

1st of the Month

Affordable Housing Technical Review



Issue: # 4

August 2010



Clifford Beers Housing was just awarded NSP funds by the County of San Bernardino to rehabilitate the dilapidated Lantern Woods apartment complex in Barstow. Upon completion in spring 2011, Lantern Woods is expected to provide San Bernardino County's first MHSA housing units. Watch this space for "after" pictures!

About Us

LeSar Development Consultants provides a full range of consulting services primarily to local government agencies involved in redevelopment, community development, affordable housing, and homelessness.

Website

lesardevelopment.com



LDC is Pleased to Welcome Matthew Doherty

Principal, Housing Policy and Planning

We are pleased to announce that Matthew Doherty has joined LeSar Development Consultants as Principal, Housing Policy and Planning. Matthew will be based in LDC's San Diego office, and will be working with clients in San Diego, throughout California, and in many other locations across the country. Matthew comes to LDC with more than eighteen years of experience in the non-profit and public sectors, focused on the creation of housing, supportive services, and economic opportunities for disadvantaged communities and households.



Matthew most recently served as Director of Corporation for Supportive Housing's Consulting Group, managing the provision of customized consulting, technical assistance, and training services to public agencies and non-profit organizations in communities across the United States. Matthew also previously held management roles with the San Diego Housing Commission and the King County Housing Authority in Washington State, and

has extensive knowledge of Public Housing Authorities and HUD-funded programs. Matthew has a Bachelor of Arts degree from Oberlin College and a Master of Public Administration degree from the University of Washington.

Sustainable Communities Planning Grant Program

On behalf of the Strategic Growth Council, the Department of Conservation will be administering a \$22.3 million competitive planning grant program for sustainable community plans. Applications for the program are due by 5:00pm Tuesday, August 31, 2010.

Workshops will be conducted to provide technical assistance in preparing grant applications and vetting project proposals for eligibility and competitiveness.

- Los Angeles - August 3, 2010
- Modesto - August 5, 2010

Guidelines and FAQ's are available at: http://sgc.ca.gov/planning_grants.html

The Strategic Growth Council is tasked with coordinating the activities of state agencies to: improve air and water quality; protect natural resources and natural lands; increase availability of affordable housing; improve infrastructure systems; promote public health; and assist state and local entities in the planning of sustainable communities. Find out more about the Strategic Growth Council at <http://www.sgc.ca.gov/>

The Sustainable Communities Planning Grants and Incentives Program awards financial assistance to cities, counties, Regional Transportation Planning Agencies, Joint Powers Authorities, Councils of Governments, and Metropolitan Planning Organizations for the development, update, adoption, and/or implementation of planning instruments, including the following: Targeted General Plan Updates or Elements; Specific Plans/Infill Plans/Zoning Ordinances; Climate Action Plans; Regional Plans; Rural Blueprint Plans; Interregional Plans; Sustainable Community Strategies; Alternative Planning Strategy; Natural Communities Conservation Plans; or Regional Greenprint Plans. Find out more about the Sustainable Communities Planning Grants and Incentives Program at:

http://www.sgc.ca.gov/docs/funding/2010_04_22_Planning_Grant_Guidelines-_FINAL_REVISED.pdf

It is anticipated that proposals funded under this solicitation will be not less than \$100,000 nor greater than \$1,000,000 each.

NHTF Update

NHTF and other extender bills need new legislative vehicle

With new Senator Carte Goodwin (D-WV) and Maine Republican Senators Olympia Snowe and Susan Collins voting in the affirmative, the Senate finally passed H.R. 4213, extending unemployment insurance for the long-term jobless. The House quickly moved to pass the same version of the bill and the President signed the bill into law by mid-week.

While the extension of unemployment is good news, the bad news is that the rest of H.R. 4213, including \$1.065 billion for the National Housing Trust Fund and several provisions related to the Low Income Housing Tax Credit program, was stripped out. What remains of H.R. 4213 now needs a new legislative vehicle to move. Because the underlying bill is about extension of tax credits, the new vehicle must also be a tax bill and must have originated in the House. Senate Majority Leader Harry Reid (D-NV) and Senate Finance Committee

Chairman Max Baucus (D-MT) are considering several options.

