8%	2%	9%	4%
10-14	7%	7%	7%	5%	6%	5%	10%	2%	10%	2%
15-19	7%	7%	7%	5%	5%	4%	7%	1%	8%	3%
20-24	7%	7%	6%	5%	4%	2%	6%	1%	4%	2%
25-34	14%	14%	16%	2%	8%	7%	9%	3%	7%	4%
35-44	16%	17%	18%	5%	14%	11%	18%	8%	18%	10%
45-54	13%	14%	14%	10%	20%	20%	15%	14%	18%	26%
55-59	5%	5%	5%	13%	7%	8%	5%	12%	4%	7%
60-64	4%	4%	3%	6%	5%	4%	4%	12%	5%	14%
65-74	7%	6%	5%	5%	10%	17%	8%	27%	6%	21%
75-84	4%	4%	4%	8%	8%	11%	3%	14%	5%	12%
85+	2%	1%	1%	4%	4%	3%	2%	2%	1%	3%
Median age	35.3	35.3	35.2	47.1	46.6	52.4	38.1	61.3	41.3	58.2
Percent under 18	26%	26%	25%	19%	20%	16%	28%	6%	30%	10%
Percent 65+	12%	11%	10%	15%	21%	32%	13%	43%	12%	36%
Family household	71,787,347	1,499,127	825,489	2,975	2,216	289	957	755	159	272
Percent of all households	68%	66%	64%	69%	57%	73%	68%	80%	67%	64%
married couple	35%	36%	38%	103%	51%	94%	71%	96%	79%	76%
married couple w/related child	41%	43%	41%	25%	25%	22%	34%	7%	34%	13%
male only	3%	4%	3%	11%	2%	2%	4%	2%	10%	2%
male only w/related child	3%	3%	3%	5%	3%	2%	7%	0%	7%	2%
female only	11%	10%	9%	26%	4%	4%	3%	2%	11%	5%
female only w/related child	7%	5%	5%	5%	14%	0%	15%	0%	6%	2%
Non-family households	33,692,754	772,271	458,002	1,357	1,696	105	451	188	79	150
Percent of all households	32%	34%	36%	31%	43%	27%	32%	20%	33%	36%
living alone	23%	77%	49%	83%	83%	73%	84%	69%	81%	86%
over 65	0%	24%	51%	23%	44%	55%	33%	64%	28%	42%
Total households	105,480,101	2,271,398	1,283,491	4,332	3,912	394	1,408	943	238	422
Residence in 1995										
same house in 1995	54%	49%	47%	54%	48%	69%	52%	52%	57%	66%
different house in same county	12%	10%	10%	0%	14%	0%	0%	3%	13%	4%
different house in same state	3%	3%	0%	17%	15%	4%	15%	16%	15%	19%
elsewhere	3%	3%	4%	2%	2%	1%	2%	1%	2%	0%
Population age 5+	262,375,152	5,501,398	3,063,181	9,481	7,961	840	3,281	1,926	601	812

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Comparative social statistics - education and occupation

Education (persons 18 years+)	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places						
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon	
less than 9th grade	8%	4%	3%	1%	1%	2%	2%	2%	0%	2%	3%
9th-12th grade, no diploma	12%	9%	7%	8%	8%	5%	11%	4%	10%	19%	
high school graduate	29%	25%	23%	28%	23%	25%	37%	23%	50%	35%	
some college, no degree	21%	26%	26%	24%	8%	8%	8%	4%	3%	5%	
associate degree	6%	8%	8%	6%	8%	8%	8%	4%	3%	5%	
bachelors degree	16%	18%	22%	17%	20%	22%	6%	23%	6%	12%	
graduate or professional degree	9%	9%	11%	10%	12%	13%	3%	15%	2%	3%	
Total	182,211,639	3,827,507	2,169,106	7,880	6,687	736	2,503	1,834	449	745	
Total population	281,421,906	5,894,121	3,275,847	13,869	8,325	876	3,467	1,953	632	831	
Total persons 16 years+	217,168,077	4,553,591	2,556,228	8,195	6,861	762	2,606	1,847	471	760	
total in labor force	64%	66%	69%	53%	60%	44%	62%	31%	67%	35%	
total civilian employed	63%	65%	68%	50%	56%	39%	61%	28%	62%	31%	
total in armed forces	1%	1%	1%	0%	0%	0%	1%	0%	0%	0%	
Occupation											
managerial, professional	34%	36%	39%	30%	36%	28%	18%	58%	25%	18%	
service occupations	15%	15%	14%	11%	16%	15%	16%	4%	7%	17%	
sales and office operations	27%	26%	26%	13%	16%	13%	11%	6%	7%	14%	
farming, fishing, and forestry	1%	2%	0%	3%	1%	0%	1%	0%	9%	13%	
construction, extraction, mainten	9%	9%	9%	24%	20%	27%	27%	22%	32%	24%	
production, transportation	15%	13%	12%	19%	11%	17%	28%	10%	20%	14%	
Industry	129,721,512	2,793,722	1,643,560	2,258	1,916	150	797	251	174	140	
agriculture, forestry, fishing, min	2%	2%	1%	71%	4%	0%	3%	51%	21%	19%	
construction	7%	7%	7%	6%	14%	33%	18%	4%	21%	16%	
manufacturing	14%	12%	13%	6%	11%	6%	2%	8%	12%	12%	
subtotal base industries	23%	22%	21%	83%	29%	39%	24%	63%	54%	48%	
wholesale trade	4%	4%	4%	0%	3%	0%	4%	0%	3%	2%	
retail trade	12%	12%	12%	3%	12%	4%	15%	4%	10%	4%	
transportation, warehouse, utilitie	5%	5%	5%	3%	3%	10%	11%	1%	16%	3%	
information	3%	3%	4%	0%	3%	5%	4%	4%	1%	2%	
finance, insurance, real estate	7%	6%	7%	0%	2%	9%	6%	1%	0%	5%	
professional, scientific, managem	9%	10%	11%	3%	8%	16%	3%	13%	0%	4%	
education, health, and social serv	20%	19%	18%	1%	14%	12%	8%	3%	6%	4%	
arts, entertainment, recreation	8%	8%	8%	2%	16%	5%	13%	0%	6%	16%	
other services	5%	5%	5%	1%	3%	0%	8%	2%	1%	7%	
public administration	5%	5%	4%	3%	7%	0%	2%	7%	3%	4%	
subtotal services industries	77%	78%	79%	17%	71%	61%	76%	37%	46%	52%	
total industries	129,721,512	2,793,722	1,643,560	7,475	1,916	722	492	174	140		
Median household income	\$41,994	\$45,776	\$51,386	unavailable	\$34,526	\$38,182	\$ 32,202	\$ 56,938	\$ 40,385	\$ 27,885	
Median family income	\$50,046	\$53,760	\$60,943	unavailable	\$42,425	\$41,607	\$ 34,837	\$ 62,298	\$ 45,313	\$ 34,375	
Per capita income	\$21,587	\$22,973	\$26,048	unavailable	\$22,395	\$22,028	\$ 15,721	\$ 36,625	\$ 17,335	\$ 19,820	

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Comparative social statistics - income

Family/nonfamily household income	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places						
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon	
\$ 0- 9,999	10%	8%	7%	7%	13%	5%	12%	0%	10%	11%	
\$ 10- 14,999	6%	5%	5%	7%	9%	4%	11%	2%	6%	14%	
\$ 15- 24,999	13%	12%	10%	15%	17%	11%	16%	4%	17%	18%	
\$ 25- 34,999	13%	13%	12%	13%	12%	25%	18%	18%	12%	19%	
\$ 35- 49,999	17%	17%	17%	20%	15%	19%	17%	20%	18%	16%	
\$ 50- 74,999	19%	21%	22%	20%	17%	22%	16%	33%	23%	10%	
\$ 75- 99,999	10%	12%	13%	8%	10%	8%	5%	10%	9%	5%	
\$ 100-149,999	8%	8%	10%	6%	6%	3%	4%	6%	2%	3%	
\$ 150-199,999	2%	2%	3%	2%	1%	2%	1%	4%	1%	2%	
\$ 200,000+	2%	2%	3%	1%	1%	2%	0%	3%	2%	0%	
Total	105,539,122	2,272,261	1,283,491	4,332	3,912	394	1,408	943	238	422	
Individuals in Poverty Status by Age in 1999											
Under 65 years	90%	92%	91%	94%	85%	0%	93%	100%	100%	83%	
Over 65 years	10%	8%	9%	6%	15%	100%	7%	0%	0%	17%	
Total in Poverty	33,899,812	612,370	261,008	974	1160	35	496	24	95	115	
Percent of Population in Poverty	12%	10.60%	7.90%	unavailable	14%	4%	14.4%	1.20%	15.20%	13.80%	
Total families in Poverty	6,620,945	110,663	47,754	175	198	0	130	0	18	27	
Married couple families											
with related children <18 yrs.	27%	29%	27%	40%	9%	0%	15%	0%	33%	41%	
with no related children <18 yrs.	9%	14%	15%	18%	17%	0%	0%	0%	11%	52%	
Other families											
Male head w/related child <18 yr	7%	8%	7%	13%	6%	0%	25%	0%	11%	0%	
Male head w/o child <18 yrs.	2%	2%	2%	0%	0%	0%	8%	0%	0%	0%	
Female head w/related child <18	44%	44%	45%	29%	68%	0%	46%	0%	44%	7%	
Female head w/o child <18 yrs.	6%	4%	4%	0%	0%	0%	6%	0%	0%	0%	

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Comparative social statistics - occupied housing units

	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places						Brinnon
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon	
Total housing units	115,904,641	2,451,075	1,348,146	5,428	4,248	542	1,512	1,203	282	831	
Occupied housing units	105,480,101	2,271,398	1,282,984	4,292	3,910	409	1,390	971	253	420	
percent owner occupied	66%	65%	62%	82%	65%	89%	71%	94%	81%	88%	
percent renter occupied	34%	35%	38%	18%	35%	11%	29%	6%	19%	12%	
Individuals by Occupied Housing Unit											
Owner Occupied units											
1 person		20%	20%	24%	28%	21%	29%	13%	25%	30%	
2 persons		38%	36%	50%	47%	56%	32%	75%	39%	54%	
3 persons		16%	17%	10%	12%	8%	21%	9%	16%	9%	
4 persons		6%	17%	11%	9%	12%	10%	3%	9%	6%	
5 + persons		10%	10%	5%	4%	3%	8%	0%	11%	1%	
Renter Occupied Units											
1 person		37%	41%	36%	52%	15%	21%	30%	31%	35%	
2 persons		28%	29%	33%	19%	57%	34%	40%	8%	39%	
3 persons		15%	14%	15%	17%	13%	19%	9%	15%	14%	
4 persons		11%	10%	6%	8%	15%	18%	0%	29%	4%	
5 + persons		9%	8%	11%	4%	0%	8%	21%	17%	8%	
Mean Household		2.53	unavailable	unavailable	2.10	2.14	2.49	2.01	2.49	1.98	
Year Structure Built											
1999 to March 2000		2%	3%	3%	3%	3%	2%	5%	2%	1%	
1995 to 1998		7%	9%	8%	19%	5%	9%	16%	10%	8%	
1990 to 1994		7%	10%	10%	15%	13%	17%	18%	31%	10%	
1980 to 1989		16%	16%	18%	21%	15%	20%	23%	14%	25%	
1970 to 1979		18%	20%	18%	22%	15%	25%	32%	27%	29%	
1960 to 1969		14%	12%	14%	8%	7%	6%	3%	3%	15%	
1950 to 1959		13%	10%	10%	3%	7%	2%	4%	1%	9%	
1940 to 1949		7%	7%	7%	4%	8%	6%	3%	1%	2%	
1939 or earlier		15%	13%	12%	5%	26%	11%	7%	2%	2%	
Total housing units	115,904,641	2,451,075	1,348,146	5,428	4,248	542	1,512	1,203	282	831	
Median year built		1974		1980	1971	1980	1980	1990	1968	1978	
Units in structure											
1, detached		60%	62%	60%	75%	73%	81%	51%	81%	68%	
1, attached		6%	3%	3%	1%	1%	0%	1%	9%	1%	
2		4%	3%	2%	1%	3%	0%	3%	0%	0%	
3 or 4		5%	4%	4%	0%	3%	0%	2%	3%	0%	
5-9		5%	5%	6%	1%	1%	0%	2%	3%	0%	
10-19		4%	5%	7%	1%	2%	0%	0%	0%	0%	
20+		9%	9%	12%	0%	9%	0%	0%	0%	0%	
mobile home/trailer		8%	8%	5%	19%	5%	18%	35%	5%	24%	
other		0%	1%	0%	3%	3%	1%	0%	1%	6%	
Total	115,904,641	2,451,075	1,348,146	5,428	4,248	542	1,512	1,203	282	929	

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Comparative social statistics - housing value

Value (owner-occupied units)	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places					
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon
\$ 0- 49,999	10%	2%	1%	7%	6%	4%	20%	2%	8%	12%
\$ 50- 99,999	30%	13%	5%	14%	16%	2%	29%	2%	29%	34%
\$ 100-149,999	24%	26%	19%	17%	31%	12%	36%	16%	31%	21%
\$ 150-199,999	15%	23%	25%	21%	21%	15%	10%	19%	14%	7%
\$ 200-299,999	12%	21%	28%	24%	16%	32%	4%	33%	12%	13%
\$ 300-499,999	6%	11%	16%	13%	9%	32%	2%	25%	4%	9%
\$ 500-999,999	2%	3%	5%	4%	1%	4%	0%	2%	1%	3%
\$1,000,000+	1%	1%	1%	1%	0%	0%	0%	1%	0%	1%
Total	55,212,108	1,157,462	662,258	3,424	2,552	363	982	914	205	371
Median value	\$119,600	\$168,300	\$199,302	Unavailable	\$145,500	\$266,110	\$101,400	\$232,900	\$120,700	\$108,200
less than 15%	37%	30%	28%	35%	35%	40%	30%	35%	33%	49%
15.0-19.9%	17%	17%	17%	18%	17%	9%	24%	20%	23%	11%
20.0-24.9%	14%	15%	16%	13%	10%	8%	6%	16%	9%	9%
25.0-29.9%	9%	11%	12%	12%	10%	7%	5%	7%	9%	2%
30.0-34.9%	6%	8%	8%	4%	8%	9%	7%	5%	4%	6%
35.0+%	16%	18%	19%	17%	19%	24%	26%	17%	20%	23%
Not computed	1%	1%	0%	1%	1%	3%	1%	0%	2%	0%
Total	55,212,108	1,157,462	662,258	2,226	2,114	256	508	820	128	247
Rent (renter-occupied units)										
\$ 0- 200	5%	4%	5%	7%	9%	20%	3%	9%	7%	0%
\$ 200- 299	5%	3%	3%	6%	6%	0%	5%	0%	23%	22%
\$ 300- 499	22%	16%	15%	30%	26%	13%	30%	11%	40%	53%
\$ 500- 749	34%	36%	40%	28%	34%	15%	47%	23%	9%	0%
\$ 750- 999	17%	22%	22%	8%	13%	0%	3%	57%	0%	0%
\$ 1,000-1,499	9%	11%	10%	2%	1%	0%	2%	0%	0%	0%
\$ 1,500+	3%	3%	3%	2%	3%	0%	0%	0%	0%	0%
No cash rent	5%	4%	3%	18%	8%	52%	10%	0%	21%	25%
Total	35,199,502	795,523	479,540	722	1,358	46	408	74	43	55
Median rent	\$602	\$663	\$660	Unavailable	\$522	\$417	\$543	\$740	\$368	\$338
Gross rent as % of household income in 1999										
less than 15%	18%	15%	15%	23%	12%	20%	6%	12%	24%	4%
15.0-19.9%	14%	15%	15%	8%	8%	15%	11%	23%	8%	8%
20.0-24.9%	13%	14%	15%	10%	11%	0%	11%	35%	4%	14%
25.0-29.9%	10%	11%	12%	5%	12%	13%	10%	16%	10%	8%
30.0-34.9%	7%	8%	9%	10%	11%	0%	9%	14%	6%	6%
35.0+%	30%	31%	30%	24%	37%	0%	40%	0%	24%	27%
Not computed	8%	6%	5%	21%	10%	52%	13%	0%	22%	33%
Total	35,199,502	795,523	479,540	772	1,341	46	408	57	49	49

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Comparative social statistics - transportation characteristics

	United States	Washington State	Puget Sound	Rural Jefferson Co.	Census Designated Places						
					Port Townsend	Marrowstone	Port Hadlock Irondale	Port Ludlow	Quilcene	Brinnon	
Workers 16 years and older	128,279,228	2,785,479	1,642,700	3,987	3,776	299	1,563	502	283	216	
Commute to work											
car, truck, or van - drove alone	76%	73%	71%	70%	66%	77%	66%	65%	62%	63%	
car, truck, or van - carpooled	12%	13%	13%	13%	8%	15%	8%	14%	13%	19%	
public transportation (including taxicab)	5%	5%	7%	1%	2%	0%	2%	1%	0%	1%	
walked	3%	3%	3%	4%	13%	4%	13%	2%	11%	8%	
other means	1%	1%	1%	2%	2%	0%	2%	1%	1%	2%	
worked at home	3%	4%	4%	11%	10%	4%	10%	16%	13%	6%	
Total	128,279,228	2,785,479	1,642,700	3,987	3,776	299	1,563	502	283	216	
Mean travel time to work in minutes	25.5	25.5	27.8	unavailable	17.6	27.0	24.8	24.3	33.9	0.0	
Private vehicle occupancy											
Car, truck or van drove alone	76%	73%	71%	70%	66%	77%	66%	65%	62%	63%	
Carpooled											
in 2-person carpool	9%	10%	10%	9%	8%	9%	8%	12%	8%	16%	
in 3-person carpool	2%	2%	2%	2%	1%	3%	1%	2%	4%	2%	
in 4-person carpool	1%	1%	0%	0%	0%	2%	0%	0%	0%	0%	
in 5-6-person carpool	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
in 7-person or more carpool	0%	0%	0%	1%	0%	0%	0%	0%	1%	2%	
Other means	12%	14%	16%	18%	26%	9%	26%	21%	25%	17%	
			1,642,700	3,987	3,776	299	3,776	502	283	216	
Vehicles per household (owner and renter)											
0 vehicle		8%	8%	3%	11%	0%	11%	1%	0%	3%	
1 vehicle		32%	33%	28%	39%	19%	39%	20%	25%	30%	
2 vehicles		38%	39%	43%	33%	36%	33%	62%	36%	41%	
3 vehicles		15%	14%	20%	13%	36%	13%	15%	22%	20%	
4 vehicles		4%	4%	5%	2%	6%	2%	2%	8%	5%	
5 or more vehicles		2%	2%	2%	1%	3%	1%	0%	9%	0%	
Total			1,282,984	4,305	3,910	409	3,910	971	253	420	
Average number of vehicles available			1.8	1.0	1.6	2.4	1.9	2.0	2.5	1.9	
Place of work											
worked in place of residence				1%	38%	10%	11%	19%	20%	22%	
worked outside place of residence				5%	12%	40%	39%	31%	30%	28%	
worked in county of residence				65%	45%	43%	41%	42%	38%	39%	
worked outside county of residence				27%	4%	6%	9%	8%	12%	10%	
worked outside state of residence				2%	1%	1%	0%	1%	0%	1%	
				100%	100%	100%	100%	100%	100%	100%	

Housing program applications by market segment

Service Sector Workers
 | Empty Nesters
 | | First Time Home Buyers
 | | | Elderly
 | | | | Special Populations*
 | | | | | Low/very low income
 | | | | | | Homeless
 | | | | | | | Lenders
 | | | | | | | | Owners/
 | | | | | | | | Operators/
 | | | | | | | | Only

FEDERAL HOUSING PROGRAMS									
Rural Housing Loans Section 502							X		
Rural Housing Site/Self Help Loans Sec 523/524							X		X
Rural Rental Housing Loans Sec. 515				X	X		X		
Rural Rental Housing Loans Sec. 521							X		
Very Low Income Repair Loans/Grants Sec 504							X		
Rural Housing Preservation Grants Sec. 533							X		X
Rural Rental Housing Guaranteed Loans Sec. 538						X	X		X
Mortgage Insurance Homes Sec. 203(b)	X	X	X	X					X
Rehabilitation Mortgage Insurance Sec. 203(k)	X	X	X	X					X
Manufactured Home Purchase Insure. (Title 1)	X	X	X	X					X
Mortgage Ins. For Condo Projects Sec. 234(d)	X	X	X	X					X
Mortgage Insurance COOP Projects Sec. 213	X	X	X	X					X
Mortgage Insurance for Purchase of Condo's Sec.234 ©	X	X	X	X					X
Mortgage Insurance Rental Housing Sec. 207	X	X	X	X					X
Mortgage Insurance Rental/COOP Housing Sec. 221 (d)(3)					X	X	X		X
Mortgage Insurance Rentals for Elderly Sec. 231					X				X
Supplemental Loan Ins. Multi family Rental Sec 241 (a)					X	X			X
Mortgage Ins.for Purchase/Refi of Multi family Sec. 223(f)/207	X	X		X					X
Mortgage Insure. Manufactured Home & Lot (Title 1)									X
Mortgage Insure. Single Fam. COOP Sec. 203 (n)	X	X	X	X					X
Mortgage Insure. Military Impacted Areas Sec 238 ©	X	X	X	X					X
Mortgage Insure. For SRO's Sec. 221(d)						X	X		X
Supportive Housing for Elderly Sec. 202					X				X
Graduated Payment Mortgage Sec. 245 (9) (a)	X	X	X	X					
Operating Assistance for Multi family									X
Supportive Housing for Persons/Disabilities Sec. 811						X			X
Emergency Shelter Grants						X	X	X	X
Supportive Housing - Homeless						X	X	X	X
Shelter Plus Care						X	X	X	X
Home Investment Partnership Program HOME						X	X	X	X
Self Help Homeownership Opportunity Program	X	X	X				X		X
CDBG Section 108 Loan Guarantee	X	X	X	X	X	X			X
Teacher Next Door Initiative									currently doesn't apply in Jefferson County
Single Family Property Disposition	X	X	X	X	X	X			X
Dollar Home Sales	X	X	X	X	X	X	X		X
Assisted Living Conversion of Multi Family					X				X
Public and Indian Housing - Loan Guarantee	X		X	X			X		X
Specially Adopted Housing for Disabled Veterans						X			
Veterans Housing - Guaranteed and Insured Loans	X	X	X	X	X	X			
Veterans Housing Direct Loans for Disabled Vets						X			
Veterans Housing Manufactured Home Loans	X	X	X	X					
Transitional Living Program for Homeless Youth						X			
STATE HOUSING PROGRAMS									
Low Income Housing Tax Credits					X	X	X	X	X
Washington Housing Trust Fund					X	X	X	X	X
Housing Enhancement Grant Program (linked above)					X	X	X	X	X
Washington State Operating & Maintenance (linked)					X	X	X	X	X
Housing Rehabilitation Grant Program	X	X		X		X			X
Home Repair and Rehabilitation HOME						X			X
Tenant Based Rental Assistance HOME						X	X		X

Housing program applications by market segment

- Service Sector Workers
- Empty Nesters
- First Time Home Buyers
- Elderly
- Special Populations*
- Low/very low income
- Homeless
- Lenders
- Owners/Operators
- Only

Washington State HomeChoice Program					X			X	
House Key Rural Program			X					X	
Nonprofit Facilities Bond Program									X
Nonprofit Housing Program									X
Multifamily Housing						X			X

PRIVATE/FEDERAL THIRD PARTY PROGRAMS

Impact Capital Predevelopment Fund						X			X
Affordable Housing Program						X		X	X
Community Investment Fund/ED Development Fund	X	X	X	X				X	X
Home\$tart Program			X					X	
Multifamily Permanent Loans Special Needs				X	X				X
Tax Exempt Bonds for Housing Development	X	X	X	X					X
1st Time Buyers, Multi Family, Single Family	X	X	X	X				X	

* Special Populations include people with developmental disabilities, victims of domestic violence, mentally ill, youth, substance abusers, physically disabled, and co-occurring disorders.