Extension of the business-related tax credits that make up most of the remaining provisions are usually non-controversial. To offset the loss of tax revenue this year, the bill's sponsor, House Ways and Means Committee Chairman Sander Levin (D-MI) proposed raising revenue by closing several tax loopholes. Senator Baucus already has had to modify several of these in order to gain the support of some Democrats. He is now working on further modifications that are expected to bring the Maine Senators on board.

The Senate is in session for two more weeks, while the House adjourns at the end of July. Advocates should call their Senators and urge that the Senate take up the extender bill with the funding for the NHTF and the LIHTC provisions immediately.

Source: National Low Income Housing Coalition

\$1 Billion in Third Round of NSP Funds

Included in Financial Reform Bill

On July 21, 2010, the President signed the *Restoring American Financial Stability Act of 2010* into law, enacting the largest financial reform legislation since the Great Depression. This new law is focused squarely on the vital task of restoring responsibility and accountability to the U.S. financial system.

This important and far-reaching legislation will have a considerable impact on affordable housing and neighborhood stabilization. In particular, the inclusion of \$1 billion in funding for a third round of the Neighborhood Stabilization Program (NSP) will help revitalize neighborhoods affected by the foreclosure crisis by rehabilitating, redeveloping, and reusing abandoned and foreclosed properties. The legislation also includes a critical, NHC-supported correction that will allow vacant properties to count towards the required 25% of funds set aside for very low-income households.

It is important to note that NSP is not the only impact financial reform will have on the housing community. The following are some other important housing provisions. For additional details, please view the bill [summary](#) and [text](#):

- **Provides** \$1 billion for emergency mortgage relief for qualified unemployed homeowners with reasonable prospects for reemployment
- **Reforms** a number of current mortgage related practices and requires lenders to retain 5 percent of the risk related to mortgage loans;
- **Authorizes** a U.S. Department of Housing and Urban Development (HUD) Foreclosure Legal Assistance program;
- **Requires** the U.S. Department of Treasury to conduct a study on reforming the Housing Finance System; and
- **Extends** the Protecting Tenants at Foreclosure Act and more.

Source: National Housing Conference

HUD, USDA Spending Bills for FY 2011 Approved by House Subcommittees

Congressional appropriators on June 30 and July 1 began the first steps

toward an FY 2011 budget for HUD and USDA rural housing programs. The House Appropriations Subcommittee on Agriculture passed a bill on June 30, but full details are not yet known on the rural housing programs. Rural Housing Service loans and grants are funded at \$1.322 billion, \$101.8 million below the 2010 level but \$71.9 million above the President's 2011 budget request. Rural housing programs will most likely stay at 2010 levels.

The Transportation-HUD Subcommittee, meeting July 1, rejected HUD's proposals to cut or eliminate HOME, Indian housing, Sec. 202, Sec. 811, SHOP, and the Rural Innovation Fund. Those programs continue at 2010 levels. But the panel also declined to fund several new ideas proposed in the President's budget, including Transforming Rental Assistance, Catalytic Investments, and Capacity Building.

Information on both bills, including lists of earmarks, is available at <http://appropriations.house.gov>. Complete details will be available after the full House Appropriations Committee considers the bills. Details, as available, will be posted at <http://www.ruralhome.org>.

[Full Article](#)

Source: Housing Assistance Council (HAC)

HUD Awards \$550 Million in Housing Assistance **Targeted at Very Low-Income Elderly and Persons with Disabilities**

WASHINGTON - Thousands of senior citizens and persons with disabilities will soon be able to find affordable housing, thanks to more than \$550 million in housing assistance announced by the U.S. Department of Housing and Urban Development (HUD). The funding will provide interest-free capital advances to non-profit developers so they can produce accessible housing, offer rental assistance, and provide supportive services for the elderly and persons with disabilities.

The grants are provided through HUD's Section 202 and Section 811 Supporting Housing programs. They will fund 169 projects in 46 states. To read a detailed summary of each grant, visit [HUD's website](#).

"The Obama Administration is committed to making sure our senior citizens and persons with disabilities have opportunities to live in decent, affordable homes," said HUD Secretary Shaun Donovan. "Neither of these groups should ever have to worry about being able to find a safe place to live."