HOUSING RESOURCES FOR PORT TOWNSEND AND JEFFERSON COUNTY, WASHINGTON

Federal Housing Programs

Rural Housing Loans (10.410) (Section 502)

Rural Housing Service, Department of Agriculture

OBJECTIVES

Assist very low, low, and moderate-income households obtain modest, decent, safe, and sanitary housing for use as a permanent residence in rural areas.

TYPES OF ASSISTANCE

Direct Loans; Guaranteed/Insured Loans.

USES AND USE RESTRICTIONS

Direct and guaranteed loans may be used to buy, build, or improve the applicant's permanent residence. New manufactured homes may be financed when they are on a permanent site, purchased from an approved dealer or contractor, and meet certain other requirements. The property must be located in an eligible rural area. Guaranteed loans may be made to refinance either existing RHS Guaranteed Housing Loans or RHS Section 502 Direct Housing loans. Guaranteed loans are amortized over 30 years. The interest rate is negotiated with the lender.

ELIGIBILITY REQUIREMENTS

Applicants must have very low-, low- or moderate incomes. Very low-income is defined as below 50% of the area median income (AMI); low-income is between 50 and 80% of AMI; moderate income is below 115% of AMI.

RURAL HOUSING SITE LOANS AND SELF-HELP HOUSING LAND DEVELOPMENT LOANS (10.411)

(Section 523 and 524 Site Loans)

Rural Housing Service, Dept. Of Agriculture

OBJECTIVES

Assist public or private nonprofit organizations interested in providing sites for housing; to acquire and develop land in rural areas to be subdivided as adequate building sites and sold on a cost development basis to families eligible for low and very low income loans, cooperatives, and broadly based nonprofit rural rental housing applicants.

TYPES OF ASSISTANCE

Direct Loans.

USES AND USE RESTRICTIONS

For the purchase and development of adequate sites, including necessary equipment that becomes a permanent part of the development; for water and sewer facilities if not available; payment of necessary engineering, legal fees, and closing costs; for needed landscaping and other necessary facilities related to buildings such as walks, parking areas, and driveways. Restrictions: loan limitation of \$200,000 without national office approval. Repayment of loan is expected within 2 years.

ELIGIBILITY REQUIREMENTS

A private or public nonprofit organization that will provide the developed sites to qualified borrowers on a cost of development basis in open country and towns of 10,000 population or less and places up to 25,000 population under certain conditions.

Beneficiary Eligibility

Sites developed with Section 524 loans must be for housing low and very low income families and may be sold to families, nonprofit organizations, public agencies and cooperatives eligible for assistance under any Section of Title V of the Housing Act of 1949. Sites developed with Section 523 loans must be for housing to be built by the self-help method

RURAL RENTAL HOUSING LOANS (10.415)

(Section 515)

Rural Housing Service, Dept. of Agriculture

OBJECTIVES

Provide economically designed and constructed rental and cooperative housing and related facilities suited for rural residents.

TYPES OF ASSISTANCE

Direct Loans, Project Grants.

USES AND USE RESTRICTIONS

Loans can be used to construct, or to purchase and substantially rehabilitate rental or cooperative housing or to develop manufactured housing projects. Housing as a general rule will consist of multi-units with 2 or more family units and any appropriately related facilities. Funds may also be used to provide approved recreational and service facilities appropriate for use in connection with the housing and to buy and improve the land on which the buildings are to be located.

ELIGIBILITY REQUIREMENTS

Applicants may be individuals, cooperatives, nonprofit organizations, State or local public agencies, profit corporations, trusts, partnerships, limited partnerships, and be unable to finance the housing either with their own resources or with credit obtained from private sources.

Beneficiary Eligibility

Occupants must be very low-, low- or moderate-income family households, elderly, handicapped, or disabled persons

RURAL RENTAL HOUSING LOANS (10.415)

(Section 521)

Rural Housing Service, Dept. of Agriculture

OBJECTIVES

The Rural Rental Assistance (RA) program provides an additional subsidy for households with incomes too low to pay the Rural Housing Service (RHS) subsidized (basic) rent from their own resources. RHS pays the owner the difference between the tenant's contribution (30% of adjusted income) and the monthly rental rate, including the cost of all utilities and services.

TYPES OF ASSISTANCE

Monthly rental assistance

USES AND USE RESTRICTIONS

Priority for RA in housing financed by Section 515 is given to a project either if a market study indicates the greatest percentage of prospective tenants need RA or if the area has the greatest housing need within the state and is selected for funding in accordance with the weighted criteria

ELIGIBILITY REQUIREMENTS

Persons with very low and low incomes, elderly persons, and persons with disabilities are eligible if they are unable to pay the basic monthly rent within 30% of adjusted monthly income.

VERY LOW-INCOME HOUSING REPAIR LOANS AND GRANTS (10.417)

(Section 504)

Rural Housing Service, Dept. of Agriculture

OBJECTIVES

To give very low-income rural homeowners an opportunity to make essential repairs to their homes to make them safe and to remove health hazards to the family or the community.

TYPES OF ASSISTANCE

Direct Loans, Project Grants.

USES AND USE RESTRICTIONS

The Very Low-Income Housing Repair program provides loans and grants to very low-income homeowners in rural areas to repair, improve, or modernize their dwellings or to remove health and safety hazards. Grant funds are only available to homeowners aged 62 or older who cannot repay a Section 504 Loan. This includes repairs or replacement of heating, plumbing or electrical services, roof

or basic structure as well as water and waste disposal systems, and weatherization

ELIGIBILITY REQUIREMENTS

Applicants must own and occupy a home in a rural area; and be a citizen of the United States or reside in the United States after having been legally admitted for permanent residence or on indefinite parole. Loan recipients must have sufficient income to repay the loan. Grant recipients must be 62 years of age or older and be unable to repay a loan for that part of the assistance received as a grant.

RURAL HOUSING PRESERVATION GRANTS (10.433)

(Section 533)

Rural Housing Service, Dept of Agriculture

OBJECTIVES

Provide very low- and low-income rural residents, individual homeowners, rental property owners (single/multi-unit) or consumer cooperative housing projects (co-ops) the necessary assistance to repair or rehabilitate their dwellings.

TYPES OF ASSISTANCE

Project grants.

USES AND USE RESTRICTIONS

Organizations may use up to 20% of the Housing Preservation Grant funds for program administration purposes, such as to hire the personnel to carry out a housing rehabilitation project; to pay necessary and reasonable office and administrative expenses; and to pay reasonable fees for training of organization personnel. 80% or more of funds must be used for loans, grants or other assistance for individual homes, homeowners, rental properties or co-ops

ELIGIBILITY REQUIREMENTS

Eligible organizations include a state or political subdivision, public nonprofit corporation, Indian tribal corporations, private nonprofit corporation, or a consortium of such eligible entities. Applicants must provide assistance under this program to persons residing in unincorporated areas and communities with a population of 10,000 or less.

SECTION 538 RURAL RENTAL HOUSING GUARANTEED LOANS (10.438)

(Section 538)

Rural Housing Service, Dept. of Agriculture

OBJECTIVES

This program has been designed to increase the supply of affordable multifamily housing in rural areas through partnerships between RHS and major lending sources, as well as State and local housing finance agencies and bond insurers. The program provides Federal credit enhancement to encourage private and public lenders to make new loans for affordable rental properties that meet program standards.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

The guarantee will encourage the construction of new rural rental housing and appropriate related facilities. Housing as a general rule will consist of projects with 5 or more dwellings.

ELIGIBILITY REQUIREMENTS

The applicant in this program is the lender. The lender must be approved and currently active with Fannie Mae, Freddie Mac, HUD/FHA insurance programs, Ginnie Mae or be a State or local Housing Finance Agency. A member of the Federal Home Loan Bank System or other lender may be able to participate if they can demonstrate satisfactory experience with multifamily lending.

Beneficiary Eligibility

Occupants must be families or persons with income not in excess of 115% of the Median Income at the time of initial occupancy.

MORTGAGE INSURANCE_HOMES (14.117)

(Section 203(b))

Dept. of Housing and Urban Development

OBJECTIVES

Help people undertake home ownership.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These loans may be used to finance the purchase of proposed, under construction, or existing 1-to 4-family housing, as well as to refinance indebtedness on existing housing. Maximum insurable loans are as follows: 1-family \$172,632; 2-family \$220,992; 3-family \$267,120; and 4-family \$312,895.

ELIGIBILITY REQUIREMENTS

All persons intending to occupy the property are eligible to apply.

Beneficiary Eligibility

Individuals/families

REHABILITATION MORTGAGE INSURANCE (14.108)

(Section 203(k))

Dept. of Housing and Urban Development

OBJECTIVES

Help families repair or improve, purchase and improve, or refinance and improve existing residential structures more than 1 year old.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on loans. These loans may be used to rehabilitate an existing 1 to 4 unit dwelling in one of four ways: (1) Purchase a structure and the land on which the structure is located and rehabilitate it; (2) purchase a structure on another site, move it onto a new foundation on the mortgaged property and rehabilitate it; (3) refinance the existing indebtedness and rehabilitate such a structure; or (4) rehabilitate such a structure. Maximum insurable mortgage loans for an occupant mortgagor are the same as prescribed for Section 203(b) -

ELIGIBILITY REQUIREMENTS

Individual purchasers are eligible to apply.

MANUFACTURED HOME PURCHASE LOAN INSURANCE- AS PRINCIPAL RESIDENCES OF BORROWERS (14.110)

(Title I)

Dept. of Housing and Urban Development

OBJECTIVES

Make possible reasonable financing of manufactured home purchases.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on loans. Insured loans may be used to purchase manufactured home units by buyers intending to use them as their principal places of residence. The maximum amount of the loan is \$48,600, whether single or multiple modules. The borrower must give assurance that the unit will be placed on a site which complies with local zoning and land development requirements.

ELIGIBILITY REQUIREMENTS

All persons are eligible to apply.

MORTGAGE INSURANCE FOR CONSTRUCTION OR SUBSTANTIAL REHABILITATION OF CONDOMINIUM PROJECTS (14.112)

(Section 234(d) Condominiums)

Dept. of Housing and Urban Development

OBJECTIVES

Enable sponsors to develop condominium projects in which individual units will be sold to home buyers.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These loans may be used to finance the construction or rehabilitation of multifamily housing structures by a sponsor intending to sell individual units as condominiums that also would be eligible for the benefits of mortgage insurance under Section 234(c). The program has statutory per unit mortgage limits which vary according to the size of the unit, the type of structure, and the location of the project.

ELIGIBILITY REQUIREMENTS

Eligible sponsors include private for-profit developers, public bodies, and other sponsors who meet FHA requirements for mortgagors. All families are eligible to purchase condominium units. Mortgages for individual units may be insured under Section 234(c).

MORTGAGE INSURANCE_COOPERATIVE PROJECTS (14.126)

(Section 213 Cooperatives)

Dept. of Housing and Urban Development

OBJECTIVES

Enable nonprofit cooperative ownership, housing corporations or trusts to develop or sponsor the development of housing projects to be operated as cooperatives. Section 213 allows investors to provide good quality multifamily housing to be sold to such nonprofit corporations or trusts upon completion of construction or rehabilitation.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 213 insures lenders against loss on mortgages. Insured mortgages may be used to finance construction, acquisition of existing, or rehabilitation of detached, semidetached, row, walk-up, or elevator type housing consisting of 5 or more units. The program has statutory per unit mortgage limits that vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-replacement cost and debt service limitations. Contractors for new construction and substantial rehabilitation housing projects must comply with prevailing wage requirements under the Davis-Bacon Act.

ELIGIBILITY REQUIREMENTS

Eligible mortgagors are nonprofit cooperatives, ownership housing corporations or trusts which may either sponsor projects directly, sell individual units to cooperative members, or purchase projects from investor-sponsors (builders, developers, or others who meet HUD requirements).

Beneficiary Eligibility

Individuals/families

MORTGAGE INSURANCE-PURCHASE OF UNITS IN CONDOMINIUMS (14.133)

(Section 234(c))

Dept. of Housing and Urban Development

OBJECTIVES

Enable families to purchase units in condominium projects

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These loans may be used to finance the acquisition of individual units in proposed or existing condominium projects containing 4 or more units. The maximum insurable loan for an occupant mortgagor is the same as Section 203(b).

ELIGIBILITY REQUIREMENTS

All families are eligible to apply.

MORTGAGE INSURANCE_RENTAL HOUSING (114.134)

(Section 207)

Dept. of Housing and Urban Development

OBJECTIVES

Increase the supply of quality rental housing for middle-income families

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 207 insures lenders against the loss on mortgage defaults. Section 207 mortgage insurance, although still authorized, is no longer used for new construction and substantial rehabilitation. It is however, the primary vehicle for the Section 223(f) refinancing program. Multifamily new construction and substantial rehabilitation projects are currently insured under Section 221(d)(3) and Section 221(d)(4) programs. Insured mortgages may be used to finance the construction or rehabilitation of rental detached, semidetached, row, walk-up, or elevator type structures with 5 or more units. The program has statutory per unit mortgage limits that vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-value and debt service limitations.

ELIGIBILITY REQUIREMENTS

Eligible mortgagors include investors, builders, developers, and others who meet HUD requirements for mortgagors

MORTGAGE INSURANCE-RENTAL AND COOPERATIVE HOUSING FOR MODERATE INCOME FAMILIES AND ELDERLY (14.135)

(Section 221(d)(3) and (4) Multifamily

Dept. of Housing and Urban Development

OBJECTIVES

Provide quality rental or cooperative housing for moderate income families, the elderly, and handicapped.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 221(d)(3) and Section 221(d)(4) insures lenders against loss on mortgage defaults for market rate rental projects. Insured mortgages may be used to finance construction or rehabilitation of detached, semidetached, row, walkup, or elevator-type rental or cooperative housing containing 5 or more units. The program has statutory mortgage limits that vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-replacement cost and debt service limitations..

ELIGIBILITY REQUIREMENTS

Public, for-profit sponsors, nonprofit cooperative, builder-seller, investor-sponsor, and general mortgagors

MORTGAGE INSURANCE-RENTAL HOUSING FOR THE ELDERLY (14.138)

(Section 231)

Dept. of Housing and Urban Development

OBJECTIVES

Provide quality rental housing for the elderly.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 231 insures lenders against loss on mortgages. Section 231 was designed to increase the supply of rental housing specifically for the use and occupancy of elderly persons and/or persons with disabilities. Insured mortgages may be used to finance construction or rehabilitation of detached, semidetached, walk-up, or elevator type rental housing designed for occupancy by elderly or handicapped individuals and consisting of 8 or more rental units. The program has statutory

per unit mortgage limits which vary according to the size of the unit, the type of structure, and the location of the project.

ELIGIBILITY REQUIREMENTS

Eligible mortgagors include private profit-motivated developers, and nonprofit sponsors.

Beneficiary Eligibility

All elderly or handicapped persons are eligible to occupy apartments in a project whose mortgage is insured under the program

SUPPLEMENTAL LOAN INSURANCE-MULTIFAMILY RENTAL HOUSING (14.151)

(Section 241(a))

Dept. of Housing and Economic Development

OBJECTIVES

Finance repairs, additions and improvements to multifamily projects, group practice facilities, hospitals, or nursing homes already insured by HUD or held by HUD. Major movable equipment for insured nursing homes, group practice facilities or hospitals may be covered by a mortgage under this program.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 241(a) insures lenders against loss on loans made either (1) to finance additions and improvements of multifamily housing projects, nursing homes, hospitals and group practice facilities already subject to HUD/FHA insured mortgages or mortgages held by HUD, or (2) to finance energy conservation improvements. The proceeds of a loan involving an insured nursing home, hospital or a group practice facility may also be used to purchase equipment to be used in the operation of such nursing home or facility.

ELIGIBILITY REQUIREMENTS

Owners of a multifamily project or facility already subject to a mortgage insured by HUD or held by HUD.

MORTGAGE INSURANCE FOR THE PURCHASE OR REFINANCING OF EXISTING MULTIFAMILY HOUSING PROJECTS (14.155)

(Section 223(f)/207)

Dept. of Housing and Urban Development

OBJECTIVES

Provide mortgage insurance to HUD-approved lenders for the purchase or refinancing of existing multifamily housing projects, whether conventionally financed or subject to federally insured mortgages at the time of application for mortgage insurance

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Section 223(f) insures lenders against loss on mortgage loans. These loans may be used to purchase or refinance existing multifamily housing projects. Only projects not requiring substantial rehabilitation are acceptable under this section. The program has statutory per unit mortgage limits that vary according to the size of the unit, the type of structure, and the location of the project.

ELIGIBILITY REQUIREMENTS

Mortgagors may be either private or public.

SUPPORTIVE HOUSING FOR THE ELDERLY (14.157)

(Section 202)

Dept. of Housing and Urban Development

OBJECTIVES

Expand the supply of housing with supportive services for the elderly, including the frail elderly.

TYPES OF ASSISTANCE

Direct Payments for Specified Use.

USES AND USE RESTRICTIONS

Capital advances shall be used to finance the construction or rehabilitation of a structure or portion thereof, or the acquisition of a structure to provide

supportive housing for the elderly, which may include the cost of real property acquisition, site improvement, conversion, demolition, relocation and other expenses of supportive housing for the elderly.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible Sponsors include private nonprofit organizations and nonprofit consumer cooperatives. Eligible Owner entities include private nonprofit corporations, nonprofit consumer cooperatives, and if the proposed project involves mixed-financing, for-profit limited partnerships with a nonprofit entity as the sole general partner. Public bodies and their instrumentalities are not eligible Section 202 applicants.

Beneficiary Eligibility

Beneficiaries of housing developed under this program must be elderly (62 years of age or older) and have very low-incomes

GRADUATED PAYMENT MORTGAGE PROGRAM (14.159)

(Section 245 9 (a))

Dept. of Housing and Urban Development

OBJECTIVES

Facilitate early home ownership for households that expect their incomes to rise. Program allows homeowners to make smaller monthly payments initially and to increase their size gradually over time.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These mortgage loans may be used by owner-occupant mortgagors to finance the purchase of proposed, under construction, or existing single family housing, and condominiums.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

All persons intending to occupy the property are eligible to apply for Section 245(a).

MORTGAGE INSURANCE-COMBINATION AND MANUFACTURED HOME LOT LOANS (14.162)

(Title I)

Dept. of Housing and Urban Development

OBJECTIVES

Make possible reasonable financing for the purchase of a manufactured home and a lot on which to place the home.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. Insured loans may be used to purchase manufactured homes and lots for buyers intending to use them as their principal places of residence.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

All persons are eligible to apply.

MORTGAGE INSURANCE-SINGLE FAMILY COOPERATIVE HOUSING (14.163)

(203(n))

Dept. of Housing and Urban Development

OBJECTIVES

Provide insured financing for the purchase of the Corporate Certificate and Occupancy Certificate for a unit in a cooperative housing project.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These insured loans may be used to assist individuals or families in acquiring corporate certificates and

occupancy certificates in a cooperative housing project that is covered by a blanket mortgage insured under the National Housing Act.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Potential owner-occupant mortgagors are eligible to apply.

**OPERATING ASSISTANCE FOR TROUBLED MULTIFAMILY HOUSING PROJECTS (14.164)
(Flexible Subsidy Fund; Troubled Projects)**

Dept. of Housing and Urban Development

OBJECTIVES

Provide loans to restore or maintain the physical and financial soundness of certain low-to moderate-income projects assisted or approved for assistance under the National Housing Act or under the Housing and Urban Development Act of 1965.

TYPES OF ASSISTANCE

Direct Payments for Specified Use.

USES AND USE RESTRICTIONS

Flexible Subsidy funds can be lent to eligible projects in an amount based on the project's total needs. It may be used to correct physical deficiencies resulting from deferral of regular maintenance; to reduce deficiencies in replacement reserve funds; and to fund operating deficits. Flexible Subsidy assistance is limited to certain specially funded projects

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible owners are nonprofits, with existing loans from HUD under the Section 202 program.

**MORTGAGE INSURANCE-HOMES-MILITARY IMPACTED AREAS (14.165)
(Section 238(c))**

Dept. of Housing and Urban Development

OBJECTIVES

Help families undertake home ownership in military impacted areas.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

HUD insures lenders against loss on mortgage loans. These loans may be used to finance the purchase of proposed, under construction, or existing 1- to 4-family housing, as well as to refinance indebtedness on existing housing.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

All families intending to occupy the property are eligible to apply.

**SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES (14.181)
(Section 811)**

Dept. of Housing and Urban Development

OBJECTIVES

Provide for supportive housing for persons with disabilities.

TYPES OF ASSISTANCE

Direct Payments for Specified Use.

USES AND USE RESTRICTIONS

Capital advances may be used to construct, rehabilitate or acquire structures to be used as supportive housing for persons with disabilities. Project rental assistance is used to cover the difference between the HUD-approved operating costs of the project and the tenants' contributions toward rent (30% of adjusted income).

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible Sponsors or owners are nonprofit organizations with a Section 501(c)(3) tax exemption from the Internal Revenue Service and, if the proposed project involves mixed financing, for-profit limited dividend organizations with a nonprofit entity as the sole general partner.

Beneficiary Eligibility

Beneficiaries of housing developed under this program must be very low income persons with a physical disability, developmental disability or chronic mental illness (18 years of age or older).

**MORTGAGES INSURANCE FOR SINGLE ROOM OCCUPANCY (SRO) PROJECTS (14.184)
(Section 221(d) Single Room Occupancy)**

Dept. of Housing and Urban Development

OBJECTIVES

The Single Room Occupancy (SRO) Program provides mortgage insurance for multifamily properties consisting of single-room units. It is aimed at those tenants who have a source of income but are priced out of the rental apartment market. SRO projects will generally require assistance from local governing bodies or charitable organizations in order to reduce the rents to affordable levels.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

The SRO Program insures lenders against loss on mortgages used to finance construction or substantial rehabilitation of projects consisting of 5 or more units comprised primarily of 1 room residential units. Projects must be designed primarily for residential use. Any commercial activity must be compatible with the use of the project and primarily for the benefit of the residents. Commercial space is limited to 10% of the total gross floor area (20% in substantial rehabilitation projects), and 15% of gross rental income in a project.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible applicants may be nonprofit entities; builder/sellers teamed with a nonprofit purchaser, a limited distribution entity, for-profit entities or public entities. Cooperative lenders or investors are not eligible.

Beneficiary Eligibility

Residents are subject to normal tenant selection procedures. There are no income limits for admission.