[Full Article](#)

Source: US Department of Housing and Urban Development (HUD)

HUD Awards \$190 Million in Homeless Grants **Funding Supports Unprecedented Federal Strategy to Prevent and End Homelessness**

WASHINGTON - U.S. Housing and Urban Development Secretary Shaun Donovan announced nearly \$190 million in new grants to assist hundreds of local homeless assistance programs across the country. The funding will provide support to 550 local projects that will offer critically needed housing and support services to nearly 20,000 homeless individuals and families over the extended lifetime of these grants. For a complete listing of those local programs awarded funding, visit [HUD's website](#).

Last December, HUD awarded nearly \$1.4 billion through its Continuum of Care programs to quickly renew funding to 6,445 existing local programs. This new stream of grants will build on that investment by funding new projects, awarded by competition and funded through the 2009 Continuum of Care funds. In addition, the funding supports the Obama Administration's far-reaching and ambitious plan to end homelessness. Last month, Donovan and 18 other federal agencies unveiled [Opening Doors](#), an unprecedented federal strategy to end veteran and chronic homelessness by 2015, and to end homelessness among children, families, and youth by 2020.

"This funding is an important part of the Obama Administration's new strategy to end homelessness in all its forms," said Donovan. "We know that these programs are critical in moving people beyond a life on the streets and placing them on a path toward dignity and self sufficiency."

[Full Article](#)

Source: US Department of Housing and Urban Development (HUD)

HUD and VA Launch \$15 Million Program to Prevent Veteran Homelessness

New Effort to Benefit Homeless Prevention Programs Near Five Military Bases

WASHINGTON - In an effort to prevent homelessness among veterans, primarily those returning from the wars in Afghanistan and Iraq, the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA) announced that both agencies will invest a combined \$15 million in five selected communities near military installations. The HUD and VA grant funding is intended to provide housing assistance and supportive services to veterans who might otherwise be living in homeless shelters or on the streets.

Under the new [Veterans Homelessness Prevention Demonstration Program \(VHPD\)](#), existing HUD grantees or 'Continuums of Care' located near the following military installations will each receive \$2 million: MacDill Air Force Base in Tampa, Florida; Camp Pendleton in San Diego, California; Fort Hood in Killeen, Texas; Fort Drum in Watertown, New York; and Joint Base Lewis-McChord near Tacoma, Washington. In addition, VA medical centers in the following areas will each receive \$1 million: Tampa, San Diego, Dallas, Syracuse, New York; and American Lake in Washington.

"The men and women who serve our nation deserve better than a life on the streets when they return home," said HUD Secretary Shaun Donovan. "These grants represent a first step toward designing the best interventions possible so that we can prevent homelessness for those heroes who sacrificed so much for us. It is also another step forward toward reaching President Obama's goal of preventing and ending homelessness in all its forms."

[Full Article](#)

Source: US Department of Housing and Urban Development

LDC News Update

LeSar Development Consultants is pleased to keep our clients and readers informed of the most recent

developments within our company.

Jo Gerow has joined the LDC staff as the Assistant Controller. Ms. Gerow is responsible for all internal accounting functions, along with providing internal support in human resources and other administrative areas. She is the company's contact person for all accounts payable, accounts receivable, general accounting, and insurance issues.



Ms. Gerow's background encompasses 16 years of corporate accounting experience, with emphasis on the insurance, manufacturing, homebuilding, and land development industries. She holds a bachelor's degree in economics from the University of California, San Diego and has recently completed the University of California, San Diego Extension's Professional Certificate in Accounting. Ms. Gerow joined LDC after working at Black Mountain Ranch LLC, the master developer for the highly branded and award-winning sustainable Del Sur communities in San Diego as their Assistant Controller. LDC would like to extend a warm welcome to her!

And, as of July 19, 2010, Greg Gossard, Principal, Real Estate Technical Services, relocated to our downtown Los Angeles office. Mr. Gossard joined forces with affordable housing veteran and Senior Principal, Lynn Hansen. Together, they will continue to provide top tier financial analysis and project underwriting to our California clients.