**EMERGENCY SHELTER GRANTS PROGRAM (14.231)
(ESG)**

Dept. of Housing and Urban Development

OBJECTIVES

The program is designed to help improve the quality of emergency shelters and transitional housing for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

TYPES OF ASSISTANCE

Formula Grants

USES AND USE RESTRICTIONS

Grantees may use the grant for 1 or more of the following activities relating to emergency shelter and transitional housing for the homeless: (1) renovation, major rehabilitation, or conversion of buildings for use as shelters for the homeless; (2) provision of essential services to the homeless (not more than 30% of the grant, unless waived by HUD); (3) payment of operations (not more than 10% of the grant for staff management costs), maintenance, rent, repair, security, fuel, equipment, insurance, utilities, and furnishings; and (4) homeless prevention activities (not more than 30% of the grant), and (5) administrative costs not to exceed 5% of the ESG grant.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible grantees include states, metropolitan cities, urban counties, and territories. State grantees must distribute ESG funds to local governments, or directly to nonprofit organizations with the approval of the local government. Only local governments and nonprofit organizations may apply for ESG funds directly from States.

Beneficiary Eligibility

Eligible grantees include homeless families and individuals, and low-income persons in immediate risk of losing their housing due to eviction, foreclosure, or utility shutoffs.

SUPPORTIVE HOUSING PROGRAM (14.235)
(Transitional Housing; Permanent Housing for Homeless Persons with Disabilities; Innovative Supportive Housing; Supportive Services for Homeless Persons not in Conjunction with Supportive Housing; Safe Havens; and HMIS.)

Dept. of Housing and Urban Development

OBJECTIVES

The Supportive Housing Program is designed to promote the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible.

TYPES OF ASSISTANCE

Project Grants; Direct Payments for Specified Use

USES AND USE RESTRICTIONS

8 types of assistance may be provided for Supportive Housing: 1) acquisition of structures for use as supportive housing or in providing supportive services; 2) rehabilitation of structures for use as supportive housing or in providing supportive services; 3) new construction of buildings for use as supportive housing under limited circumstances; 4) leasing of structures for use as supportive housing or in providing supportive services; 5) operating costs of supportive housing; 6) costs of providing supportive services to homeless persons; 7) costs of implementing and operating management information systems; and 8) administrative costs not to exceed 5% of the SHP grant.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible entities include states, local governments, other governmental entities, private nonprofit organizations, and community mental health associations that are public nonprofit organizations.

SHELTER PLUS CARE (14.238)

Dept. of Housing and Urban Development

OBJECTIVES

The Shelter Plus Care Program provides rental assistance, in connection with supportive services funded from sources other than this program, to homeless persons with disabilities (primarily persons who are seriously mentally ill; have chronic problems with alcohol, drugs, or both, or have acquired immunodeficiency syndrome and related diseases) and their families. The program provides assistance through four components: (1) Tenant-based Rental Assistance (TRA); (2) Sponsor-based Rental Assistance (SRA); (3) Project-based Rental Assistance (PRA); (4) and Single Room Occupancy for Homeless Individuals (SRO).

TYPES OF ASSISTANCE

Project Grants

USES AND USE RESTRICTIONS

Grants can only be used for rental assistance for homeless persons with disabilities and their families.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

An eligible applicant is a State, unit of general local government, or public housing agency (PHA).

Beneficiary Eligibility

Eligible beneficiaries include homeless persons with disabilities and their families except in single room occupancy dwellings that are only for homeless individuals with disabilities.

**HOME INVESTMENT PARTNERSHIPS PROGRAM (14.239)
(HOME Program)**

Dept. Of Housing and Urban Development

OBJECTIVES

The HOME program has the following objectives: (1) expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; (2) strengthen the abilities of local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; (3) provide both financial and technical assistance to participating jurisdictions, including the development of model programs for developing affordable low income housing; and (4) extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

TYPES OF ASSISTANCE

Formula Grants.

USES AND USE RESTRICTIONS

For use by participating jurisdictions for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, acquisition of housing and new construction of housing and reasonable activities related to the development of non-luxury housing including site acquisition, site improvements, demolition and relocation.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

States, cities, urban counties, and consortia (of contiguous units of general local governments with a binding agreement) are eligible to receive formula allocations.

Beneficiary Eligibility

For rental housing, at least 90% of HOME funds must benefit low and very low income families at 60% of the area median income; the remaining 10% must benefit families below 80% of the area median. Assistance to homeowners and homebuyers must be to families below 80% of the area median.

**SELF-HELP HOMEOWNERSHIP OPPORTUNITY PROGRAM (14.247)
(Self-Help Homeownership Opportunity Program-SHOP)**

Dept. of Housing and Urban Development

OBJECTIVES

Facilitate and encourage innovative homeownership opportunities through the provision of self-help housing where the homebuyer contributes a significant amount of sweat equity toward the construction of the dwellings.

TYPES OF ASSISTANCE

Project Grants

USES AND USE RESTRICTIONS

Eligible expenses for program funds are land acquisition and infrastructure improvements, which taken together may not exceed an average of \$15,000 in assistance per dwelling. Additionally, up to 20% of the grant amount may be used for administrative costs.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Funds are awarded competitively to national or regional nonprofit organizations or consortia that have experience in providing self-help housing homeownership opportunities.

**COMMUNITY DEVELOPMENT BLOCK GRANTS-SECTION 108 LOAN GUARANTEES
(14.248)
(Section 108)**

Dept. of Housing and Urban Development

OBJECTIVES

Provide communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

For purposes of determining eligibility, the Community Development Block Grant (CDBG) rules and requirements apply. As with the CDBG program, all projects and activities must either principally benefit low and moderate-income persons, aid in the elimination or prevention of slums and blight, or meet urgent needs of the community. The President's FY 2006 budget requests no funding for the CDBG program in FY 2006. The budget proposes a new program, Strengthening America's Communities Initiative (SACI), to be established at the U.S. Department of Commerce that will encompass certain CDBG eligible activities.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible Applicants include: non-entitlement communities that are assisted in their submission of applications by States that administer the CDBG program.

Furthermore, the public entity may be the borrower or it may designate a public agency to be the borrower.

RURAL HOUSING AND ECONOMIC DEVELOPMENT (14.250)

Dept. of Housing and Urban Development

OBJECTIVES

Build capacity at the State and local level for rural housing and economic development and to support innovative housing and economic development activities in rural areas.

TYPES OF ASSISTANCE

Project Grants

USES AND USE RESTRICTIONS

Grants can be used for capacity building, and support for innovative housing and economic development activities for these programs. The President's FY 2006 Budget proposes consolidating RHEC into a new economic and community development program to be administered by the Department of Commerce.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Local rural nonprofit organizations, community development corporations, federally recognized Indian Tribes, State Housing Financing Agencies and State Community and/or Economic Development Agencies.

TEACHER NEXT DOOR INITIATIVE (14.310)

Dept. of Housing and Urban Development

OBJECTIVES

The program is designed to strengthen America's communities by encouraging public and private school teachers to live in low and moderate income neighborhoods.

TYPES OF ASSISTANCE

Sale, Exchange, or Donation of Property and Goods

USES AND USE RESTRICTIONS

Teachers (State-certified in grades Kindergarten through 12th grade) may purchase HUD-owned single unit properties located in designated revitalization areas at a 50% discount off list price. Teachers must agree to occupy homes as their sole residence for a period of 3 years.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

The Teacher Next Door program is limited to a specialized group. To be eligible for this program, participants must be employed full-time by a public school, private school, or federal, state, county, or municipal educational agency as a state-certified classroom teacher or administrator in grades K-12. In addition, eligibility requires participants to certify that they are employed by an educational agency that serves the school district/jurisdiction in which the home they are purchasing is located.

Beneficiary Eligibility

Teachers purchasing a HUD-owned home in a designated revitalization area within their school district, for use as their residence.

SINGLE FAMILY PROPERTY DISPOSITION (14.311)

Dept. of Housing and Urban Development

OBJECTIVES

Sell the inventory of HUD-acquired properties in a manner that expands home ownership opportunities, strengthens neighborhoods and communities, and ensures a maximum return to the FHA mortgage insurance fund.

TYPES OF ASSISTANCE

Sale, Exchange, or Donation of Property and Goods

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Local Governments and Nonprofit Organizations: HUD contractors in the specific area should be contacted regarding eligibility requirements.

Beneficiary Eligibility

Eligible beneficiaries include local governments, public nonprofit institution/organizations, and potential homeowners.

DOLLAR HOME SALES (14.313)

Dept. of Housing and Urban Development

OBJECTIVES

Expand HUD's partnership with local governments in helping to foster housing opportunities for low- to moderate-income families and address specific community needs.

TYPES OF ASSISTANCE

Sale, Exchange, or Donation of Property and Goods

USES AND USE RESTRICTIONS

Single family homes that are acquired in foreclosure actions by the Federal Housing Administration (FHA) will be eligible for sale to local governments across the nation for \$1 plus closing costs when the properties have been listed for at least 6 months and remain unsold. Local governments buying HUD properties for \$1 plus closing costs may sell or rent them to low- and moderate-income families, to first-time homebuyers, or to groups that will use the properties to provide services such as child-care centers, domestic abuse shelters, job training centers, etc.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Local governments must identify the intended disposition strategies and clear public purpose goals and objectives it will pursue with properties purchased through this program.

ASSISTED LIVING CONVERSION FOR ELIGIBLE MULTIFAMILY HOUSING PROJECTS (14.314) (ALCP)

Dept. of Housing and Urban Development

OBJECTIVES

Provide private nonprofit owners of eligible developments designed for the elderly with a grant to allow the conversion of some or all of the dwelling units in the project into Assisted Living Facilities (ALFs) serving frail elderly, as defined in Section 232(B)(6) of the National Housing Act.

TYPES OF ASSISTANCE

Project Grants

USES AND USE RESTRICTIONS

Assisted living facilities (ALFs) are designed to accommodate frail elderly persons and people with disabilities who can live independently but need assistance with activities of daily living (e.g., assistance with eating, bathing, grooming, dressing and home management activities.) ALFs must provide support services such as personal care, transportation, meals, housekeeping, and laundry. Typical funding will cover basic physical conversion of existing project units, common and services space. The ALCP provides funding for the physical costs of converting some or all of the units of an eligible development into an ALF.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Only private nonprofit owners of eligible multifamily assisted housing developments specified in Section 683(2) (B), (C), (D), (E), (F), and (G), that are designated primarily for occupancy by elderly persons and have been in occupancy for at least 5 years are eligible for funding. Eligible projects are Section 202 projects for the elderly, Rural Housing Services Section 515 projects receiving Section 8 rental assistance, projects receiving project-based rental assistance under Section 8, projects financed by a below-market interest rate loan or mortgage insured under Section 221(d)(3) of the Housing Act, or housing financed under Section 236 of the National Housing Act.

Beneficiary Eligibility

Eligible residents who meet the admissions/discharge requirements as established for assisted living by state and local licensing, or HUD frailty requirements under 24 CFR891.205 if more stringent.

PUBLIC AND INDIAN HOUSING-INDIAN LOAN GUARANTEE PROGRAM (14.865)

(Loan Guarantees for Indian Housing)

Dept of Housing and Urban Development

OBJECTIVES

Provide homeownership opportunities to Native Americans, Tribes, Indian Housing Authorities including Tribally Designated Housing Entities (TDHEs), and Indian Housing Authorities on Indian land, through a guaranteed mortgage loan program available through private financial institutions.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

Mortgage loans are for the acquisition or rehabilitation of existing homes, purchase and rehabilitation of a home or construction of a new home; and refinancing of existing debt.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

The loan applicant must be a Native American, which includes Alaska Natives, or an Indian Housing Authority including a Tribally Designated Housing Authority (TDHE) or a Tribe which meets certain requirements.

Beneficiary Eligibility

The homeowner is the ultimate beneficiary of the program. When the Indian Housing Authority, TDHE or Tribe is the homebuyer, they may then rent the property. In these cases, the person renting the home would be an indirect beneficiary.

SPECIALLY ADAPTED HOUSING FOR DISABLED VETERANS (64.106)

(Paraplegic Housing)

Dept. of Veterans Affairs

OBJECTIVES

Help certain severely disabled veterans acquire a home that is suitably adapted to meet the special needs of their disabilities.

TYPES OF ASSISTANCE

Direct Grants for Specified Use

USES AND USE RESTRICTIONS

The Specially Adapted Housing (SAH) program provides 50% of the cost to the veteran of the adapted house, land and allowable expenses, not to exceed a maximum grant of \$50,000. The money may be used to help (1) construct a suitable home on suitable land either already owned or to be acquired by the veteran, or (2) remodel an existing home if it can be suitably adapted, or (3) reduce the outstanding mortgage on a suitably adapted home already owned by the veteran.

ELIGIBILITY REQUIREMENTS

Beneficiary Eligibility

Permanently and totally disabled veterans

VETERANS HOUSING-GUARANTEED AND INSURED LOANS (64.114)

(VA Home Loans)

Dept. of Veterans Affairs

OBJECTIVES

Assist veterans, certain service personnel, and certain unmarried surviving spouses of veterans, in obtaining credit for the purchase, construction or improvement of homes on more liberal terms than are generally available to non-veterans.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

VA may guarantee or insure home loans made to eligible applicants for any of the following purposes: (a) buy or build a home; (b) simultaneously purchase and improve a home; (c) repair, alter or improve a home; (d) improve a home through installation of a solar heating and/or cooling system, or other energy conservation improvements; (e) buy a 1-family residential unit in an approved condominium housing project; (f) refinance a mortgage or other lien on a house owned by the applicant; (g) refinance an existing VA loan to reduce the interest rate (h) purchase a manufactured home to be permanently affixed to a lot that is already owned by the applicant; (i) purchase a manufactured home and a lot to which the home will be permanently affixed; (j) refinance at a lower interest rate an existing VA-guaranteed loan that is secured by a manufactured home permanently affixed to a lot owned by the applicant; (k) refinance an existing loan that was made for the purchase of, and that is secured by, a manufactured home that is permanently affixed to a lot and to purchase the lot to which the manufactured home is affixed.

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible applicants include veterans who served on active duty on or after September 16, 1940, and were discharged or released under conditions other than dishonorable.

Beneficiary Eligibility

Service personnel, unmarried surviving spouses of veterans

VETERANS HOUSING-DIRECT LOANS FOR CERTAIN DISABLED VETERANS (64.118)

Dept. of Veterans Affairs

OBJECTIVES

Provide veterans who are eligible for a Specially Adapted Housing with a loan directly from the VA in certain circumstances.

TYPES OF ASSISTANCE

Direct Loans

USES AND USE RESTRICTIONS

VA may make loans up to \$33,000 to eligible applicants if (a) the veteran is eligible for a VA Specially Adapted Housing grant, and (b) a loan is necessary to supplement the grant, and (c) home loans from a private lender are not available in the area where the property involved is located.

ELIGIBILITY REQUIREMENTS

Eligible applicants include permanently and totally disabled veterans who served on active duty on or after September 16, 1940 and are eligible for a Specially Adapted Housing grant.

VETERANS HOUSING-MANUFACTURED HOME LOANS (64.119)

Dept. of Veterans Affairs

OBJECTIVES

Assist veterans, servicepersons, and certain unmarried surviving spouses of veterans in obtaining credit for the purchase of a manufactured home on more liberal terms than are available to non-veterans.

TYPES OF ASSISTANCE

Guaranteed/Insured Loans

USES AND USE RESTRICTIONS

VA may guarantee a lender against loss on a loan made to an eligible applicant to buy a new or used manufactured home and/or to buy or improve a lot for

placement of a manufactured home, or to refinance an existing VA guaranteed or insured loan previously obtained on the same manufactured home and/or lot

ELIGIBILITY REQUIREMENTS

Applicant Eligibility

Eligible applicants include veterans who served on active duty on or after September 16, 1940, and were discharged or released under conditions other than dishonorable.

Beneficiary Eligibility

Eligible beneficiaries include veterans, servicepersons, and certain unmarried surviving spouses of veterans.

TRANSITIONAL LIVING PROGRAM FOR HOMELESS YOUTH

Dept. of Health and Human Services

OBJECTIVES

The overall purpose of the Transitional Living Program (TLP) for Homeless Youth is to establish and operate transitional living projects for homeless youth, including pregnant and parenting youth. This program is structured to help older homeless youth achieve self-sufficiency and avoid long-term dependency on social services.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

Transitional Living Programs are required to provide youth with stable, safe living accommodations and services that help them develop the skills necessary to move to independence. Living accommodations may be host family homes, or "supervised apartments". Grants are awarded competitively for project periods of 3 to 5 years. Grantee must provide matching funds equal to at least 10% of the Federal share. The nonfederal share may be in cash or in-kind. (The non-Federal share may be met by cash or in-kind contributions, although applicants are encouraged to meet their match requirements through cash contributions.)

ELIGIBILITY REQUIREMENTS

Eligible applicants include states, localities, private entities, and coordinated networks of such entities unless they are part of the law enforcement structure or the juvenile justice system

State Housing Programs

LOW INCOME HOUSING TAX CREDITS

State Housing Trust Fund

OBJECTIVES

The low-income housing tax credit is an incentive program created to encourage the construction or rehabilitation of buildings for low-income tenants. It provides a dollar-for-dollar reduction in tax liability to property owners and investors who agree to provide low-income housing for up to 40 years.

TYPES OF ASSISTANCE

Tax credits to investors

USES AND USE RESTRICTIONS

Non-profit agencies participating in the program generally form partnerships with private investors who make equity capital investments in exchange for an ownership interest and tax credits. Non-profits must have an ownership interest (usually 1%) and materially participate in the development and operation of the projects, usually as the managing general partner. Private investors (i.e. banks, corporations) buy tax credits from the affordable housing developer; developer then uses proceeds (equity) to construct or rehab units. Credits are claimed by the project owner and/or investors over a 10-year period, although the units must remain affordable for at least 30 years. The legal requirements related to forming tax credit partnerships, selling the tax credits to investors and annual reporting to the Internal Revenue Service are relatively complicated, making the Tax Credit Program more often used for projects greater than 25 units.

ELIGIBILITY REQUIREMENTS

At least 20% of units must be either reserved for households earning below 50% of AMI, or 40% of units must be for households earning up to 60% AMI.

WASHINGTON STATE HOUSING TRUST FUND

Office of Community Development, CTED

OBJECTIVES

The Housing Trust Fund works to provide safe, decent, and affordable housing in communities throughout the state in partnership with private lenders, other state agencies, local governments, and community-based housing developers.

TYPES OF ASSISTANCE

Grants and loans

USES AND USE RESTRICTIONS

Funds are awarded through a competitive process. Applications are submitted to the State in response to requests for proposals. Housing projects using HTF monies typically are obligated to house low-income households for 40 years.

ELIGIBILITY REQUIREMENTS

There are set-aside funds in the Housing Trust Fund for special populations including: homeless families with children (transitional or emergency shelter projects) and domestic violence victims

HOUSING ENHANCEMENT GRANT PROGRAM

CDBG/Office of Community Development, CTED

OBJECTIVES

Community Development Block Grant (CDBG) Housing Enhancement Grants offer flexible companion grants in coordination with the Housing Finance Unit (HFU) by providing eligible Washington State cities and counties the opportunity to partner with non-profit, low-income housing developers to assist in the development or preservation of housing projects.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

Only projects receiving Housing Trust Fund dollars may apply for Housing Enhancement Grants. Housing Enhancement Grants may only be used for activities that are not eligible for funding through the Housing Trust Fund. Eligible applicants are Washington State cities and towns with less than 50,000 in

population or counties with less than 200,000 in population that are non-entitlement jurisdictions or are not participants in HUD Urban County Entitlement Consortium. Non-profit organizations, Indian tribes, and special purpose organizations such as public housing authorities, port districts, community action agencies, and economic development councils, are not eligible to apply directly to the CDBG Program for funding. However, eligible jurisdictions may choose to serve Indian tribes within their jurisdiction or to involve the other organizations in the operation of projects funded under the program.

ELIGIBILITY REQUIREMENTS

Projects must principally benefit low- and moderate-income persons. Low- and moderate-income is defined as 80% of county median income.

HOUSING REHABILITATION GRANT PROGRAM

CDBG/Office of Community Development, CTED

OBJECTIVES

The Community Development Block Grant (CDBG) Housing Rehabilitation Grant Program provides funding to eligible Washington State communities to support housing rehabilitation activities that principally benefit low- and moderate-income persons.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

Applications must meet one of the following program priorities:

- Address public health and safety issues
- Improve essential services to low- and moderate-income persons
- Complete a necessary and specific step within a broader community development strategy
- Assist communities in meeting the planning requirements that will principally benefit low- and moderate-income persons

ELIGIBILITY REQUIREMENTS

Eligible applicants are Washington State cities and towns with less than 50,000 in population or counties with less than 200,000 in population that are non-entitlement jurisdictions or are not participants in a HUD Urban County Entitlement Consortium. Projects must principally benefit low- and moderate-income persons. Low- and moderate-income is defined as 80% of county median income.

HOME REPAIR AND REHABILITATION

HOME/Office of Community Development, CTED

OBJECTIVES

Through the HOME Program, established under Title II (Home Investment Partnerships Act) of the National Affordable Housing Act, the U.S. Department of Housing and Urban Development (HUD) distributes financial assistance to states and local governments to implement housing strategies that address the affordable housing needs of low- and very low-income individuals and families.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

HOME dollars are used in conjunction with state, private and federal weatherization dollars to perform home repair and rehabilitation. Very low-income occupants of single-family dwellings are eligible for grants and loans under this program. Repair costs may not exceed \$24,999 per unit.

ELIGIBILITY REQUIREMENTS

Eligible organizations are community action agencies, local governments and housing authorities who currently provide weatherization services.

WASHINGTON STATE HB 2006 STATE OPERATING & MAINTENANCE FUND

Office of Community Development, CTED

OBJECTIVES

The Operations and Maintenance (O&M) Fund is part of the Housing Trust Fund (HTF) and is used to support projects that have received capital dollars from the

HTF. Priority is given to new projects awarded HTF money. Funds to be awarded are for not more than \$25,000 per year for 40 years or \$50,000 per year for 20 years.

TYPES OF ASSISTANCE

Loans

USES AND USE RESTRICTIONS

The purpose of the funds is to support operations and maintenance costs of housing projects or units within housing projects that are affordable to extremely low-income persons and that require a supplement to rent-revenue to cover on-going operating expenses.

ELIGIBILITY REQUIREMENTS

Eligible applicants are very low-income populations (30% or below of AMI). Priority is given to seasonal farm worker projects and projects for persons with special needs, including disabilities and homelessness

TRANSITIONAL HOUSING OPERATING AND RENT PROGRAM (THOR)

Office of Community Development, CTED

OBJECTIVES

The purpose of the THOR program is to provide transitional housing for homeless families with children so they can find suitable, affordable permanent housing.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

An Operating Subsidy Program for transitional housing facilities and a Rental Assistance Program that provides partial payments for rent assistance to homeless families with children is included in the program. For operating assistance, eligible transitional housing projects must provide transitional housing for the targeted population of homeless families with children whose incomes are at or below 50% of the area median income. Operating subsidies shall not exceed 50% of the project's core operating budget for the year, and rents shall not exceed 30% of the income of the targeted population. For rental assistance, eligible programs must provide rental assistance to homeless families with children whose incomes are at or below 50% of the area median.

ELIGIBILITY REQUIREMENTS

Eligible applicants are very low and low income families with children.

TENANT BASED RENTAL ASSISTANCE (TBRA)

Office of Community Development, CTED

OBJECTIVES

US Department of HUD HOME program funds awarded to WA State and used to assist low-income renters. Under the TBRA program low-income households are assisted with a portion of their rent for a period of up to 2 years.

TYPES OF ASSISTANCE

Grants

USES AND USE RESTRICTIONS

Eligible tenants under a TBRA program receive direct rental subsidies that enable them to live in rental units of their own choosing, provided that the units meet basic program requirements. Within the bounds of certain HOME Program rules, WA state HOME funds are awarded through a competitive Request for Proposal process. Client-targeted populations in order of priority are:

- Foster children transitioning to independence;
- Chronically mentally ill, developmentally disabled, or other special needs populations such as those recovering from alcohol or substance abuse;
- Farm workers seeking permanent year round rental housing
- Households transitioning to self-sufficiency, especially those in TANF, Welfare to Work, or Work First

ELIGIBILITY REQUIREMENTS

Eligible organizations are cities, counties, non-profit organizations, and public housing authorities that have administered or who can partner with an agency or technical assistance provider that has experience with Tenant Based Rental Assistance or a Section 8 Rental Assistance Program

WASHINGTON STATE'S HOMECHOICE PROGRAM

Housing Finance Commission

OBJECTIVES

HomeChoice is a down payment assistance program for low- and moderate-income people with a disability or who have a family member with a disability living with them and qualify for a conventional mortgage loan using HomeChoice guidelines.

TYPES OF ASSISTANCE

Loans

USES AND USE RESTRICTIONS

The Program offers up to \$15,000 per household in a payment deferred second mortgage. Second mortgages are due when home is sold, or if home is refinanced or after 30 years. The Commission will forgive the interest on a HomeChoice second mortgage only if borrower is not in default on the first mortgage. HomeChoice down payment requirement is 3%. The borrower's contribution is \$500.00. The rest of the down payment can come from a gift, grant or grant-like down payment assistance.

ELIGIBILITY REQUIREMENTS

Low- and moderate-income people with a disability

HOUSE KEY RURAL PROGRAM

Housing Finance Commission

OBJECTIVES

House Key Rural is a first time home buyers program providing a second mortgage with a 3% simple interest rate. There are no monthly payments with the balance due and payable when the Borrower(s) (1) sells, refinances, transfers the property; (2) fails to maintain as principal place of residence; or (3) when the home is paid off (on or before 30 years).

TYPES OF ASSISTANCE

Loans

USES AND USE RESTRICTIONS

Borrowers must be first-time homebuyers and meet the program's purchase price and income limits. Proceeds must be used with the state's House Key Program 1st mortgage program. Borrowers must earn 80% or less of their participating county's area median income based on family size. Borrowers may qualify for a maximum loan amount of 6% of purchase price or \$10,000, whichever is higher based upon need and availability of funds. (Minimum amount of assistance is \$1,000)

ELIGIBILITY REQUIREMENTS

Moderate income or below families

NONPROFIT FACILITIES BOND PROGRAM

Housing Finance Commission

OBJECTIVES

Tax-exempt bonds issued for capital facilities and equipment that serve the mission of nonprofit organizations

TYPES OF ASSISTANCE

Streamlined Tax Exempt Placement Program bonds

USES AND USE RESTRICTIONS

Nonprofit organizations can use tax-exempt bonds to finance facilities and equipment that meet the nonprofit's stated 501(c)(3) mission, including:

- Construction and rehabilitation of buildings
- Purchase of land, equipment and buildings
- Refinancing of existing capital debt
- Lease or purchase of equipment
- Development and feasibility study costs, such as architectural, engineering, fundraising consulting, accounting, and legal costs directly related to the project and its development can also be financed.

Projects that include religious activities, i.e. churches and synagogues are not eligible. However, projects that serve nonsectarian purposes that are sponsored by religious organizations are often eligible.

ELIGIBILITY REQUIREMENTS

To be eligible for the Nonprofit Facilities Program an owner must be a nonprofit organization, as certified by the IRS under Section 501(c)(3) of the tax code. It must own 100% of the project, or that portion of the project that is financed with tax-exempt bonds.

NONPROFIT HOUSING PROGRAM

Housing Finance Commission

OBJECTIVES

Assist the private nonprofit organizations in Washington State in financing housing projects that meet their organizations mission.

TYPES OF ASSISTANCE

Streamlined Tax Exempt Placement Program bonds; Larger projects, when borrowing typically exceeds \$3,000,000, investments banks market the bonds to retail and institutional investors.

USES AND USE RESTRICTIONS

Nonprofit organizations can use tax-exempt bonds to finance housing that is directly related to their mission, including:

- Construction and rehabilitation of buildings
- Purchase of land and buildings
- Refinancing of existing capital debt
- Development and feasibility study costs, such as architectural, engineering, fundraising consulting, accounting, and legal costs directly related to the project and its development can also be financed.
- Low Income Housing Tax Credits cannot be used in conjunction with this type of bonds

ELIGIBILITY REQUIREMENTS

Organizations with a 501(c)(3) determination letter from the IRS.

MULTIFAMILY HOUSING

Housing Finance Commission

OBJECTIVES

Program finances multifamily housing for people with low to moderate income with for-profit developers.

TYPES OF ASSISTANCE

Access to tax exempt bonds

USES AND USE RESTRICTIONS

The proceeds from tax-exempt bonds can be used to finance new construction, rehabilitation, acquisition and rehabilitation, and predevelopment costs incurred for projects financed.

Developers may use the proceeds from tax-exempt bonds to develop:

- Independent living units (apartments)
- Congregate care facilities
- Assisted living facilities.

ELIGIBILITY REQUIREMENTS

A project must be located in the state of Washington and be a residential rental project that provides a significant public benefit. Internal Revenue Code requires users of multifamily tax-exempt bonds to reserve a percentage of the total units for low-income residents. The minimum requirement under the Code is either: 20% of the total units set aside for households with incomes at or below 50% of median income; OR 40% of the units set aside for households with incomes at or below 60% of median income.

LOW INCOME HOUSING TAX CREDIT PROGRAM

Housing Finance Commission

OBJECTIVES

The 1986 Tax Reform Act created the Credit under Section 42 of the Internal Revenue Code to assist the development of low-income rental housing by providing qualified Owners with Credit to reduce their federal tax obligations.

TYPES OF ASSISTANCE

Federal Tax Credit

USES AND USE RESTRICTIONS

The Credit is a dollar for dollar reduction of federal income tax liability for Owners of or investors in low-income rental housing. The Credit is available for a 10-year period subject to compliance with the requirements of the IRS Code and the Washington State Housing Finance Commission. The amount of Credit is based on the type of Project, the costs of developing a Project, the percentage of Qualified Low-Income Housing Units in a Project, and the nature and amount of financing for a Project.

ELIGIBILITY REQUIREMENTS

The "Owner" of a Project (an individual, corporation, Limited Liability Company or, most commonly, a Limited Partnership) that receives Credit from an allocating agency is eligible to use the Credit. Individuals are subject to the passive income and loss and at-risk limitations in the federal tax law. Certain for-profit corporations not subject to the passive income and loss and at-risk limitations are able to use an unrestricted amount of Credit each year.

Private /Federal Third Party Programs-

IMPACT CAPITAL PREDEVELOPMENT FUND

Impact Capital

OBJECTIVES

Predevelopment Loans are short-term, low-interest loans designed to assist eligible applicants cover costs associated with preparing site-specific real estate development project funding applications.

TYPES OF ASSISTANCE

Loans

USES AND USE RESTRICTIONS

This and other loan products are designed to help non-profit organizations identify real estate opportunities, conduct due diligence inspections, purchase property, pay for predevelopment activities, and construct projects that will benefit low-income people.

ELIGIBILITY REQUIREMENTS

Most loans are made for projects that include affordable housing for low income persons.

AFFORDABLE HOUSING PROGRAM (AHP)

Federal Home Loan Bank - Seattle

OBJECTIVES

Stimulate affordable rental and homeownership opportunities for low-income households.

TYPES OF ASSISTANCE

Grants to member institutions

USES AND USE RESTRICTIONS

FHLB members make grants to community partners that may:

- Reduce mortgage principal
- Fund rehabilitation and new construction
- Cover down payment and closing costs
- Lower the interest rate on a loan

A sponsor must partner with a Seattle Bank financial institution member. Project must include the purchase, construction, or rehabilitation of owner-occupied or rental housing. Transitional housing and overnight shelter projects are also eligible. Homeownership projects must serve households earning 80% or less of area median income, adjusted for family size. Rental projects must serve households earning 80% or less of area median income. At least 20% of the total units must be occupied by and affordable to households earning 50% or less of area median income, adjusted for family size.

ELIGIBILITY REQUIREMENTS

Sponsors of rental housing must have some ownership in the property once a project is completed. Sponsors of homeownership projects are not required to maintain an ownership interest, but must be integrally involved in the project's development. Applications from nonprofits, government agencies and Native American organizations are more competitive than those from for-profit entities

COMMUNITY INVESTMENT FUND (CIF)-ECONOMIC DEVELOPMENT FUND (EDF)

Federal Home Loan Bank - Seattle

OBJECTIVES

Program supports Seattle Bank members with a lower-cost loan who assist affordable housing and economic development initiatives.

TYPES OF ASSISTANCE

Loans to member institutions, with access to cost of funds LOC's

USES AND USE RESTRICTIONS

Seattle Bank members can apply for advances priced at cost of funds, for terms from 5 to 30 years. Rate locks are available for periods up to 24 months. CIP/EDF loans can be used to finance affordable homes, multi-family rental projects, new small businesses, new roads and bridges, and sewage treatment plants.

ELIGIBILITY REQUIREMENTS

CIP loans supporting affordable housing must benefit households that earn up to 115% of area median income. EDF loans supporting business or commercial projects must benefit households earning up to 115% of area median income in rural areas and up to 100% of area median income in urban areas.

HOMESTART PROGRAM

Federal Home Loan Bank - Seattle

OBJECTIVES

Home\$tart promotes homeownership by helping first-time homebuyers earning up to 80% of their area's median income purchase a home.

TYPES OF ASSISTANCE

Grants to member institutions with pass through to prospective first time home buyers

USES AND USE RESTRICTIONS

Home\$tart grants may be used for down payments, closing costs, or rehabilitation of an owner-occupied housing unit, including a condominium or cooperative housing unit, to be used as the household's primary residence. Grants may be used in combination with funds from other sources. The Home\$tart Program provides \$3 for every \$1 a family contributes up to \$5,000. The Home\$tart Plus Program provides households receiving public housing assistance with \$2 for every \$1 of the household's funds, up to \$10,000.

MULTIFAMILY PERMANENT LOANS, SPECIAL NEEDS HOUSING, ASSISTED LIVING PROJECTS

Washington Community Reinvestment Corporation

OBJECTIVES

Provide loans for acquisition, rehabilitation and permanent loans for a variety of affordable housing projects in Washington State.

TYPES OF ASSISTANCE

Loans

USES AND USE RESTRICTIONS

Nonprofit borrowers are all entities with an IRS designation of 501(3) c and public entities such as housing authorities and community action councils or limited liability corporations where the managing member is a 501(3) c, housing authority or community action council or a limited partnership where the general partner is a nonprofit entity, a housing authority or a community action council.

TAX EXEMPT BONDS FORHOUSING DEVELOPMENT

Washington Community Reinvestment Corporation

OBJECTIVES

Provide loans for acquisition, rehabilitation and permanent loans for a variety of affordable housing projects in Washington State.

TYPES OF ASSISTANCE

Purchase of tax exempt bonds

USES AND USE RESTRICTIONS

Nonprofit borrowers are all entities with an IRS designation of 501(3) c and public entities such as housing authorities and community action councils or limited liability corporations where the managing member is a 501(3) c, housing authority or community action council or a limited partnership where the general partner is a nonprofit entity, a housing authority or a community action council.

SINGLE FAMILY, MULTI FAMILY, FRIST TIME HOME BUYERS PROGRAMS

Fannie Mae

OBJECTIVES

Assist families in obtain quality affordable housing

TYPES OF ASSISTANCE

Loans and grants

USES AND USE RESTRICTIONS

Fannie Mae is a shareholder-owned company with a mission to expand homeownership opportunities for low- and moderate-income families and to make the cost of mortgage credit as affordable as possible. Fannie Mae's makes sure mortgage money is available in all communities. Fannie Mae does not lend money directly to home buyers. Instead, they operate in the secondary market, providing lenders with a reliable supply of capital to serve the needs of home buyers and affordable housing development.

Fannie Mae does this primarily in two ways. First, Fannie Mae purchases mortgage loans that lenders make to home buyers, re-supplying lenders with capital, which they can use to make additional loans. They also package pools of mortgages with similar characteristics into mortgage backed securities, which lenders, in turn, can sell to investors on Wall Street and throughout the world. In addition, Fannie Mae works with lenders to develop new mortgage initiatives, investments and business strategies that help lenders and other housing partners expand opportunities for affordable housing. Check directly with Fannie Mae.



Sketch courtesy Runberg Architectural Group
Denny Park Apartments in South Lake Union will meet green building standards.

Non-profit

Green Communities

The Green Communities initiative is a 5-year, \$550,000,000 nationwide effort to demonstrate the long-term social and economic value of building environmentally friendly low-income and affordable housing.

The initiative was launched in 2004 by the private non-profit Enterprise Foundation in partnership with the Natural Resources Defense Council. The program aims to build 8,500 units of energy-efficient housing using sustainable designs and materials. Partners include the US Green Building Council, architects, lenders, local and state governments, and private organizations such as the Seattle-based Bullitt Foundation, Paul G Allen Family Foundation, and the Bill & Melinda Gates Foundation's Sound Families program.

The Columbia, Maryland-based Enterprise Foundation has invested nearly \$6,000,000,000 in affordable housing in the US over the past 20 years.

Information:

www.enterprisefoundation.org

www.greencommunitiesonline.org

Local example

Denny Park Apartments – a 50-unit, 6-story building located a half-block north of Denny Park, is owned and operated by the Low Income Housing Institute of Seattle. The mixed-use structure provides retail uses on the street level and 5 floors of mixed studio to 3-bedroom housing for tenants based on need.

Rent is determined by a low-income housing formula based on the King County median income of \$72,250 and a percentage of the tenant's annual income.

The project includes a number of green features such as natural, energy-efficient lighting, cleaner air from low-toxicity paints and building materials, and storm-water diversion to help irrigate tenants' vegetable gardens on a south-facing terrace. Tenants must sign a lease addendum which prohibits smoking anywhere on the premises – a policy aimed to protect the building's green character.

The Denny Park Apartments cost \$10,700,000 to develop, including \$5,500,000 in tax credit investment provided by a mix of lenders and \$2,100,000 from the city of Seattle's Office of Housing.

Call 206-262-1178 to learn more about Denny Park Apartments, or PI reporter Debera Carlton Harrell at 206-448-8326, deberaharrell@seattlepi.com.

Public

USDA Rural Development – Rural Community Assistance Corporation

USDA's Rural Community Assistance Corporation (RCAC) of Washington was established in 1978 and provides a wide range of environmental and housing services. These services improve water, wastewater and solid waste management; build capacity of local officials and community-based organizations; increase the availability of safe and affordable housing; support building and renovating rural community facilities; and develop the knowledge base of the agricultural workers, Native Americans and partner communities.

USDA Rural Development's Self-Help Housing program provides technical assistance and construction oversight to groups of families who construct each others homes. The program also provides financing for each household in the form of a subsidized mortgage.

Each self-help household contributes approximately 65% of the labor required to build each house. They work through the year for the 12-plus months it takes to build a house contributing around 35 hours of physical labor each work. This is in addition to whatever hours the household works at their usual place of employment.

Participating households must have stable, dependable, and reliable income and good credit. Their income must be too low to qualify for a loan from a conventional lender, but high enough to afford a USDA Rural Development mortgage. Their mortgage payments are subsidized based on the family's income level and size. Unlike other government-subsidized programs, however, the borrowers agree that if they sell or rent their home they will repay the subsidy they received under the program.

Local example

Rural Community Assistance Corporation – Washington State: www.rcac.org.

Local example

Housing Authority of the Clallam County. Contact Pam Tietz (360-452-7631).

Local example

Through the Kitsap County Consolidated Housing Authority, the Mutual Self Help Housing Program has served Kitsap and surrounding counties since 1973. Over 700 homes have been completed. Contact Norman McLoughlin (360-692-5596, kccha@kccha.com)

Local example

Whatcom Skagit Housing's Self-Help program. Call Marc Ramme, Portfolio Manager of the USDA Rural Development Single Family Housing program, Mount Vernon (360-424-0333, shh@cnw.com), or Nancy Larsen-Kolakowski in Bellingham, WA (360-398-0223, njlkwshh@premier1.net).



Lopez Community Land Trust - Morgantown



Lopez Community Land Trust - Innisfree

Non-profit

Community Land Trusts

Community Land Trusts either rehabilitate existing housing or build new units. The trust retains ownership of the land (99-year renewal lease) while selling the house to a moderate-income, first-time buyer that could not otherwise afford to purchase a home. In the process, buyers gain equity (though at a slower rate than usual) and the community gains a home that will always be affordable.

Land trusts offer an advantage over most subsidized housing – they bring diverse groups together to collaborate in decision-making. The project is governed by a board composed of land trust residents, other homeowners from the surrounding community, and stakeholders such as government or foundation officials.

There are estimated to be between 125-175 land trust operating nationwide at the present time ranging from as few as 8 units to more than 800 units. The defining characteristics are the separation of land and housing, and the homeowner representation on the board.

Land trusts calculate the homeowner's share of an increase in equity over time. The trust typically awards the seller 100% of the principal that has been paid down with each month's mortgage payment. Sellers also receive 100% of the appraised value of any capital improvements, and 25% of the property's appreciation based on a comparison of appraisals at the time of purchase and sale. The formula provides the seller some benefit, the new buyer often pays close to the same price as the seller originally did, and the trust ends up with a considerably larger subsidy than it had the first time around.

For example, consider a homeowner whose house cost \$100,000 but who received a subsidy of \$20,000, and who decides to sell 10 years later. If the house is appraised at \$180,000, the seller receives \$105,000: the original \$80,000 mortgage, another \$20,000 for the 25% of the \$80,000 increase in value, plus about \$5,000 for the principal pay-down over the 10 years.

The trust can then sell to a new buyer for the same \$105,000, effectively gaining a built-in subsidy of \$75,000, based on the home's increase in open-market value to \$180,000.

The seller will not receive the full gain in equity that a household would receive if they bought a market-rate unit, but will be able to buy a first-time house and gain equity that they would not otherwise have the opportunity to do.

Tax assessments must be adjusted also to reflect the limited resale value of the homes. The assessments will increase based on the resale formula.

Local Example

Homeward Bound Community Land Trust formed in 2005. Contact Michelle Mallari (360-681-2333).

Local Example

Lopez Community Land Trust – www.lopezclt.org

Local Example

Kulshan Community Land Trust provides resources to acquire land and remove it from the speculative, for-profit market. Its parent organization is the Institute for Community Economics (www.iceclt.org). With an inventory of 43 units (9 are condos), KCLT creates ownership or lien holder status on all properties in order to assure compliance with affordable and equity increase agreements. They are beginning their first development project in south Bellingham with 14 units.

Example

The Burlington Land Trust in Burlington, Vermont has built 850 housing units since 1984. A typical single-family house has 1,300 square feet and sells for \$190,000 minus a \$25,000-35,000 subsidy. The typical buyer has a family household income of \$38,000. In contrast, the median price of a market-rate, single-family house in Burlington was \$218,000 in 2004.

The trust gets money for land purchased from federal, state, and city governments.

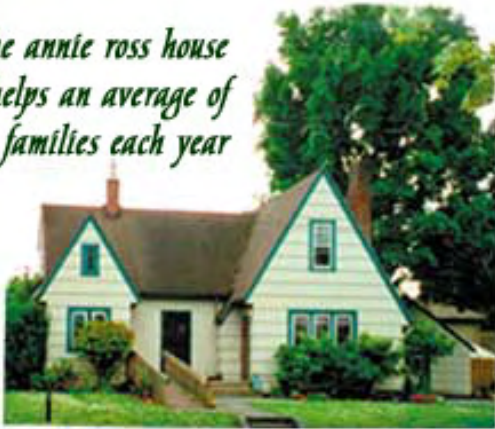
Example

Albuquerque's Sawmill Land Trust was founded in 1997 to redevelop a 27-acre site near downtown. The trust has built 26 units to date that typically sell for \$80,000-90,000.

Example

Durham Community Land Trust, Durham, North Carolina was founded in 1987 to build in the West End neighborhood. The trust has completed 100 units to date. The units are 2 and 3-bedroom that sell for \$93,000.

*The annie ross house
helps an average of
60 families each year*



NW Housing Alternatives – Annie Ross House
Milwaukie, OR

Public

CDFI Fund

Community Development Financial Institutions or CDFIs are financial institutions that have community development as their primary mission and that develop a range of strategies to address that mission. CDFIs provide comprehensive credit, investment, banking and development services. Some are chartered banks, others are credit unions, and many operate as self-regulating, non-profit institutions that gather private capital from a range of investors for community development or lending. CDFIs make loans and investments and provide basic services to people and institutions that, for various reasons, are unable to get these services from conventional financial institutions. CDFIs serve economically disadvantaged people and communities throughout the United States, such as affordable housing developers, small business owners, community groups, and other non-profits or social service providers. In 1994 the Community Development Banking and Financial Institutions Act created a source of federal funding to fund community development financial institutions.

Local example

Institute for Community Economics (see Community Land Trust section above) that is the parent organization of Kulshan Community Land Trust.

Local example

Northwest Housing Alternative creates new homes and new opportunities for Oregonians with low incomes. NHA builds and rehabilitates housing for seniors, families and people with special needs, and operates the Annie Ross House shelter for homeless families with children. Contact Martha McLennen, (503) 654-1007, www.nwhousing.org

Local example

Newrizons Federal Credit Union, Hoquiam, WA received \$45,855 in 2004 as a Technical Assistance (TA) award. NFCU provides basic financial services including checking and savings accounts, as well as home ownership, small business, microenterprise and consumer loans. This fund will, in part, develop a financial literacy program.

Local example

Neighborhood Bank, National City, CA was awarded \$500,000 in 2005 to increase its affordable housing, small business and commercial real estate loan activity and for providing financial assistance to other area community development financial institutions.



Public

Community Development Block Grant

Housing Development Fund – City of Bellingham Partners -

- Catholic Community Services
- YWCA/Opportunity Council
- Bellingham Whatcom County Housing Authorities
- Daylight Properties
- Kulshan Community Land Trust

The Bellingham Housing Development Fund assists, through public/private partnerships, for-profit and nonprofit firms or agencies in creating affordable low- or moderate- income housing units. Sources of funding for the Housing Development Program are the federal Community Development Block Grant Program and the HOME Investments Partnerships Program.

Bellingham Housing Development Fund activities include land and building acquisition, renovation of existing buildings, infrastructure improvements in support of housing, and provision of pre- development expenses. Supportive Program services are available for projects, such as providing low-interest loans at rates and terms appropriate for the type of benefits to be provided to low- or moderate-income households.

Program activities are not intended to replace private financing, but to leverage funding or provide gap financing that may be necessary to allow a project to be developed. Other Bellingham Housing Development Fund services include providing agencies with technical assistance in project development, financial feasibility analysis, and project management.

David Cahill

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